



Photo source: Cascadia Green Development

Home Building in BC

Leading a Stronger, Future-Ready Province

The Canadian Home Builders' Association (CHBA BC) is the leading advocate of the residential construction industry in B.C. With 2,300 members across B.C. we:



ADVOCATE



INNOVATE



EDUCATE



ELEVATE

THE RESIDENTIAL CONSTRUCTION INDUSTRY.

RESIDENTIAL CONSTRUCTION DRIVES BC'S ECONOMY



274,875
Jobs



\$19.9 B
Wages



\$35.5 B
Investment

Source: CMHC and Statistics Canada, 2022



Photo source: Zenterra Developments Ltd.

Small and large, our members are builders, renovators, designers, suppliers, and tradespeople involved in every aspect of residential construction.

CHBA BC members are housing experts that can be relied on and we share common housing goals with government:

- DELIVER HOUSING SUPPLY, FASTER
- BUILD HOMES MORE AFFORDABLY
- REDUCE CARBON EMISSIONS

Policy affects the industry's ability to achieve these priorities and it is integral we work together to ensure homes can be built for a stronger, future-ready province.

OUR MEMBERS MAKE PURCHASERS CONFIDENT IN THEIR HOMES



90%

Chose homes built by a licensed residential builder

82%

Consider the reputation of home builder



Source: BC Housing Current Homeowner Survey, 2022



Photo source: Century Group

More People Means More Homes

Every year, tens of thousands of people move to the province to live, work, study, and play. British Columbia is growing but our housing stock is not and the limited choices to own and rent are fueling the housing crisis.

As the dream of ownership stays just that – a dream – the rental market comes under pressure to provide shelter, and with limited rental supply – rents skyrocket. Young families and newcomers can't put down roots, while employers can't attract the skills and talent they need to operate successful local businesses.

So, how do we remedy this?

Supply Must Keep Up with Demand

Working together, we need to deliver a diverse supply of housing that offers options for all residents at all stages of life, which includes both new ownership and rental options, as well as retrofitting our existing homes to adapt to housing needs and perform better for the environment.

INCREASING HOUSING SUPPLY IS A REMEDY TO TODAY'S CRISIS



Average BC households must devote **58% of income to mortgage payments** when purchasing an averaged priced home in 2023 – the most expensive market compared nationally.



Homeownership is declining, especially for those **44 years and younger**.



Growth of renter households has more than doubled the growth of owner households between 2011 and 2021.



80% of first-time buyers typically come from vacating rental units.

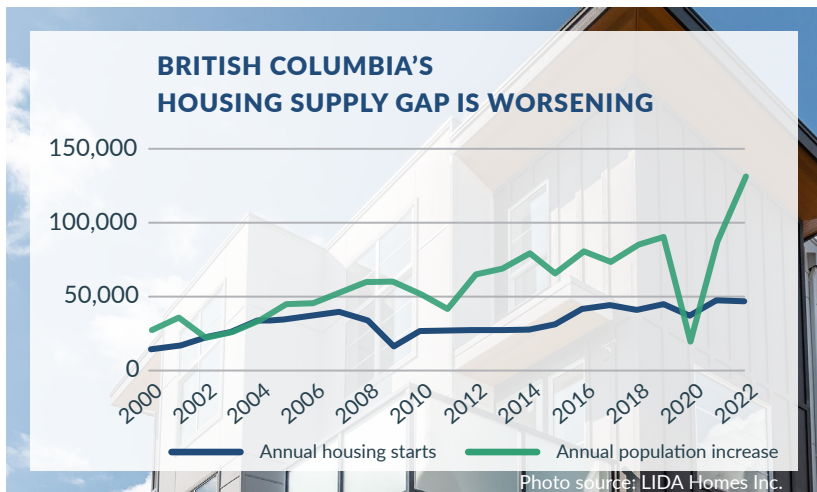


Photo source: LIDA Homes Inc.
Source: CMHC and Statistics Canada, 2022

BUILDING LESS FOR NEW PEOPLE



For every **10** new people



7.7 housing starts, between 2000 and 2006



5.3 housing starts, today

Delivering Homes is Harder Than Ever

Photo source: The Molnar Group

Home Building is Heavily Regulated and Complex



CURRENT BARRIERS TO BUILDING MORE HOMES, FASTER AND AFFORDABLY

- High interest rates
- Rising government-imposed charges
- Changing policy and building standards
- Inconsistent interpretation and enforcement of building standards
- Material costs and supply chain disruptions
- Politicization of housing & NIMBYism
- Infrastructure limitations
- Residential construction prices are up 51% since pandemic outpacing CPI at 13% – the cost of building a home in Canada has never been higher.
- Municipal development fees and levies are up as much as 30% annually for single or semi detached units in Canada.
- Up to 29% of the cost of condo housing is attributed to taxes and fees.

Every policy change and approval process impacts the time it takes to build. These delays increase the cost for a project and it affects the type of housing that can be delivered. Or it can even stop a project from moving forward altogether.

LENGTHY APPROVALS DELAY HOMES

Municipal Permits

Over 20 months

Provincial Permits

Almost 2 years

Federal Approvals

Up to 3 years



Collective Priorities to Build More Homes in BC

Photo source: Hasler Homes Ltd.

Expectations for quality, future-ready homes are higher than ever. The demand for more housing is not a new pressure for our industry, however, it is yet another layer upon increasingly high regulatory standards, rising costs and more low-emission, inclusive construction standards.

THE HOME BUILDING INDUSTRY IS UP TO THE CHALLENGE, BUT WE CAN'T DO IT ALONE.

We're working with all levels of government to achieve our ambitious housing targets. Together, we must create more pathways to build ownership and more rental housing projects; implement a surefire, streamlined review and approvals process; and remove redundancies and unnecessary costs to build new and retrofit homes that emit less carbon.

TO ACCOMPLISH THIS, ALL POLICY AND DECISION MAKERS NEED TO SUPPORT THE FOLLOWING PRIORITIES AND KEY ACTIONS:

STREAMLINING THE APPROVALS ROADMAP

1. Reduce regulatory burdens
2. Mitigate additional or new policy changes on in-stream applications
3. Reliance on qualified, registered professionals

REDUCING THE COSTS TO BUILD HOMES

1. More consistent, prescribed approach to development cost charges
2. Establish a fair, minimum assist factor for infrastructure and amenity levies
3. Update the provincial rebate for the First Time Home Buyers program to \$750,000

LOW CARBON SOLUTIONS FOR NEW HOMES

1. Reopen the CleanBC Better Homes New Construction program over the next three-year fiscal period, with a focus on small-scale, multi-unit housing.
2. Expand CleanBC's investments by an additional \$11 million to enable new low carbon housing funding programs that support market transformation to zero-carbon new construction by 2030.
3. Direct BC Hydro and Local Government to optimize distribution capacity timelines and permit processes to support the acceleration of low-carbon new homes cost-effectively.