

# **REBUILDING CANADA 2021: Home Construction and Renovation for a Healthier, More Resilient & More Equitable Canada**

CHBA's Recommendations for Budget 2021 and Beyond

Canadian  
Home Builders'  
Association



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# INTRODUCTION

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For the residential construction sector, building back better is something we do every day. Our sector builds high quality new homes and neighbourhoods that meet the evolving needs of Canadians and support the growth of Canada's cities and communities. We also undertake important retrofits and renovations to improve the function, livability, accessibility, and efficiency of existing homes. As we slowly begin to look towards recovery from the COVID-19 pandemic, several things are clear. A home is more important than ever to Canadians. Our homes have become our workplaces, classrooms, gyms, places to relax, and, hopefully for most, places to feel safe. And residential construction, both new construction and renovation, will provide much needed jobs and economic activity during economic recovery.

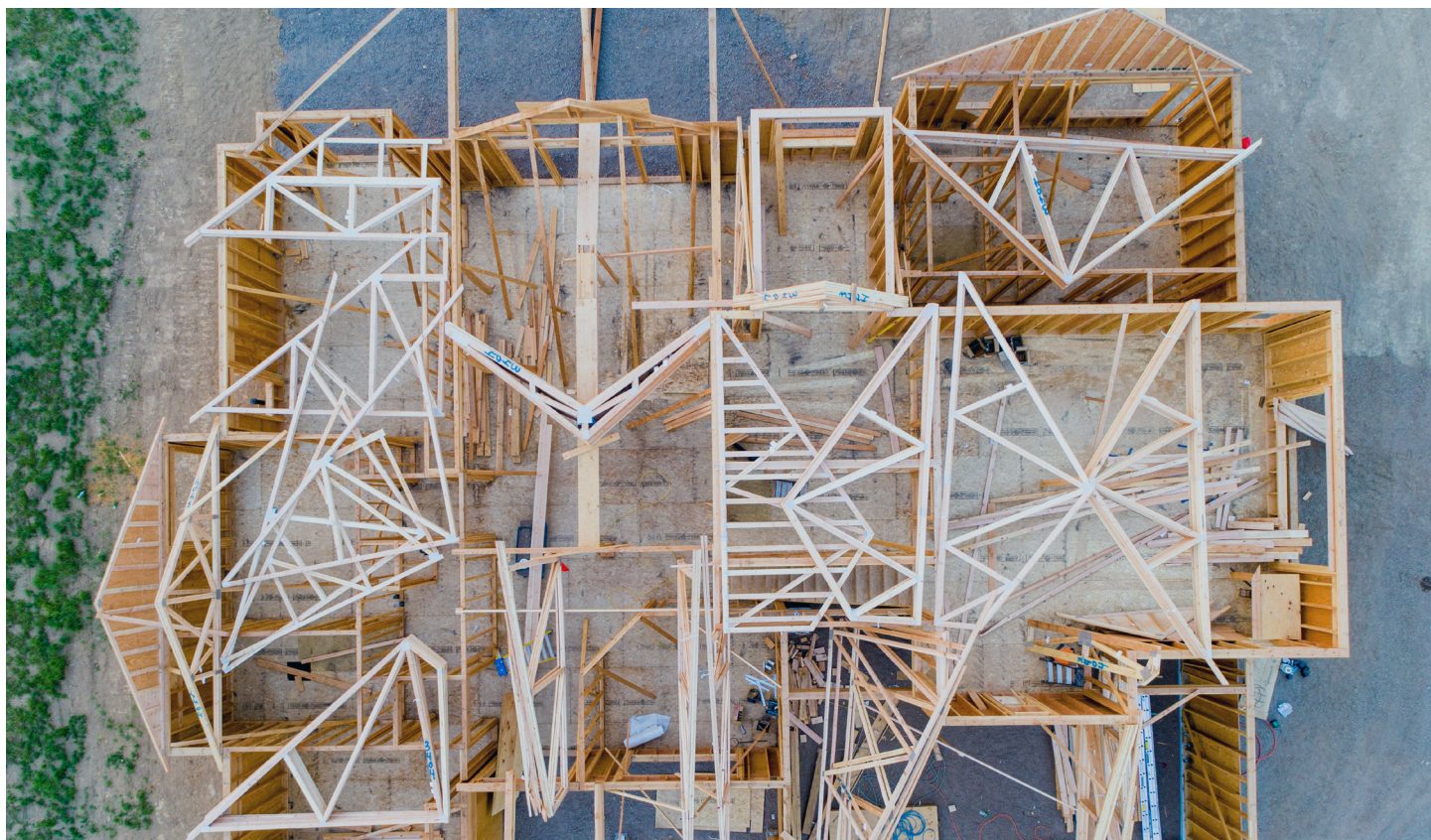
But serious affordability challenges and housing supply shortages that existed before the pandemic persist now and have even been amplified. While they were once big city problems, the pre-COVID trend of "driving until you qualify" has now been transformed into "live where you like" thanks to remote work, but supply challenges are now extending into neighbouring and further-out-from-urban-centre communities. Canadians can now work remotely and are seeking out space and autonomy in less crowded and more affordable places. These influxes are putting upward pressure on both home prices and rents in smaller markets now too where demand continues to outstrip supply and price escalation continues despite the pandemic, and in surprising ways because of it.



As COVID-19 mitigation measures ebb and flow and Canada eventually works its way through a bumpy economic recovery, there is no question we need more homes of all types (low-, mid- and high-rise), in the places Canadians want to live, in communities that can support them in times of need. For Canadians who want to stay in their homes and in their communities, opportunities to modify their homes to evolve to meet their changing needs, or to improve the energy efficiency of their homes, bring both personal and societal benefits. These activities are important economic drivers and generate spin-off spending across many related sectors, that can help support Canada's economic recovery, through jobs and investment in every community across the country.

Housing choice and affordability are important and will have a direct impact on Canada's economic strength in recovery. Ensuring Canada can attract and retain the population and skills needed to continue to drive the country forward remains a key priority. Attainable homeownership has historically been a very attractive element of the Canadian dream. But limited availability and the high cost of housing, if out of reach for young people and newcomers, can make it difficult to attract and retain talent. Canada's housing system must respond to the housing needs of all workers, from skilled and unskilled labour to essential middle-class workers—like nurses, paramedics, and teachers—ensuring they can live and work in Canada's most in demand communities.

With Canada's economic recovery dependent on all industries working well, the residential construction sector has shown remarkable resiliency, providing jobs, and continuing to attract economic activity that is much needed through recovery. But to continue to provide this critical bright spot both economically and in terms of housing Canadians, the sector needs federal leadership to create and maintain a conducive economic environment for residential construction and its supply chain. Given the importance of housing to Canadians, this can be achieved by targeted measures and policies that truly address housing affordability. Let's rebuild Canada's economy together.





# STATUS OF THE SECTOR

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## 2019 CANADIAN RESIDENTIAL CONSTRUCTION SECTOR



**1.3 Million Jobs**



**\$83.1 Billion In  
Wages**

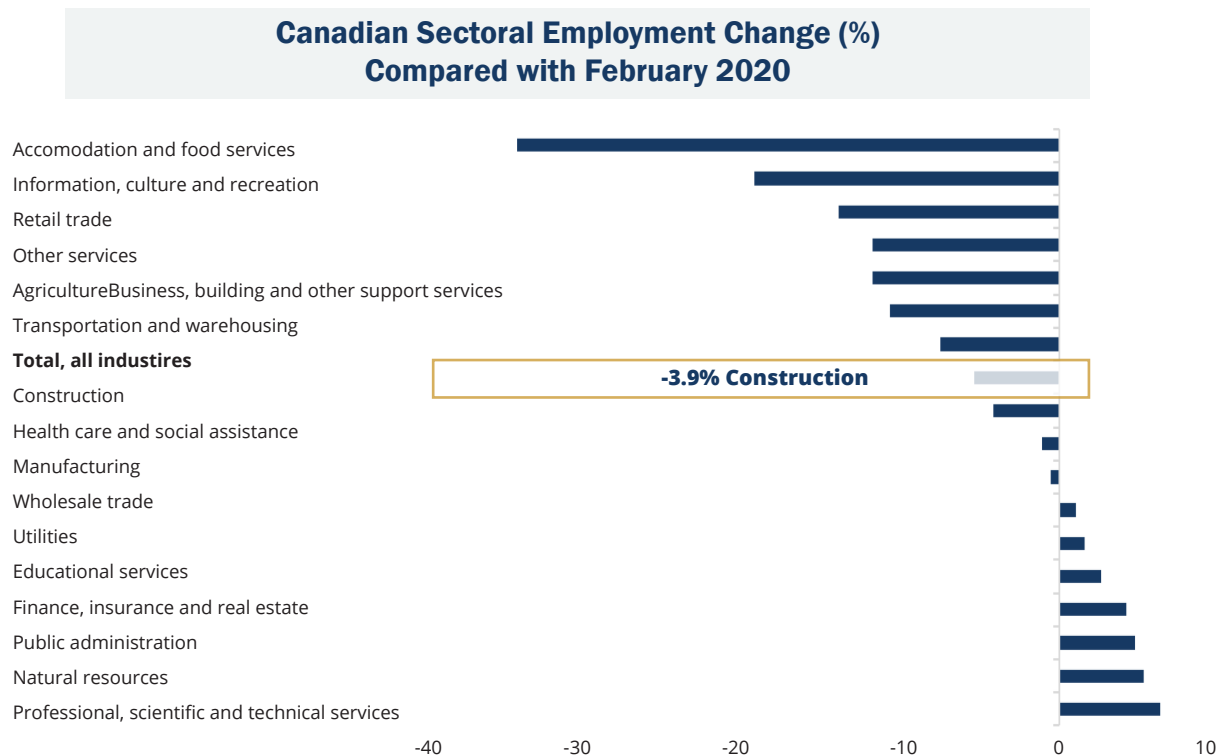


**\$142.6 Billion  
In Investment  
Value**

The residential construction generated spin-off activity across a range of other sectors of the economy.<sup>1</sup>

The sector suffered heavy losses in April due to the initial introduction of public health emergency measures, but the sector has been operating as an essential service from coast-to-coast as of May. As of January, employment in construction writ-large was just 3.9% below its pre-pandemic (February 2020) levels.

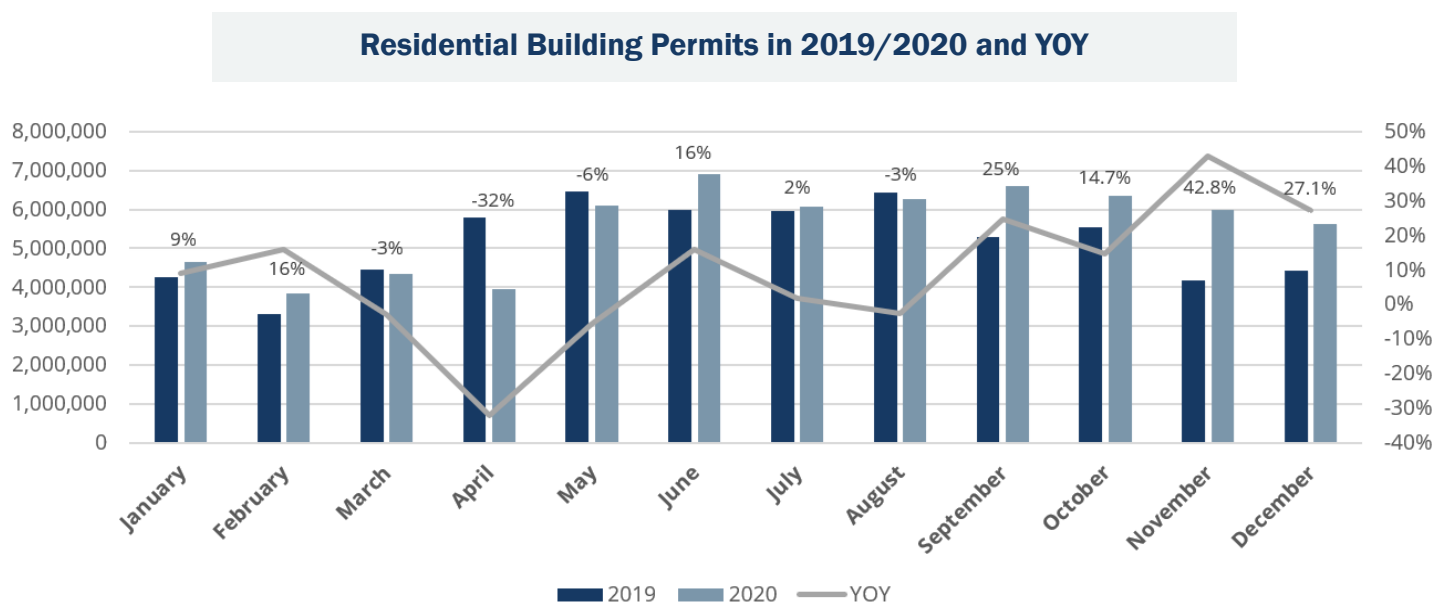




Source: Statistics Canada. Labour Force Survey, January 2021. Chart 6. Recovery to pre-COVID employment levels varies across industries

Through the second half of 2020, housing demand rebounded, driven by a range of factors: pent-up domestic demand, low-interest rates, new demand borne from COVID-19 and savings that Canadians who maintained steady employment have been accumulating through the pandemic.

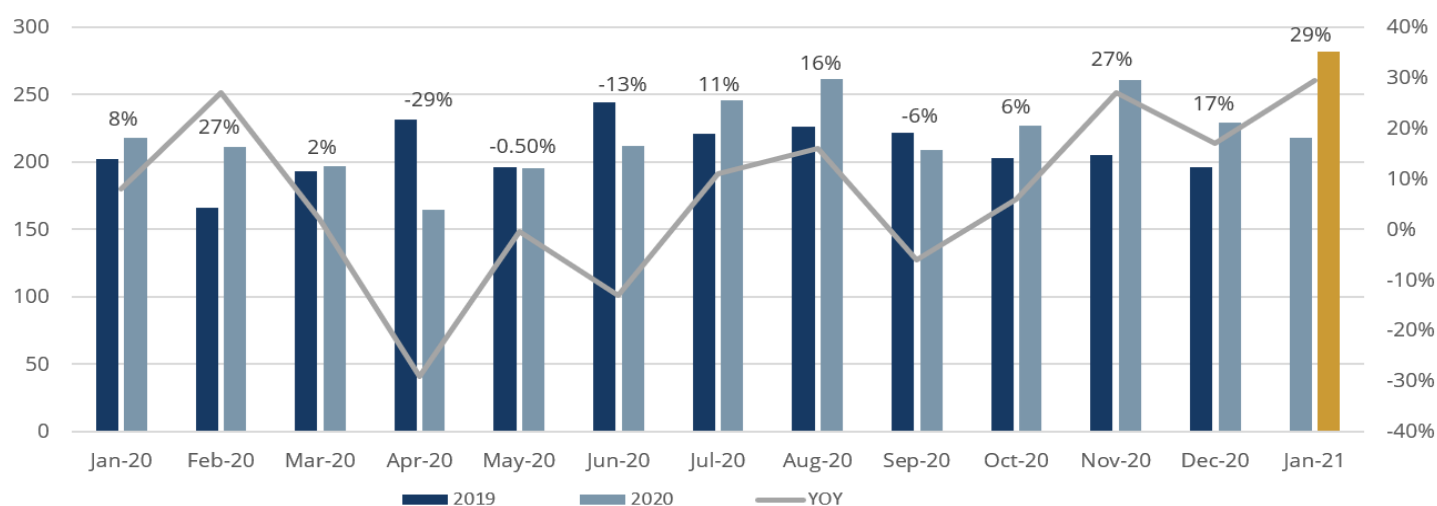
Value of building permits for the residential construction have remained on par or above 2019 levels, but the type of units have begun shifting to reflect COVID-19 changes in demand (particularly for ground-oriented and missing-middle homes).<sup>1</sup>



Source: Statistics Canada. Table 34-10-0066-01 Building permits, by type of structure and type of work (x 1,000)



### Housing Starts in 2019/2020 and YOY



Source: Statistics Canada. Table 34-10-0158-01 Canada Mortgage and Housing Corporation, housing starts, all areas, Canada and provinces, seasonally adjusted at annual rates, monthly (x 1,000)

Similar trends have been observed in housing starts, which remain strong despite lockdowns and other mitigation measures at the height of the second wave at the end of 2020.<sup>1</sup>

Renovation and do-it-yourself activities have also surged. These factors coupled with a lack of supply in many areas, are driving prices to record highs.<sup>1</sup>

Even outside the larger urban areas, there are pressures on housing supply and affordability as more flexible work arrangements and other responses to COVID-19 contribute to migration and evolving consumer preferences.

As the fall Speech from the Throne rightly recognized, housing is something everyone deserves and having a home is critical for Canadians to contribute fully to their communities and the economy.

CHBA and its members remain committed to ensuring that all Canadians have access to homes that meet their needs at a price they can afford to pay.







# **1 BOLSTER THE RESIDENTIAL CONSTRUCTION SECTOR AND ITS SUPPLY CHAIN TO MAXIMIZE ECONOMIC POTENTIAL AND SUPPORT JOB GROWTH IN RECOVERY.**

Demand for housing and residential construction services continues to show resilience, despite the impacts of the pandemic. The Bank of Canada is predicting the level of housing activity should remain elevated into the start of 2021, supported by low borrowing rates and resilient disposable incomes.<sup>1</sup> Changes in preferences have also played a role, creating more demand for single-family construction. Through 2021, demand for single-family homes will likely continue to outpace supply, supported by those low interest rates and an improving labour market.

Strong housing demand combined with a surge in renovation and do-it-yourself activity, is driving up demand and competition for labour and input materials, particularly lumber, adding substantially to construction costs, causing delays in completions, and increasing house prices and costs of renovation projects.

Accordingly, CHBA is calling for a series of measures to bolster the residential construction supply chain and help offset some of the costs short-term while the businesses scale up and resolve both COVID-related and more systemic issues.

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<sup>1</sup> Bank of Canada, 2021. Monetary Policy Report. Released January, 2021.



## RECOMMENDATIONS

### **Support for the Entire Residential Construction Supply Chain**

Ensure support for the entire residential construction supply chain, including lumber, to maximize housing supply output and delivery, and by continuing to transition more Canadians back into the economy and into vacant jobs. This could be achieved by working to encourage provinces to maintain construction and its supply chain as an essential service throughout the remainder of the health crisis.

### **Increase Lumber Supply**

Work with provincial governments and the lumber industry to increase lumber supply to Canada's residential construction sector, including through access to raw material from Canada's sustainable, well managed sources to better reflect demand.

### **Recruit, Train and Upskill Workers**

Working with industry to recruit, train and upskill the workers needed to operate efficiently and scale up to meet future demand.

### **Avoid and Seek Timely Resolution of Trade Disputes**

Continue to avoid and seek timely resolution of trade disputes and foster a more predictable trade environment.

### **Make Changes to the Immigration System**

Make changes to the immigration system to respond better and more quickly to labour shortages in residential construction through permanent immigration solutions.

### **Invest in the Development of Residential Construction**

Invest in the development of residential construction productivity solutions that focus on improving processes and building practices, helping the sector to build faster, more affordably and more efficiently.





## Escalating Lumber Prices and Scarcity Issues Impacting Housing Prices and Supply

The extreme rise in lumber prices is driving up construction costs and house prices, but also serving to stifle new housing supply coming on line. Lumber shortages are delaying construction. In addition, lumber price increases are increasing construction costs by over \$30,000 on typical single-family units and over \$10,000 on townhomes, which is pricing out some buyers, but is also causing builders to limit pre-sales, given the risks of future price increases.

Lumber price volatility is causing some builders across Canada who would otherwise be selling and building more homes to stop pre-sales given the financial risks. In already tight, under-supplied markets, the lack of pre-sales will further drive-up home prices. With the nature of fixed price contracts for sales of new homes for construction and length of time between the sale and actual construction/ completion, if lumber prices go up between the time of sale (and estimated lumber prices built into the sale price) and time of construction, builders pay the difference. This can hinder their ability to finance projects and is a disincentive to build more, given the financial risks.



## 2

**INCREASE MARKET-RATE HOUSING SUPPLY TO BETTER MEET DEMAND, STABILIZE PRICES, AND TAKE PRESSURE OFF OTHER PARTS OF THE HOUSING CONTINUUM.**

The pandemic has brought into sharper focus Canada's housing affordability challenges, showing the impact of chronic deficits in supply in many cities and communities across Canada, leading to escalating home prices and bidding wars, particularly for single-family homes and missing middle<sup>2</sup> housing. In December 2020, the national average price for all resale homes up 17.1% year-over-year<sup>3</sup> and new homes up 2.1% in 2020 compared with 2019.<sup>4</sup>

And while these challenges have become the norm in major cities like Toronto and Vancouver, it is also seeping into suburb and rural communities, driving up prices and down affordability, especially for local residents.

But it does not have to be this way. Canada has the opportunity in recovery to create a healthy well-balanced housing system, that offers choice in tenure and form for Canadians, while also balancing markets and ensuring relative affordability.

2 Row houses, townhomes, stacked townhomes, and du-, tri- and fourplexes.

3 CREA, 2021. National Statistics. Released January 2021.

4 Statistics Canada, 2020. New Housing Price Index. Released January 2021.



Governments have an essential role in housing supply – setting rules on where, what type and when housing is built. And all orders of government have a role to play in delivering solutions that can improve housing supply.

And while the focus of the government has been on affordable supply, which is important, actions are needed to support and fast-track the construction of new housing supply across the continuum, and this must include market-rate housing—rental and for ownership. Addressing market-rate housing supply will not only support middle-class Canadians and those aspiring to join it but will also alleviate some of the burden on other parts of the housing continuum. For example, 80 percent of new rental stock that comes available each year comes from renters vacating units as they become new homeowners. The inability of renters to become owners has created further pressure on the rental market and back into social and supportive housing.

As the International Monetary Fund (IMF) has advised Canada since 2018, to tackle housing affordability in Canada, Canada needs to build more [market-rate] houses. The IMF has rightly observed that to more sustainably address housing affordability, regional and federal authorities in Canada need to work together to develop and implement a comprehensive housing supply strategy.

***“TO TACKLE HOUSING AFFORDABILITY IN CANADA, BUILD MORE HOUSES.”***

***- INTERNATIONAL MONETARY FUND***



## RECOMMENDATIONS

### Streamline Permitting and Approval Processes

Support provincial and municipal governments efforts to streamline permitting and approval processes to speed up construction and reduce project financing costs, which collectively are one of the largest cost drivers and variables for residential construction.

### Provide Leadership on the Key Challenges

Provide leadership on the key challenges to new construction: zoning restrictions, density limits, and NIMBYism (for all forms of housing, including market-rate housing).

### Invest in Tracking Best Practices in Supporting New Supply

Invest in tracking best practices in supporting new supply across the country for provinces and municipalities to learn from each other.

### Develop a Conversion Guide for Commercial-To-Residential Retrofits

Support the development of a conversion guide for rapid retrofits of commercial properties to residential, developed in consultation with industry that could apply to both affordable and market rate housing to accelerate housing supply.

### Extend and Expand the Rapid Housing Initiative

Extend the deadline for the Rapid Housing Initiative through to December 2022 to better reflect true construction timelines and maximize outcomes and scale up the program to address persistent housing supply and affordability challenges along the entire continuum, including on the market end, that are felt throughout.

### Support Actions that can Incent New Housing Supply

Ensure federal infrastructure funding for provinces and municipalities is used to support actions that can incent new housing supply, such as investments that increase new or upgraded serviced land or align with transit system plans and expansions.

### Update the Existing GST/HST New Housing Rebate

Update and index the existing GST/HST New Housing Rebate to better reflect house prices. Currently an eligible new home buyer can claim a rebate for 36% of the federal portion (5%) of the GST paid on a new home with a pre-tax price less than or equal to \$350,000 and gradually declines where the pre-tax price is more than \$350,000, but less than \$450,000, with no rebate for homes priced above \$450,000. The average cost of a home as of May December 2020, was \$607,280.5

### Continue to Invest in and Expand Market Housing Data

Continue to invest in and expand market housing data to support evidence-based decision making by governments and industry. This should include expanding on the initial findings of CMHC's Examining Escalating House Prices in Large Canadian Metropolitan Centres, improvements to the Housing Market Assessment reports to reflect under-building (i.e. supply shortages, which it does not address at all currently) and ensuring that key definitions and metrics are consistent with industry practices and across the federal government and its agencies.

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5 CREA, 2021. National Price Map. Accessed January 2021.



## 3

**MAKE ACCESS TO HOMEOWNERSHIP  
FAIRER AND MORE AFFORDABLE NOW AND  
FOR FUTURE GENERATIONS.**

The purpose of mortgages is to make homeownership accessible and affordable through stable long-term financing. The high ratio mortgage and mortgage insurance system is a means to help Canadians with less wealth to put toward a down payment, but who are able to make mortgage payments and meet other housing costs, access homeownership and the benefits therein, while managing risks for lenders. With the wealth, income and home price gaps widening at remarkable rates over the past decade, and the asymmetric impact of the pandemic, it has become increasingly difficult for even middle-class Canadians to secure mortgages and enter their local housing market.

For some, they have been presented with new opportunities through flexible work arrangements to expand their home search parameters to communities where they have more purchasing power, but for many—including frontline workers—this is not an option.

With the federal government's focus on a fair and inclusive recovery, finding the right balance of housing policy, fiscal policy and mortgage rules to maintain stability while also supporting the needs and goals of Canadians is essential. The right balance helps create movement along the housing continuum by creating vacancies in rental that others can fill. A healthy continuum includes robust market rate housing options, and diverse pathways to homeownership, support by sound mortgage policies.

## RECOMMENDATIONS

### **Thorough Review of the Existing Mortgage System**

Undertake a thorough review of the existing mortgage system through a lens of fairness and access for first-time homebuyers before implementing any macroprudential or policy changes that could further disproportionately impact first-time buyers (including the mortgage stress test). The government should also implement its changes to the stress test that were to take effect April 6, 2020 but were put on hold due to the pandemic.

### **Support Longer-Term Affordability**

Support, through necessary regulatory changes and direction to financial institutions, longer mortgage terms, including 7 – 10-year terms, that can support longer-term affordability and protect Canadians against future increases to interest rates, economic instability, and job uncertainty, while bolstering Canada's financial system. Longer terms should also be used to step down the stress test the longer the term, increasing affordable access to homeownership while also providing more financial market stability (See page 16 for more details).

### **Option of 30-Year Amortizations to First-Time Buyers**

Return the option of 30-year amortizations to first-time buyers to offset some of the barriers to homeownership and disproportionate challenges to accessing the financial benefits related thereto.

### **New, Wider and More Diverse Pathways**

Create new, wider and more diverse pathways through the housing continuum and into homeownership that recognize every Canadian's journey will be unique (See page 16 for more details).

### **Support Models of “Affordable Homeownership”**

Support existing and emerging models of “affordable homeownership” including shared equity mortgages delivered through partnerships with private funds/builders/developers and other not-for-profits, who are able to offer deeper savings and greater opportunity through construction and other facets of the home building and buying processes.







### **Closing the Wealth Gap Through Wider Access to Homeownership**

Closing the wealth gap, especially as it relates to housing, is an important and necessary goal. However, doing so by asking individuals and families to give up on homeownership, and remain in rental, is not actually solving the problem. Nor is hesitating to make changes to the systems that facilitate access to homeownership out of a fear of a marginal increase in house prices, such as the 1%-2.4% increase CMHC has indicated we could see from a return to 30 year mortgage amortizations for first time buyers.

A healthy housing system will create affordable and secure rental for those that choose to live there, and for those who want to save toward homeownership. Addressing the wealth gap means working to ensure that the movement from rental to ownership is a viable option, a feasible transition, and not a giant leap. Homeownership offers benefits to individuals and the national economy overall and should be generating income and wealth across the country. It is the responsibility of government to then work with industry to address other aspects of affordability, such as ensuring adequate housing supply to balance prices.

## Stability Through Longer Mortgage Terms

Former Governor of the Bank of Canada, Stephen Poloz, repeatedly expressed support for longer-term mortgages, stating that they would enhance consumer choice and financial stability.

Homeowners with longer-term mortgages would face the risk of renewing at high rates less often, and longer terms would also allow borrowers to build up more equity in their homes, giving borrowers greater renewal options. This would also allow for a stepping down of the stress test with longer term mortgages. Systemically, longer mortgages would mean fewer borrowers in the economy renewing in the same year. With considerable economic and job uncertainty facing Canadians in 2021, the opportunity for borrowers to lock-in historically low interest rates, could help ensure long-term individual and national stability.

So why does the Canadian mortgage market stay almost exclusively with five-year or less terms? Because legislation, including the Interest Act, which gives the borrower the option of redeeming the mortgage after five years with a penalty of no more than three months' interest, disincentivizes lenders from offering longer mortgage products—even when they are in the best interest of the borrower, the institution, and overall financial system.

For changes, the federal government must amend regulatory provisions and practices and offer incentives to borrowers and lenders to encourage a shift.

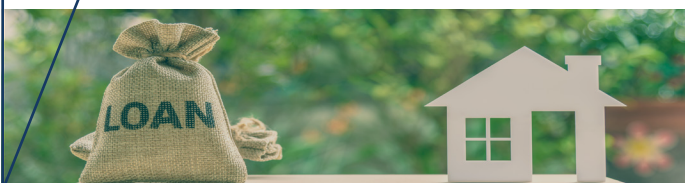


## Creating Wider and Diverse Pathways Through Housing System

With a country as diverse as ours, so too are the housing needs of Canadians. And those needs continually evolve based on Canadians' situation and their goals. While the National Housing Strategy is doing much to help those who are most vulnerable with urgent housing needs, it does not address paths to move along the housing continuum and does not address measures to help more Canadians access market housing, where the majority of Canadians get their housing needs met.

The current system is limiting Canada and Canadians' potential, and adding to affordability challenges. In recovery, let us look at how to make the housing system work better, offering wider and more diverse pathway through the system, and better support Canadians on their chosen path.

This could include creative solutions like alternate ownership models, flexible financing, and smaller housing forms that provide gentle density, like laneway houses and secondary suites. CHBA looks forward to engaging further with the federal government and fellow stakeholders to build these pathways.







# 4

## MAKE EXISTING HOMES WORK BETTER FOR CANADIANS, THEIR FAMILIES AND AS THEIR SITUATIONS CHANGE.

Canadians have developed a new appreciation of what home means and what they need to make it work for them and their families. Renovations continue to generate economic activity and support jobs in communities across Canada, and demand is expected to remain strong in 2021, as interest rates remain low. However, as always, CHBA is concerned about the underground economy, which is amplified during recessions and recovery.

According to the latest Statistics Canada report, underground economic activity amounted to \$61.2 billion in 2018, which is approximately 2.7% of total GDP. Residential construction represents the largest share of underground activity at 26.2%. This has major implications for legitimate residential construction businesses who play by the rules and all levels of government who are losing out on revenue.

## RECOMMENDATIONS

### Support Canadians as they Navigate New Situations

Scale up and expand a targeted home renovation tax credit for home renovations that will help to support Canadians as they navigate new living, working and learning situations as Canada continues to adapt to and recover from the pandemic. This could include renovations for creating dedicated work and learning spaces, or creating other recreational spaces. The Home Accessibility Tax Credit should also be increased. A tax credit will also help bring ongoing renovation activity above board, and protect Canadians from substandard work, lack of building permits and inspections, and no warranty or recourse when 'cash-only' contractors don't deliver what they promised.

### Support Seniors with their Housing Choices

Provide and support seniors with their housing choices by collaborating with CHBA to educate homeowners/caregivers on how to safely age-in-place, while ensuring that home modifications are delivered by reliable, trained, and transparent experts.







### Smart Policies and Program Design Can Curb Underground Economy

Past experience has shown that modest tax-based incentives for renovation activity can measurably suppress the underground economy. Table 1 below shows a drop in the size of the underground economy in gross fixed capital formation (residential structures) of \$817 million from 2008 to 2009, growing again post-2009. This drop directly corresponds to the implementation period of the 2009 Home Renovation Tax Credit. The 2009 Home Renovation Tax Credit proved effective in changing consumer behaviour and encouraging proper documentation (contracts and receipts) on renovation activities.

Properly structured, a home renovation tax credit could be, in the very least, revenue-neutral, if not provide net revenues for all levels of government.

**Table 1: Underground Economy, by Expenditure-Based GDP Components, Canada, 2006 To 2011**

	2006	2007	2008	2009	2010	2011
	millions of current dollars					
Final consumption expenditure	23,641	24,667	25,612	25,417	25,839	26,397
Household final consumption expenditure	23,641	24,667	25,612	25,417	25,839	26,397
Non-Profit institutions serving households' final consumption expenditure	-	-	-	-	-	-
General governments final consumption expenditure	-	-	-	-	-	-
Gross fixed capital formation	9,118	9,879	10,356	9,539	10,014	11,480
Business gross fixed capital formation	9,118	9,879	10,356	9,539	10,014	11,480
Residential structures	9,118	9,879	10,356	9,539	10,014	11,480
Non-residential structures, machinery and equipment						
Intellectual property products						
Non-Profit institutions serving households' gross fixed capital formation						
General governments gross fixed capital formation						
Investment in inventories						
Export of goods and services	3,170	3,310	3,770	3,633	3,624	4,157
Less: imports of goods and services	-799	-949	-951	-974	-1,111	-1,159
Statistical discrepancy						
<b>Gross domestic product at market prices</b>	<b>35,130</b>	<b>36,908</b>	<b>38,788</b>	<b>37,614</b>	<b>39,266</b>	<b>40,875</b>
Final domestic demand	32,759	34,547	35,969	34,956	36,753	37,877

...not applicable

**Notes:** GDP: Gross domestic product

Data is available from 1992 to 2011 in supplementary tables available on request.

**Source:**

Statistics Canada, National Economic Accounts Division, 2013, special tabulation.

## 5

**ACCELERATE ACHIEVEMENT OF CANADA'S CLIMATE GOALS AS THEY PERTAIN TO HOUSING BY INVESTING IN TARGETED MEASURES THAT PROMOTE AFFORDABILITY.**

Like housing affordability, climate change is a top-of-mind issue for Canadians. And while there is an important role that housing can play it is important to ensure that addressing climate change does not exacerbate housing affordability challenges along the continuum, driving homeownership further out of reach for more individuals and families, and reducing the number of social housing units that can be built. The federal government has policy levers to introduce smart policies that both address climate change and improve affordability.

CHBA recognizes there is a need and opportunity to address greenhouse gas (GHG) reductions in Canada's housing stock but cautions that broad adoption of energy-efficient technology can only be successfully achieved through innovation (to reduce costs before regulating), better consumer energy literacy and government and market incentives for energy retrofits.

With the biggest GHG-reduction gains to be made in housing being in the retrofitting of Canada's existing housing stock, the surge in home renovations over the past several months demonstrate Canadians are willing to invest in their homes, but they need expert guidance and financial incentives to get them on the right path.

CHBA applauds the commitment of \$2.6 billion over to provide grants for energy-efficient improvements, free EnerGuide energy assessments, and support to recruit and train EnerGuide energy auditors. These put Canada and Canadians on a path to better efficiency—giving them a road map to make improvements when and as they can afford.

What more can the federal government do so we keep building energy efficiency into our homes without damaging affordability? Here are the smart policy solutions to get us there.



## RECOMMENDATIONS

### Work with the Sector on New Home Energy Retrofit Program

Work closely with the sector on the design and rollout of the new home energy retrofit program, and future energy efficiency programs, to maximize their environmental outcomes, protect Canadians and curb the underground economy by requiring receipts.

### Further Incentivize Net-Zero and Net Zero Ready Homes for Consumers

Introduce deeper consumer incentives for net-zero and net-zero ready homes to make this standard of housing construction more affordable to more Canadians, while the industry works to bring down construction and material costs. CHBA's Net Zero Council is actively accelerating this innovation.

### Avoid Adding Excessive Costs that will Impact Affordability

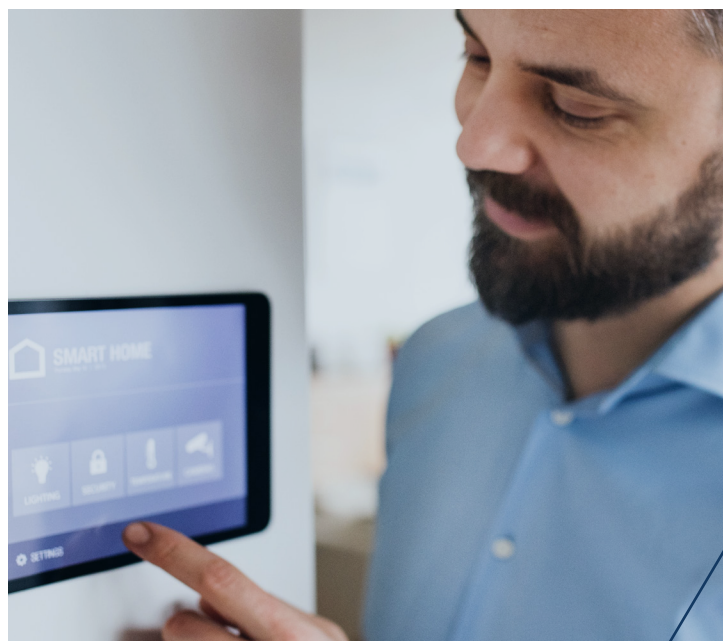
Avoid adding excessive costs through code/regulation that will impact housing affordability in Canada, at a time when home is more important than ever; instead focus on innovation to bring down costs and scale up use first.

### Invest in R&D to Expedite Journey to Net Zero

Invest in R&D to expedite journey to net zero without sacrificing affordability, including by scaling up programs such as the Local Energy Efficiency Partnerships.

### Incentivize Net Zero Through the Mortgage System

Consider how to leverage the mortgage system to incentivize and offer more affordability to Canadians for the purchase on an energy-efficient home or who purchase with the intention of retrofitting.



### EnerGuide Rating System

Natural Resource Canada's EnerGuide Rating System (ERS) provide homeowners, buyers, and professionals with a road map to better energy efficiency. The assessment is performed by private energy advisers and service organizations that use official trademarks and software from Natural Resources Canada (NRCan) under a licensing agreement — making the energy audits standardized across the country.

CHBA recommends having the ERS label on all houses at the time of resale to dramatically raise the energy literacy of Canadians, help home valuations truly reflect energy efficiency, and further encourage Canadians to make energy efficiency and retrofit investments on an accelerated pace in ways they can afford. Further, the ERS should be expanded and promoted as the backbone of all renovation incentives, tax credits, and other energy efficiency initiatives by governments, utilities, and other organizations. Consistency and clarity can help homeowners tackle climate change.

# ABOUT THE CANADIAN HOME BUILDERS' ASSOCIATION



Since 1943, the Canadian Home Builders' Association (CHBA) has been “the voice of Canada’s residential construction industry.” Representing one of the largest industry sectors in Canada, our membership is made up of some 9,000 companies – including home builders, renovators, land developers, trade contractors, product and material manufacturers, building product suppliers, lending institutions, insurance providers, and service professionals. Our sector supports over 1.2 million jobs and \$160 million in economic activity.

CHBA seeks a strong and positive role for the housing industry in Canada’s economy and in the life and development of our communities. In addressing this goal, we support the business success of our members. We work to ensure Canadians have access to homes that meet their needs at a price they can afford to pay, and that the interests of home buyers and homeowners are understood by governments.

CHBA is a federal not-for-profit organization governed by an elected Board of Directors and a volunteer executive, supported by our professional staff. At the national level, our system of Committees and Councils brings together builders and industry experts from across the country to share information and ideas, and to formulate recommendations to governments to improve the quality and affordability of homes for Canadians.

## Chba is Leading the Way with Voluntary Programming.



### TACKLING THE UNDERGROUND ECONOMY

CHBA's *Get It In Writing!* campaign informs homeowners about the risks of hiring someone for cash without a written contract. CHBA RenoMark™ renovators are committed to always providing a contract.



### NET ZERO HOME LABELLING PROGRAM

The Program provides the industry and consumers with a clearly defined and rigorous two-tiered technical requirement that recognizes Net Zero and Net Zero Ready Homes, and identifies the builders and renovators who provide them.



### HOME MODIFICATION COUNCIL

Connecting Canadians with qualified renovators to modify homes for aging in place (or people with disabilities).