

MULTI-FAMILY HOME CONSTRUCTION SECOND HIGHEST EVER

# Single-family housing pace slowing

MARTY HOPE  
CALGARY HERALD

Slagging construction will force builders in Calgary to review their year-end estimates, says an industry official.

"We were originally budgeted to do more than 600 homes, but we'll likely have to reduce that by about 100," says Shane Wenzel, senior vice-president of sales and marketing for Shane Homes. "I think a lot of the others will have to take another look at their numbers."

September was another slow month for single-family builders, says Canada Mortgage and Housing Corp.

Work started on 697 homes, down more than 18 per cent from the 854 started in the same month a year ago.

The 6,114 starts recorded for the first nine months of this year are well off last year's record pace of 8,304.

"Single-detached starts during the last three months of this year are expected to be below the performance of the fourth quarter of last year," says Lai Sing Louie, senior market analyst for CMHC. "However, the gap between this year and last year's production is expected to narrow and be under 25 per cent by year-end."

While activity in the detached market has slowed, the same can't be said for the multi-family market.

In September, starts totalled 689 units, almost 275 per cent more than the 184 starts of a year ago — the result of high numbers of semi-detached, townhouses and apartments.

"The combined total of multi-family starts reached the second highest level for a September in recent history," says Louie. "Outside of 2005, you would have to go back to the early 1980s to see a higher level of production."

With three-quarters of the year completed, multi-family starts total 4,690, less than one per cent off last year's total of 4,735.

But because of the weakness in the single-family housing sector, starts of all kinds are running 17 per cent behind the same nine-month period in 2006 — 10,804 this year compared with 13,039 a year ago.

Provincially, starts in Alberta's seven largest centres totalled 4,134 in September, more than 33 per cent higher than the previous year.

Nationally, urban starts last month totalled 22,031, an increase of 44 per cent from a year earlier.



Calgary Herald Archive  
A worker helps build a house in Calgary.

### Housing starts from January to September

	Single-family	Multi-family	Total
■ September 2007	697	689	1,386
■ September 2006	854	184	1,038
■ Percentage change	18.4	274.5	33.5
■ Year-to-date 2007	6,114	4,690	10,804
■ Year-to-date 2006	8,304	4,735	13,039
■ Percentage change	-26.4	-1.0	-17.1

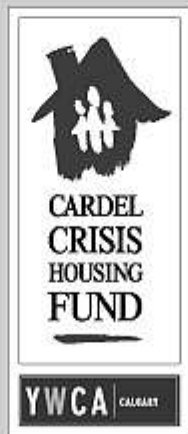
Courtesy, Canada Mortgage and Housing Corp.

## Thanks Toots!

And you too, Doll Face, Sweet Cheeks, Sugar Pie, Puddin', and Sweet Thang

Thanks to everyone who helped raise over \$147,000 to help the YWCA Cardel Crisis Housing Fund provide stable housing for women and children in need. It took 200 pairs of high heels, 400 hairy legs, and countless generous donors and sponsors. And if you're one of the leggy men who swapped your pride for a pair of heels, take a curtsy: you stomped all over our target of \$130,000. Treat yourself to a pedicure, Twinkle Toes!

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## HOME BUYER HELP

The following is a list of some organizations that new home owners may find useful:

- **Accessible Housing Society** — 282-1872; e-mail info@ahscalgary.ca (www.ahscalgary.ca).
- **Alberta Health Care Insurance** — 310-0000, then 780-427-1432; (www.health.gov.ab.ca/ahcip/index.html).
- **Canadian Home Builders' Association — Alberta** — 780-424-5890/ 1-800-661-3348 /cell: 780-235-3535 www.chba.alberta.ca or www.albertabuilderconnect.com).
- **ATCO Gas** — Calgary office main number, 245-7110; emergency number for Calgary and area, 245-7222; (www.atcogas.com).
- **Alberta One Call** — for the location of buried lines and utilities, 1-800-242-3447; (www.alberta1call.com).
- **Calgary Region Home Builders' Association** — 235-1911; (www.crhba.com).
- **Calgary Transit** — 262-1000; hard of hearing, 268-8087; (www.calgarytransit.com).
- **Canada Mortgage and Housing Corp.** — 515-3000; (www.cmhc-schl.gc.ca/).
- **City of Calgary** — main switchboard, 268-2111; (www.calgary.ca).
- **Enmax** — 310-2010; (www.enmax.com).
- **Federation of Calgary Communities** — 244-4111; (www.calgarycommunities.com).
- **National Home Warranty** — Calgary office, 278-5665, toll-free 1-888-776-7707; (www.nationalhomewarranty.com).
- **Professional Home Builders Institute of Alberta** — 216-8310 in Calgary, or 1-888-325-9999 (www.phbia.com)
- **The Alberta New Home Warranty Program** — Calgary office, 253-3636; (www.anhwp.com).
- **TransAlta Utilities** — 1-800-667-2345.
- **Urban Development Institute** — 531-6250 (www.udicalgary.com).

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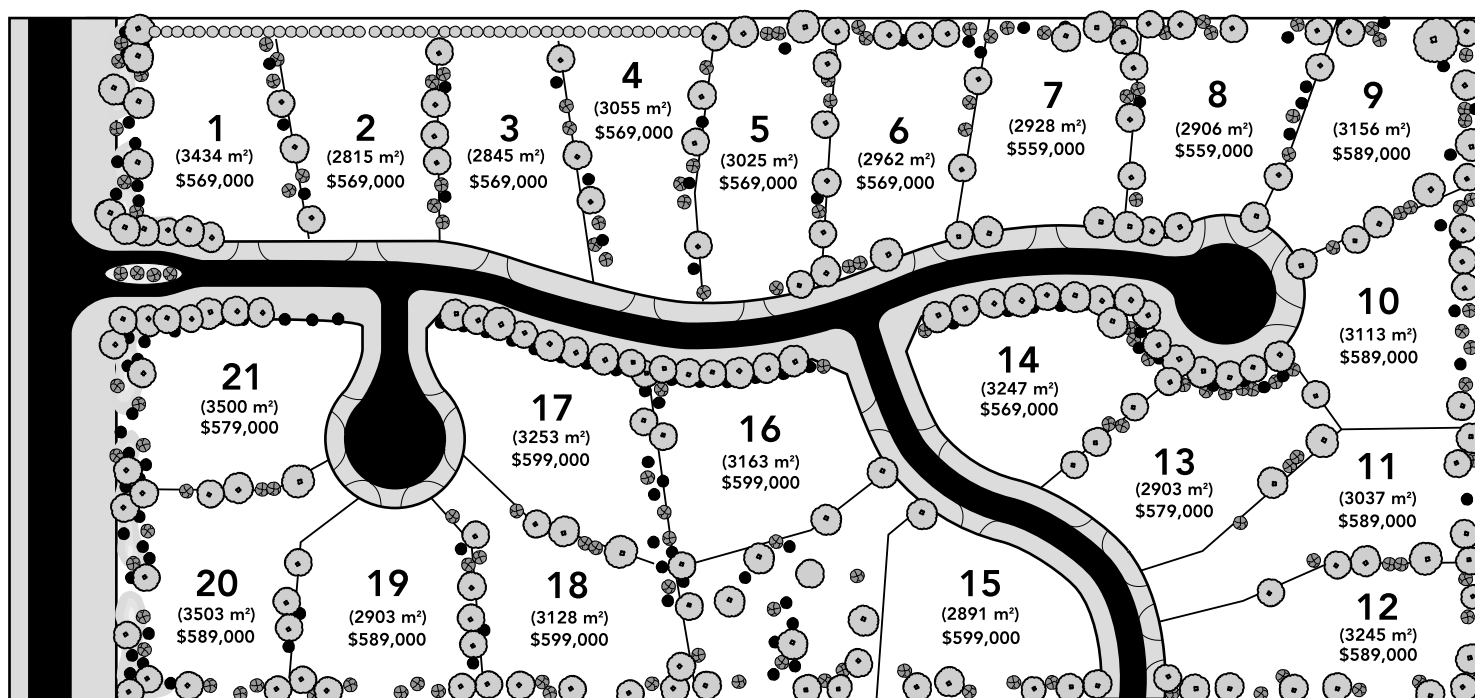
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