

Media Release

Sept. 12, 2017

For Immediate Release

THROTTLED SUPPLY OF NEW MULTI-FAMILY HOUSING WORSENS

VANCOUVER, BC —New multi-family housing supply continues to decline with **zero new townhomes or concrete apartments** completed and move-in ready in Vancouver. **Only 31 apartments** were ready for occupancy in the entire Metro Vancouver region at the end of June 2017, shown in UDI’s second quarter [State of the Market 2017 Research Report](#). This independent report by Urban Analytics tracks quarterly population growth with new home sales, prices and supply.

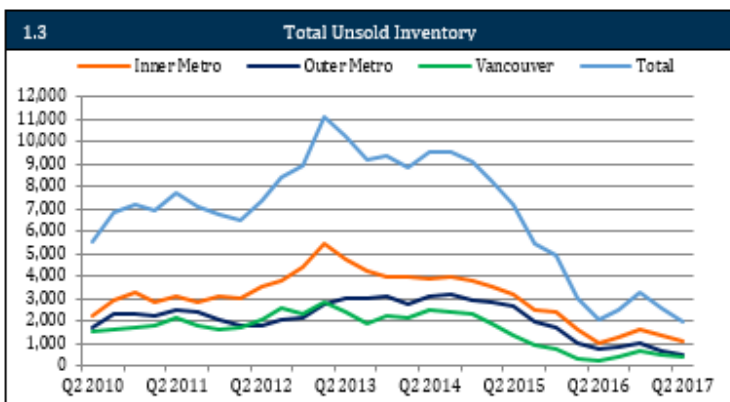
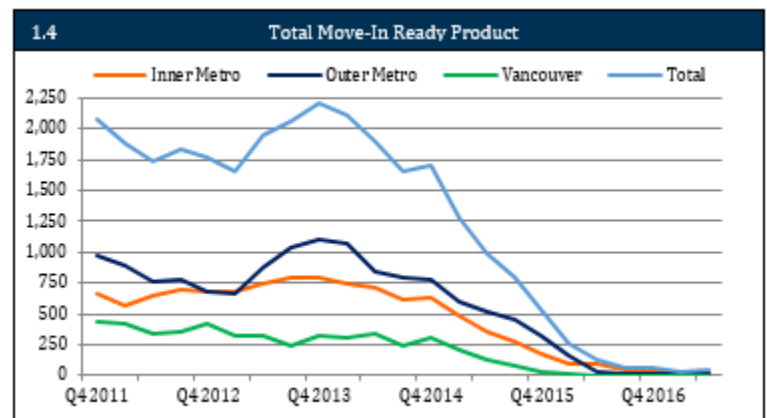
“Any home seeker knows we don’t have enough choices for them, in either new homes or resales. Various independent and academic studies have proven supply is being throttled by restrictive single family zoning policy and delays in permitting. Just this month, a developer had to cancel a building project due to permit delays that led to financing cancellation. If municipalities need more resources to process building applications faster, let’s make that happen,” says UDI President & CEO Anne McMullin. “I can’t find any good news in this report.”

Re-zoning of single family areas to allow multi-family homes, speeding up municipal approvals of housing projects and improving the lengthy, contentious public hearing process would create healthy competition and lower home prices, asserts McMullin.

Report Highlights:

The best measurement on new housing that is available to purchase is called “standing inventory” or “move in ready”.

“Released and unsold inventory” is housing in various forms of construction but not move-in ready. Housing starts are not a good measurement of supply, since **87% of all apartments and townhomes under construction were presold**, to meet bank financing conditions. The [housing starts to population chart on p.4](#) reflects only net BC migration and immigration. This **does not** reflect **local** downsizers or millennials, all competing with new BC residents for the same homes.



- **Zero move-in ready apartments or townhomes available in City of Vancouver.** [See Chart 1.4 above](#) from Exec. Summary.
- Outer Metro created most (85%) of the family-friendly townhomes. [See chart 5.1 p.11](#)
- **Unsold attached home supply in the pre-construction phase has declined by a whopping 80% across Metro from Q2-2013, from 9,858 unsold units to 1,942 units at end of Q2-2017.** [See chart 1.3 at left](#) from Exec. Summary.
- Average rental vacancy rates still less than 1% across Metro. [See chart 5.6 page 11.](#)



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Facts/Links:

- [Development is BC's largest industry/economic impact \\$17B in GDP and 220,000 jobs](#)
- UDI State of the Market report is produced by [Urban Analytics](#) and sponsored by [Terra Law](#).
- [Additional One-Page MEDIA Backgrounder/Executive Summary attached.](#)

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The Urban Development Institute is a 700-member association of the real estate development industry which supports more than 220,000 BC jobs plus billions in economic activity. Through municipal fees and contributions, the industry funds the construction of daycares, social housing, parks, public art, museums, schools and community centers throughout BC.