



**Canadian
Home Builders'
Association**

SASKATCHEWAN

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June 9, 2008

NEWS RELEASE

FOR IMMEDIATE RELEASE

MULTI-FAMILY HOUSING STARTS MUST INCREASE

*...Municipal governments must remove delays
in approvals, inspections and permits.*

Saskatoon — Our province is experiencing an impressive level of growth, however, the growth in need is not being matched by the growth in available housing. The demand for appropriate housing for low income singles and families, new entrants to the workforce and seniors on fixed incomes remains especially high in the urban centers of Regina and Saskatoon. More multi-family units are required to fill the need for appropriate housing in the urban centers in our province.

Regina and its surrounding communities capture 33 percent of the single-family market and approximately 24 percent of multi-family development in the province. Year-to-date, the Regina region continues to post a strong amount of single-family starts, recording 390 starts compared to the 306 starts posted over the same period last year. Multiple-unit construction has decreased to 156 starts between January and May of this year, down from the 208 starts posted last year during the same period. In Regina, multi-family unit development comprises approximately 29 percent of residential construction, whereas single-family development accounts for nearly 71 percent of units being built. This current production ratio will not sustain Regina's current housing demand. Regina's current market demand requires that this ratio be in the range of 60 percent multi-family development to 40 percent single-family development.

Year-to-date multiple starts in Saskatoon and surrounding area reached 448 units, an increase of almost 65 percent when compared to the 272 multi-family starts recorded for

Building Homes, Building Communities, Building the Province



the same period last year. In Saskatoon, multi-family unit development comprises approximately 40 percent of residential construction, whereas single-family development accounts for nearly 60 percent of units being built. However, this current production ratio of single-family to multi-family development is not adequately meeting Saskatoon's current demand. The current market requires that this ratio should be in the range of 60 percent multi-family development to 40 percent single-family development.

“It is imperative that construction activity be more closely aligned with our areas of housing need. Multi-family townhouses and condominium product have emerged as the new entry-level starter home and as such there is a great need in our province to increase the availability of these types of units for those people struggling to find housing in this market,” says Alan Thomarat, Executive Vice-President of the Canadian Home Builders' Association – Saskatchewan.

Demand for housing has been increasing in all areas of Saskatchewan as in-migration and the children of the baby-boom-generation move into the urban areas to take advantage of opportunities in the job market. All three levels of government must work together to re-evaluate government policies, regulations and taxations that hinder the availability of affordable home ownership opportunities and access to quality housing so they all people can have access appropriate housing.

“Based on the critical shortage of owner and rental product, there is a need for all levels of government, municipal planners, developers and builders to direct their focus to this critical area of the market. Governments, including those at the municipal level, have the power to influence housing affordability and they have the ability to reform tax policies and reassess and rationalize the regulations that currently hamper the development of quality affordable housing,” says Thomarat.

“Currently, developers and builders are expressing frustrations with delays in permit issuance and inspections,” states Thomarat. “While our province already has a very short building season due to weather, it is unacceptable that we would see three-week delays for permits and longer delays for inspections in some cases.”

The Canadian Home Builders' Association – Saskatchewan is committed to an agenda that provides quality, affordability and choice in housing to all people in all communities in our great province of Saskatchewan.

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**Preliminary Housing Starts in Saskatchewan
May 2008**

	Single-Detached			Multiple-Family			Total		
	2008	2007	%	2008	2007	%	2008	2007	%
Regina CMA	112	105	6.7	56	95	-41.1	168	200	-16.0
Regina City	86	90	-4.4	54	95	-43.2	140	185	-24.3
Surrounding Area	26	15	73.3	2	0	--	28	15	86.7
Saskatoon CMA	195	188	3.7	115	67	71.6	310	255	21.6
Saskatoon City	114	119	-4.2	113	54	--	227	173	31.2
Surrounding Area	81	69	17.4	2	13	-84.6	83	82	1.2
Total*	307	293	4.8	171	162	5.6	478	455	5.1

Source: Market Analysis Centre, C.M.H.C.

-- % change equals or exceeds +/- 100%

*Total consists of Regina CMA and Saskatoon CMA

January to May 2008

	Single-Detached			Multiple-Family			Total		
	2008	2007	%	2008	2007	%	2008	2007	%
Regina CMA	390	306	27.5	156	208	-25.0	546	514	6.2
Regina City	279	270	3.3	154	208	-26.0	433	478	-9.4
Surrounding Area	111	36	--	2	0	--	113	36	--
Saskatoon CMA	659	577	14.2	448	272	64.7	1,107	849	30.4
Saskatoon City	459	373	23.1	405	236	71.6	864	609	41.9
Surrounding Area	200	204	-2.0	43	36	19.4	243	240	1.3
Total*	1,049	883	18.8	604	480	25.8	1,653	1,363	21.3

Source: Market Analysis Centre, C.M.H.C.

-- % change equals or exceeds +/- 100%

*Total consists of Regina CMA and Saskatoon CMA