



THE BUILDER
ADVOCATE

YEAR IN REVIEW

2021



Ontario
Home Builders'
Association

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YOUR VOICE AT QUEENS PARK

Although 2021 was a challenging year with numerous hurdles for our industry to overcome, members remained strong, connected and most importantly, united in the goal and responsibility of delivering keys to awaiting #homebeliever families while implementing enhanced health and safety measures across the sector during this COVID-19 pandemic. In the centre of the current affordability crisis, the residential construction industry has highlighted how important it is to accelerate the delivery of new and newly renovated homes and dramatically increase the supply of new housing in order to put the great Canadian dream of home ownership back within reach of more Ontario families. To help accomplish this objective, OHBA is consistently delivering valuable advocacy work for members, raising our sector's challenges and concerns with government and proposing innovative and smart solutions that make it easier for members to deliver the keys to awaiting #homebelievers while continuing to be the economic engine of our province.

Over the last two years, we have seen numerous industries face dramatic challenges of operating during a global pandemic and the economic impact of public health restrictions and limitations. The OHBA advocacy team has continued to push for measures and policies that enable OHBA members to carry on with the vital work you do every day to deliver keys to awaiting families who otherwise would have nowhere else to go. OHBA's advocacy work at numerous levels enabled our members to continue to build and renovate homes when many other industries faced limitations and restrictions. We accomplished this by proving how our industry was able to quickly adapt to the changing public health environment and redouble our efforts and actions to health and safety on jobsites. This proved successful and residential construction remains one of the lowest contributors to COVID-19 case numbers. While we are right now facing another wave of the COVID-19 pandemic, OHBA strongly encourages members to redouble their efforts to keep jobsites, sales centres, offices and our consumers safe.



In our 2021 Year in Review, we highlight a number of critical advocacy pieces that our association has completed over the past year which show how OHBA is working for you each and every day. While this recap is by no means exhaustive, it illustrates the significant and important advocacy value that members benefit from and the strength of the association to connect with provincial decision makers.

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2021 PRE-BUDGET SUBMISSION

Our [pre-budget submission](#) outlines key policy initiatives shared with the Ministry of Finance ahead of Ontario's 2021 provincial budget. These are measures that would support and enhance the ability of our members to do business and build Ontario.

BABY NEEDS A NEW HOME



The report, [Baby Needs a New Home](#), is cornerstone research conducted by noted economist Dr. Mike Moffatt, Senior Director of Policy and Innovation at the Smart Prosperity Institute outlines the increasing demand for new homes in Ontario. Dr. Moffatt's critical family formation and housing data show how we need to build one million homes over the next ten years to house the families who will call Ontario home over the next decade. This research lays out the data foundation that will underscore the advocacy work OHBA will undertake in 2022.

GREENBELT SUBMISSION

In response to the provincial government's proposal to expand the Greenbelt with the addition of the Paris Galt Moraine and Urban River Valleys, [OHBA provided a detailed submission](#) to the Ministry of Municipal Affairs and Housing. The OHBA response underscored the need to protect our environmental resources and spaces while balancing that with the growth realities Ontario will face. Any proposed expansion needs to be conducted through a science-based and evidence-led process.

GREATER GOLDEN HORSESHOE TRANSPORTATION PLAN

To help guide the growth of the Greater Golden Horseshoe (GGH), the Ministry of Transportation facilitated a GGH transportation master plan consultation. [OHBA provided a detailed response](#) underscoring the need for transit-oriented communities and further accelerating infrastructure projects across Ontario to help members deliver the housing supply and choice families are demanding.

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PAY ON-DEMAND SURETY BONDS

To track the important work that OHBA is undertaking on this cornerstone advocacy initiative, [the tracker](#) highlights the momentum behind the ongoing work to encourage municipalities to accept Pay-on-Demand Surety Bonds as an alternative form of financial security for development agreements. This critical alternative frees up the credit capacity of members to invest in new projects and accelerate the delivery of new housing to market.

HOUSING AFFORDABILITY TASK FORCE

In the Fall Economic Statement of 2021, the provincial government announced the establishment of a [Housing Affordability Task Force](#). OHBA has responded strongly meeting directly with its members and providing a supplementary written submission that underscores key initiatives which will accelerate the delivery of new housing while improving the supply and choice of new homes across Ontario.

RED TAPE REDUCTION

In the 2021 fall [Red Tape Reduction consultation](#), OHBA identified specific barriers that our members face, impeding the delivery of much-needed housing supply. The Ministry of Government and Consumer Services has already taken steps to address these barriers and make it easier for members to build Ontario.

BILL 245, ACCELERATING ACCESS TO JUSTICE ACT

[This legislation](#) provided for the consolidation of five previous provincial tribunals into the single new Ontario Land Tribunal (OLT) and is a vital component to accelerate decisions for members who are parties before the Tribunal. Moreover, there remains much work to do and OHBA strongly supports increasing the staffing and resourcing of the OLT to enable it to provide faster and clearer decisions.



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BILL 276, SUPPORTING RECOVERY & COMPETITIVENESS ACT

This legislation addressed vital Planning Act modernization initiatives long called for by OHBA, to more effectively respond to modern land-use planning needs and realities. OHBA's response to Bill 276 emphasized the significance of the legislation and raised the numerous challenges and delays that our members contend with every day.

BILL 43, BUILDING ONTARIO ACT

Bill 43 allowed for the Seniors' Home Safety Tax credit to be extended for one more year into 2022. OHBA was pleased to see Bill 43 recognize the limitations and constraints that this last year has imposed regarding the ability of seniors and their families to access this tax credit program and we are highly supportive of seeing it renewed for another year. Furthermore, this program is beneficial to our professional renovation members who make these transformative renovations happen. OHBA continues to call on the government to expand this program into a fulsome Home Renovation Tax Credit.

LAND NEEDS ASSESSMENT METHODOLOGIES (LNAME'S)/ MUNICIPAL COMPREHENSIVE REVIEWS (MCR'S)

OHBA has been working closely with the Ministry of Municipal Affairs and Housing regarding the importance of the Land Needs Assessment Methodology in the completion of Municipal Comprehensive Reviews. This is a critical piece of policy work to increase the supply of housing based on market demand. OHBA has also worked diligently through the Minister's office emphasizing the need for municipalities to undertake LNAME's as part of their MCR's in a proper fashion and in conformity with the provincial Growth Plan. OHBA's observations that municipalities are falling short of addressing the required market-based needs assessment were brought to the Minister's attention requesting the need to take appropriate action.

YOUR VOICE AT QUEEN'S PARK

There are numerous challenges ahead and we will continue to advocate strongly for #homebeliever policies that will make it easier and more affordable for families looking to reach the great Canadian dream of homeownership and for members who make these dreams of a new or newly renovated home a reality. If you are interested in finding out more about how OHBA advocates for members, or to get more involved, please reach out to [Alex Piccini](#), OHBA's Manager of Government Relations.

