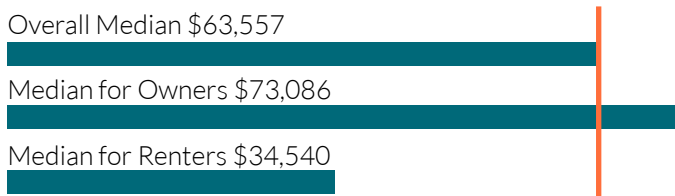


Salmon Arm HOUSING AT A GLANCE

PROJECT OBJECTIVES

In 2019, the City of Salmon Arm initiated a Community Housing Strategy to understand existing needs and future demands for housing in Salmon Arm. The study aims to:

- Build an understanding of current and future needs across the housing wheelhouse based on demographics, economic indicators, and market conditions
- Assess and document the availability, affordability, and suitability of current housing stock
- Develop projections for household types and population growth to determine the demand for future housing types
- Provide evidence and recommendations to inform future housing-related policies and initiatives in the City



TENURE AND INCOME

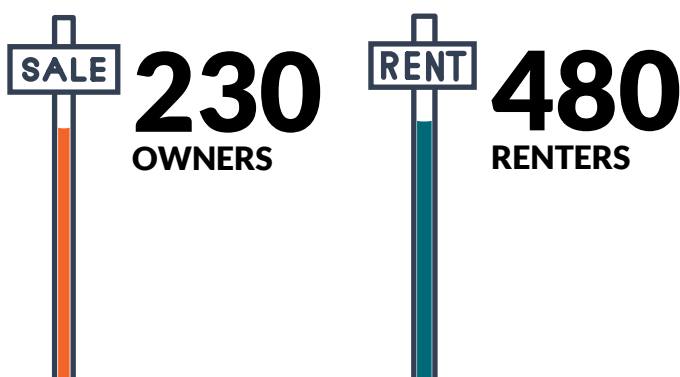
The median household income in Salmon Arm is similar to the CSRD as a whole: \$63,557 in the City, compared to \$64,009 in the region. The median income in Salmon Arm decreased between 2006 and 2011, then increased 18% between 2011 and 2016. Renter households have a significantly lower median income than owner households.

HOUSING TRENDS

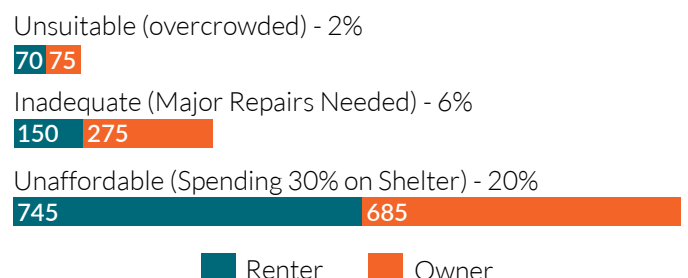
Housing indicators – affordability, suitability, and adequacy – are key to identifying areas of housing challenges in a community. In Salmon Arm, affordability is the greatest issue facing households.

Core Housing Need identifies households whose housing does not meet the minimum requirements of at least one of the adequacy, affordability, or suitability indicators. In addition, households would have to spend 30% or more of their total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards).

CORE HOUSING NEED



HOUSING INDICATORS

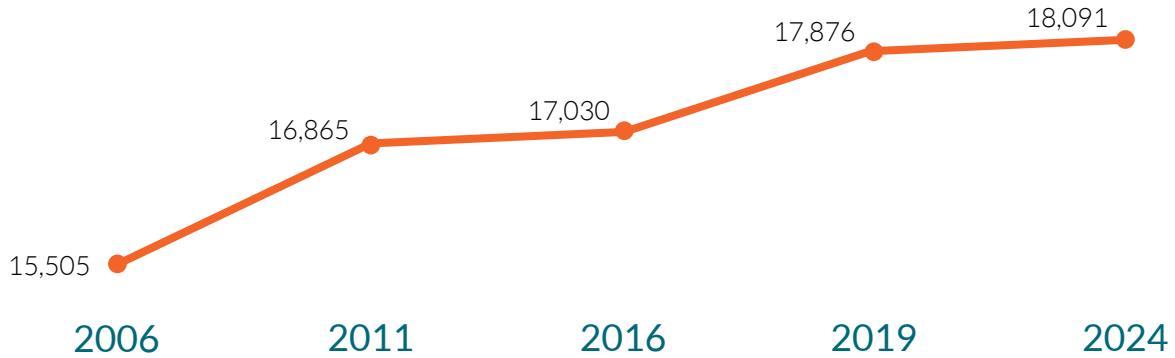


DEMOGRAPHICS

POPULATION

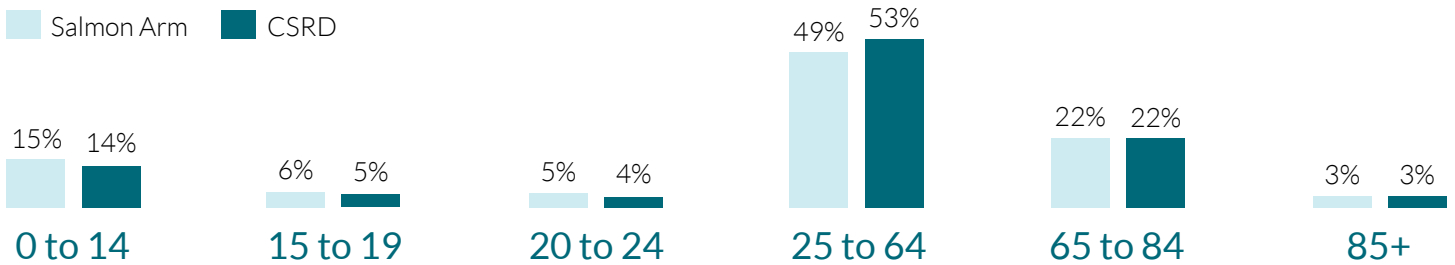
Salmon Arm is growing quickly. Between 2006 and 2016, the population of Salmon Arm grew by nearly 10%, compared to 2% in the CSRD overall. This suggests that people who are moving to the CSRD are more likely to move to Salmon Arm than to other parts of the region. Looking forward, Salmon Arm can expect the population to grow by approximately 1.2% over the next 5 years

Population Growth, 2006 to 2024



Salmon Arm and the CSRD have older populations overall. In Salmon Arm, there are fewer people of working age (25 to 64 years old) and more compared to the CSRD. This could be reflective of the City's role as a service centre with easier access to facilities and amenities for families, and a college attracting youth and young adults.

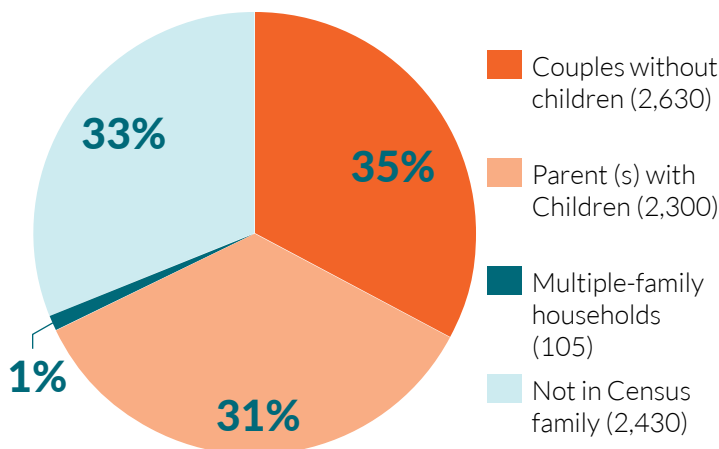
Population by Age, 2016



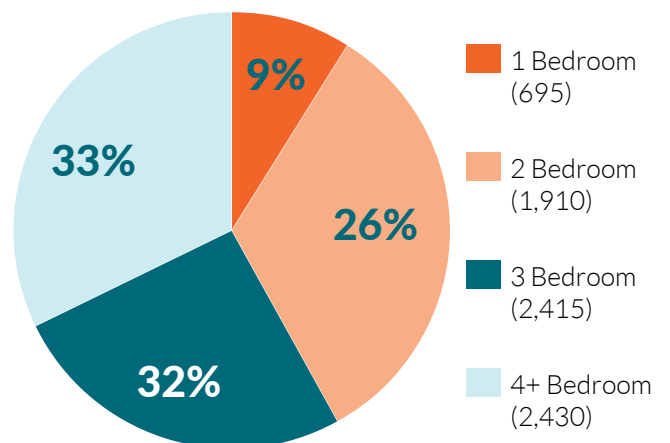
HOUSEHOLDS

In 2016, there were 7,460 households in Salmon Arm. Between 2006 and 2016, the number of households grew by 16%, which is faster than population growth during the same period. Although 30% of the households in Salmon Arm have only one person, only 9% of the housing units are studios or one-bedrooms. This suggests some residents may have more space than they need.

Household Type, 2016 (Statistics Canada)



Number of Bedrooms, 2016 (Statistics Canada)



NEEDS SUMMARY

HOMEOWNERSHIP

The number of new homes has increased each year since 2016. The number of housing starts and value of residential building permits are reaching record highs at levels previously seen around 2007.

While the most common type of home in Salmon Arm is a single-family dwelling with 3 or 4 bedrooms, there has been a trend towards more multi-family development in recent years.

While home prices are lower in Salmon Arm compared to the region as a whole, the benchmark single-family home price increased by 27%, while the benchmark townhouse and apartment prices each increased by 20% since 2016.

Benchmark Home Prices, 2016-2019



HOMEOWNERSHIP AFFORDABILITY GAPS ANALYSIS

The homeownership affordability gap analysis shows that most single income earners, including lone-parent families and individuals living alone or with roommates, are priced out of homeownership in Salmon Arm. Homeownership remains generally affordable for households with higher dual incomes, most commonly, families with children. Couples without children are more likely to have lower median incomes and face moderate affordability gaps.

Census Family Type	Median Household Income	Affordable Monthly Shelter Costs	Monthly Shelter Cost Affordability Gap		
			Single Family Home \$453,550	Townhouse \$395,475	Apartment \$318,800
Couples without children	\$80,373	\$2,009	-\$449	-\$417	\$21 (no gap)
Couples with children	\$120,147	\$3,004	\$545 (no gap)	\$577 (no gap)	\$1,015 (no gap)
Lone-parent families	\$55,165	\$1,379	-\$1,079	-\$1,048	-\$609
Individuals living alone or with roommates	\$34,906	\$873	-\$1,586	-\$1,554	-\$1,116

The analysis is based on benchmark home prices from Okanagan Mainline Real Estate Board / MLS and 2019 median income estimates.

RENTERSHIP

The number of primary rental units in the City has fluctuated over the last decade. In 2018, there were 402 units and the median rent was \$755 across all unit types. Average rents have increased 10% over the last decade. It is estimated that an additional 1,339 households rent in the secondary market, including 250 secondary suites known to the City.

Rental availability is a significant challenge in Salmon Arm. The City has a very low vacancy rate, lack of rental supply, and a high rate of homeownership. This means that it is difficult for most renters to find suitable rental accommodations in Salmon Arm.

MARKET RENTAL AFFORDABILITY GAPS ANALYSIS

Primary market rents are affordable for many household types in Salmon Arm, although individuals living alone or with roommates may be close to the threshold.

Individuals on social assistance experience significant affordability gaps and challenges finding rental housing. Anecdotal information suggests these individuals are less likely to be considered for available rental housing, given the low vacancy rate and high competition for available units.

Household Type	Median Household Income (2018)	Affordable Shelter Costs (monthly)	Monthly Shelter cost affordability Gap		
			1-bedroom (\$735)	2-bedroom (\$835)	Overall Median (\$755)
Couples without children	\$77,639	\$1,941	\$1,206 (no gap)	\$1,106 (no gap)	\$1,186 (no gap)
Couples with children	\$107,886	\$2,697	N/A	\$1,862 (no gap)	\$1,942 (no gap)
Lone-parent families	\$49,536	\$1,238	N/A	\$403 (no gap)	\$483 (no gap)
Individuals living alone or with roommates	\$31,344	\$784	\$49 (no gap)	N/A	\$29 (no gap)
Individuals under the age of 65 on income assistance payments	N/A	\$385	-\$350	N/A	-\$370
Lone-parent families (parent under the age of 65) on income assistance payments	N/A	\$526	N/A	-\$309	-\$229

The analysis is based on median rates primary rental rates, 2019 median income estimates, and Government of BC Income Assistance Rate Table.

EMERGING RECOMMENDATIONS



1. Considering density and diversity that fits with the character of the community

Planning for changing demographics within the community, including a greater diversity of housing near the downtown core to support young families and first-time buyers, as well as options for seniors to downsize, will be important in coming years. Given the Urban Containment Boundary, denser developments around the downtown core with gentler forms of density in single-family areas may help increase housing diversity and secondary market rental housing, without impacting neighbourhood form and character.



2. Addressing rental housing needs

Recognizing the low vacancy rate, the City has done a good job of encouraging secondary suites, however, significant pressures for rental housing in Salmon Arm remain. Developing opportunities for additional purpose-built market rental units can help alleviate this pressure by meeting existing needs and addressing ongoing growth. Considering the impacts of short-term vacation rentals may also help alleviate some pressure on the secondary rental market.



3. Addressing non-market housing needs

With 480 renters in core housing need in the community in 2016, non-market housing development driven by the non-profit and development sectors remains a key strategy for supporting an increased supply of social and below-market housing in Salmon Arm.



4. Supporting homelessness initiatives

Frontline workers in the community estimate at least 50 - 60 chronically homeless individuals, who only have access to a winter shelter. High rental costs and low vacancy rates can put pressure on the lowest income households in the community.



5. Partnerships, Engagement and Communication

Key to the implementation of this Strategy will be the City's role in partnering with key stakeholders, engaging with the community, and communicating objectives and actions.