

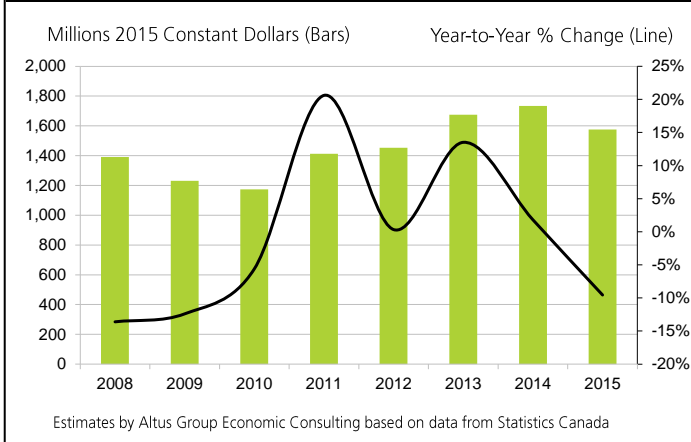
Manufactured Building Conditions

The Canadian Manufactured Housing Institute (CMHI) conducts a survey of producers of factory-built homes called the *CMHI Manufactured Building Survey*. Altus Group Economic Consulting analyses the data produced from the CMHI Survey and provides information as to the evolving position of manufactured buildings within the Canadian construction sector.

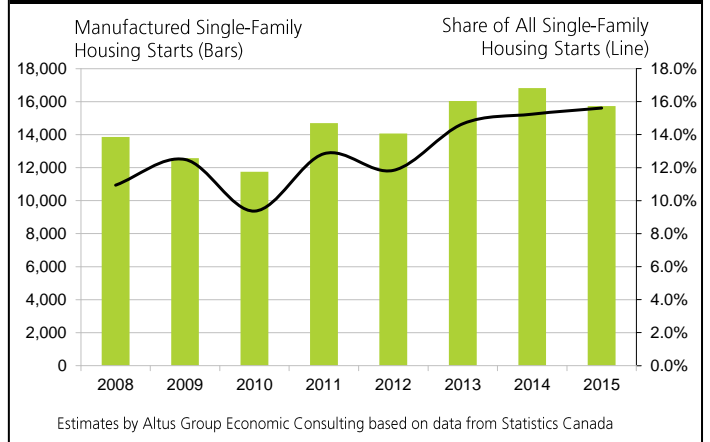
Highlights from 2015:

- In 2015, the value of manufactured building production in Canada (residential and non-residential combined) was over \$1.6 billion, down about 9% from a very strong 2014
- Factory-built units accounted for about 15.6% of all single-family homes started in 2015, a slight increase over 2014
- Some 15,734 factory-built single-family homes were started in 2015, down about 6% from a revised 16,820 units in 2014; overall single-family starts (both factory and site-built) decreased by 9%
- Manufactured building activity helps support over 25,500 full-time equivalent jobs across the country and generates some \$588 million annually in federal and provincial taxes
- Quebec and Alberta have the largest number of jobs supported by the manufactured building industry

Manufactured Building Production Canada, 2008-2015



Manufactured Building Residential Starts* Canada, 2008-2015

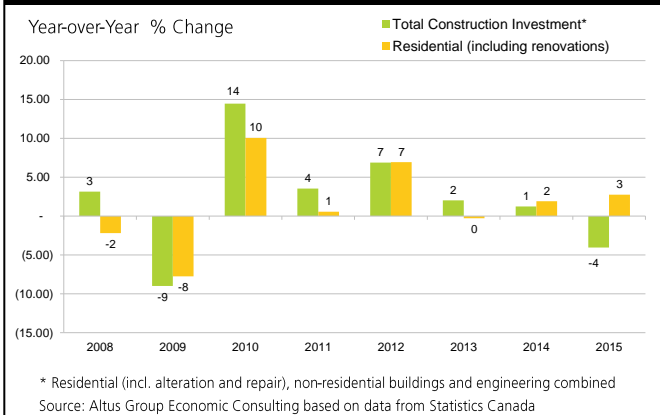


NATIONAL INDUSTRY INDICATORS

Construction Industry

Residential construction investment (a number inclusive of new housing construction, renovation investment and acquisitions costs) advanced 3% in 2015. Conversely, total construction spending declined 4% (after inflation) from the previous year. This is disappointing after a steady increase in spending for the past 5 years. Continued contractions in energy-sector investments are driving total construction spending.

Annual Construction Investment by Sector, Canada, 2008-2015



Exports of Manufactured Buildings

Canada's international trade in manufactured buildings was more balanced in 2015 compared to recent years. The prairies (Alberta, Manitoba, and Saskatchewan) accounted for about two-thirds of imports, while Ontario and BC both showed strong exports, equilibrating the trade for manufactured buildings.

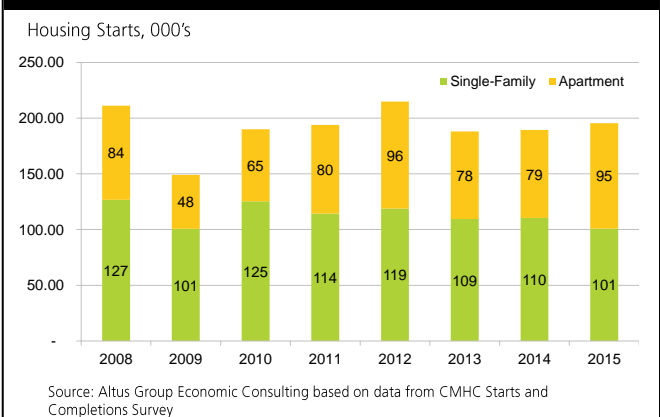
International Trade, Manufactured Buildings, Canada, 2012-2015



Housing Industry Overview

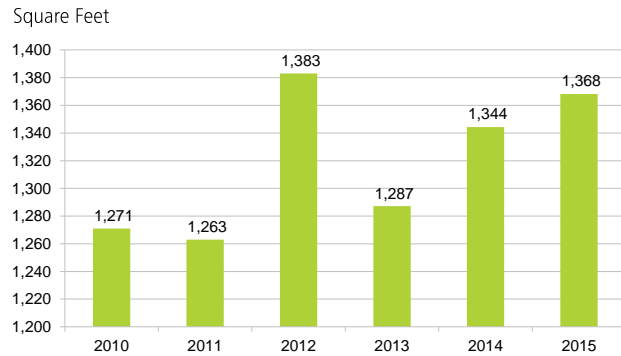
Canada Mortgage and Housing Corporation (CMHC) publishes data on housing starts (including both site-built and factory-built homes). Overall, housing starts in Canada increased very modestly to 195,535 units in 2015 up about 3.8% from the previous year. Single-family units (including single-detached, semi-detached and row house units) decreased in 2015 while apartments rose some 20%, to about 95,000.

Annual Housing Starts by Type, Canada, 2008-2015



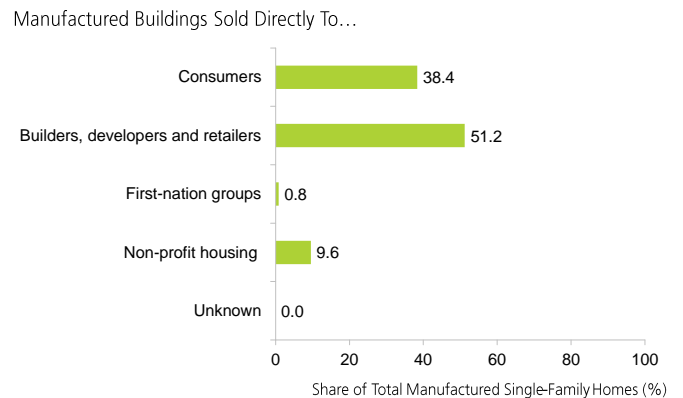
SURVEY RESULTS

Single-Family Average Square Feet Per Unit, Survey Respondents, 2010-2015



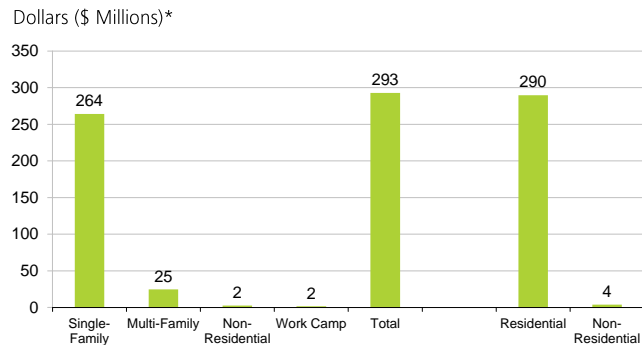
CMHI Manufactured Building Survey

Distribution of Manufactured Building Sales, Single-Family, Survey Respondents, 2015



CMHI Manufactured Building Survey

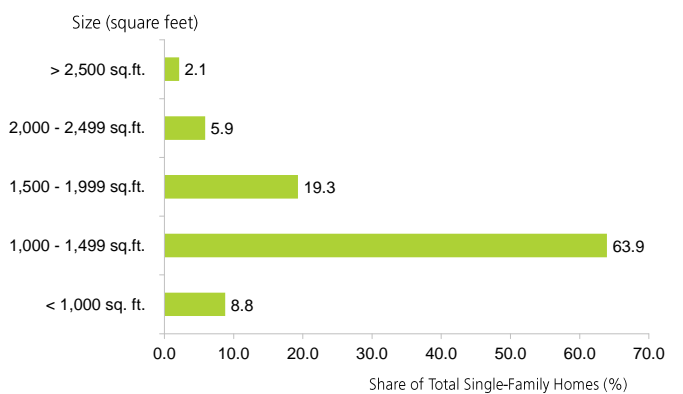
Value of Factory Shipments by Product Type, Survey Respondents, 2015



* Value of shipments is estimated on an "fob" (freight on board) basis.

CMHI Manufactured Building Survey

Distribution of Single-Family Homes by Total Home Size, Survey Respondents, 2015



CMHI Manufactured Building Survey

CMHI Manufactured Building Survey

The *CMHI Manufactured Building Survey* is a survey that collects data from producers of manufactured buildings relating to production volumes. Manufacturers are certified to Canadian Standards Association (CSA) standards. As of January 2016, 161 firms in Canada, the U.S. and China were identified as certified builders of prefabricated buildings, modules and panels under the CSA A277 standard. In 2015, 16 firms participated in the *CMHI Manufactured Building Survey*, representing an effective response rate* of 15%.

If you are interested in participating in the *CMHI Manufactured Building Survey*, please contact:

Canadian Manufactured Housing Institute

150 Laurier Avenue West, Suite 500, Ottawa, ON, Canada, K1P 5J4

T: (613) 563-3520 F: (613) 232-8600 E: cmhi@cmhi.ca

* Share of survey respondents' production of single-family homes to estimated total production in Canada and imports (15,734 homes).

CMHI Manufactured Building Survey Summary Statistics, Survey Respondents, 2015

<u>Type of Unit</u>	<u>Units</u>	<u>Square Feet</u> <i>(000s)</i>	<u>Value</u> <i>\$ (millions)</i>	<u>Value</u> <i>\$ (per sf)</i>
Single-family homes	2,395	3,277	311.3	95.0
Multi-family homes	204	333	24.6	74.0
Non-residential	na	12	2.5	215.1
Other residential components ¹	150	150	1.0	6.4
Work camp production	na	18	1.5	83.2
Residential	2,749	3,760	336.9	89.6
Non-Residential	na	30	4	134.8
Total Production²	2,749	3,789	340.9	90.0

¹ Other residential components include second-storey additions, wall panels, individual rooms used as additions to existing dwellings, etc.

² Production refers to units that are produced in the factory and shipped to destinations in Canada and the United States. Value of shipments is estimated on an "fob" (freight on board) basis.

Source: Altus Group Economic Consulting based on data from the *CMHI Manufactured Building Survey*

Estimate of Total Manufactured Building Production, Canada, by Region, 2015

<u>Type of Unit</u>	<u>Atlantic Canada</u>	<u>Quebec & Ontario</u>	<u>Western Canada</u>	<u>Total</u>
	<i>Units</i>			
Survey Respondents				
Single-Family Single- Section	501	65	1,019	1,585
Single-Family Multi- Section	323	258	229	810
Multi-Family	47	-	157	204
Estimate of Other Producers				
Other Producers and Types of Units	-	5,202	5,070	10,272
Total	871	5,525	6,475	12,871

Source: Altus Group Economic Consulting based on data from the *CMHI Manufactured Building Survey*, Statistics Canada

MANUFACTURED BUILDING SURVEY

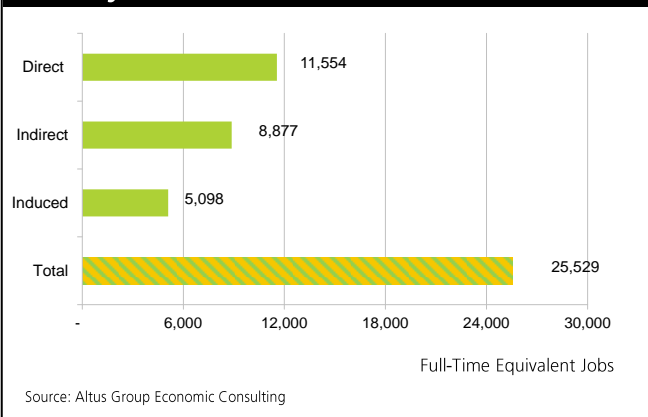
2015 ANNUAL REPORT - NATIONAL ECONOMIC BENEFITS

OCTOBER 2016

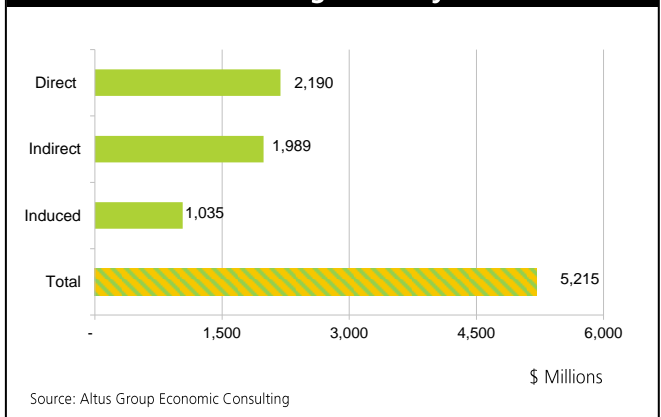
The manufactured building industry generates tremendous economic benefits, in the form of employment, wages, government taxes, etc., to the Canadian economy. In 2015, manufactured building production, installation and other related activities generated more than \$5.2 billion in economic activity, helping to support more than 25,500 full-time equivalent jobs in Canada. The industry was also responsible for generating some \$588 million in federal and provincial taxes. The industry is clearly a vital component of the Canadian economy.

The *CMHI Manufactured Building Survey* collects data from producers of manufactured buildings. Manufacturers are certified to Canadian Standards Association (CSA) standards. As of January 161 firms in Canada, the U.S. and China were identified as certified builders of factory-constructed buildings and structures under the CSA A277 Standard.

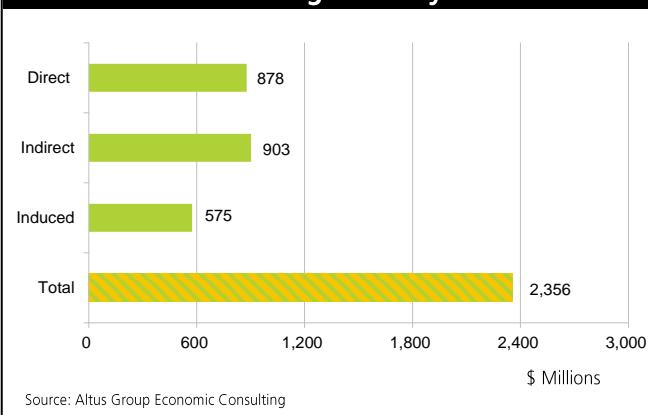
Jobs Supported By the Manufactured Building Industry



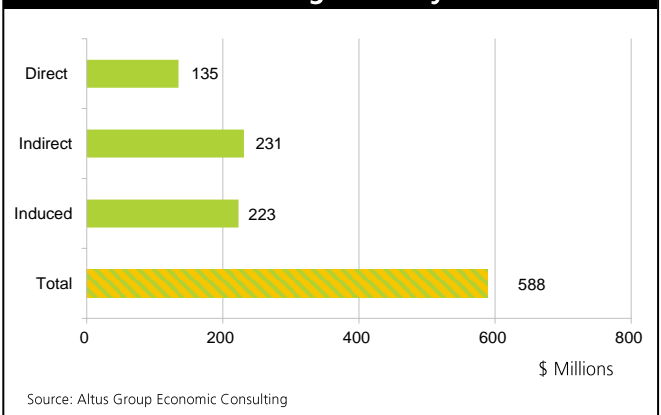
Economic Activity Generated by the Manufactured Building Industry



Wages and Business Profits Generated by the Manufactured Building Industry



Federal and Provincial Taxes Generated by the Manufactured Building Industry

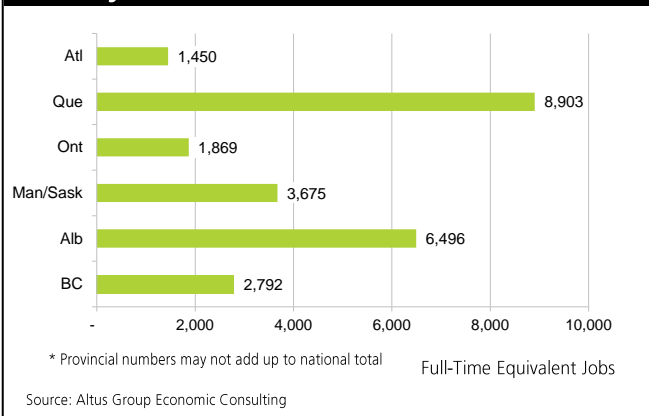


MANUFACTURED BUILDING SURVEY

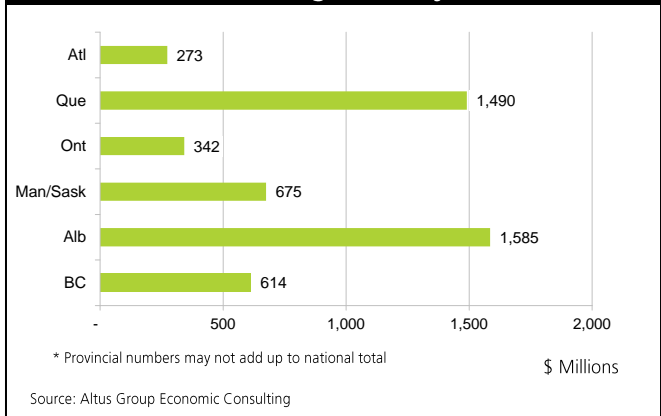
2015 ANNUAL REPORT - REGIONAL ECONOMIC BENEFITS

OCTOBER 2016

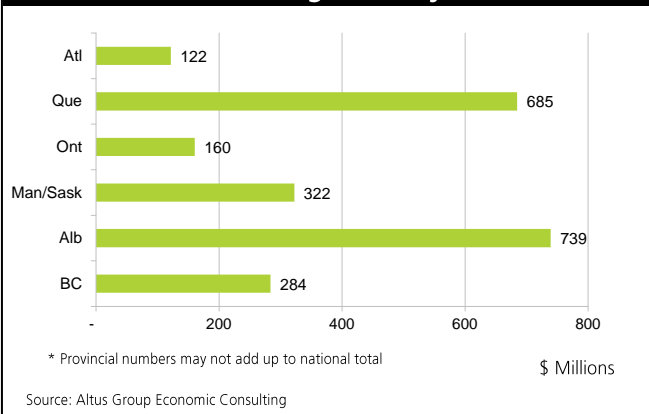
Jobs Supported by the Manufactured Building Industry



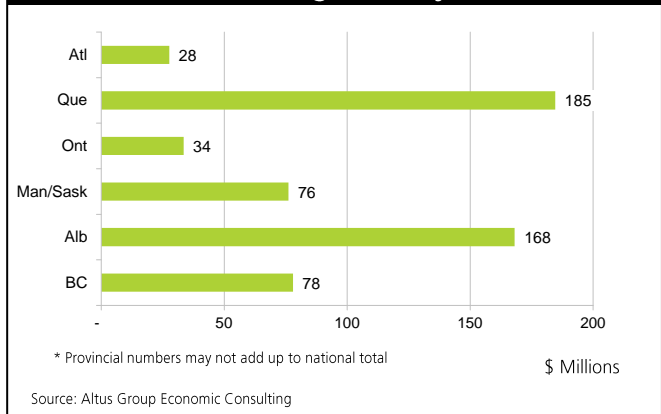
Economic Activity Generated by the Manufactured Building Industry



Wages and Business Profits Generated by the Manufactured Building Industry



Federal and Provincial Taxes Generated by the Manufactured Building Industry



Regional economic impact refers to the impact to the national economy stemming from activity within a given province or region and includes three rounds:

Direct – jobs and economic activity related directly to the day-to-day operations of the industry

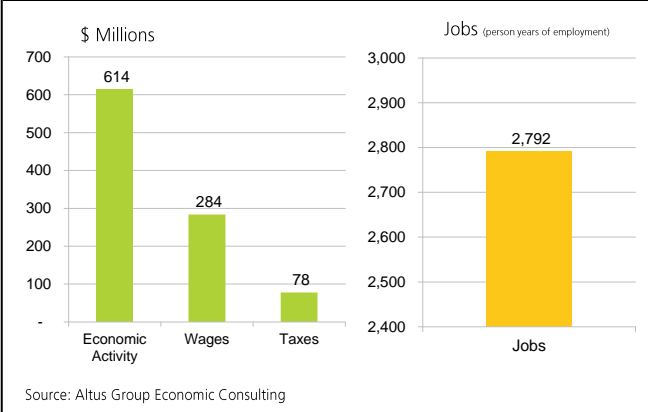
Indirect – jobs and economic activity connected to the supply chain supporting the industry

Induced – jobs and economic activity supported by spending of income from the first two rounds

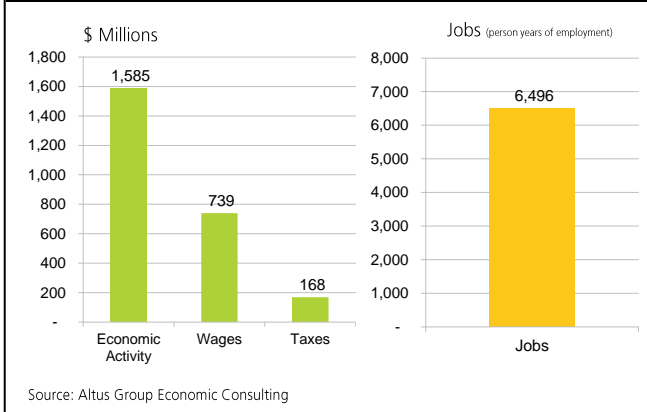
- **Economic activity** of the manufactured building industry includes the activity stemming from the manufacture, installation, and transportation of manufactured buildings
- **Jobs** refers to full-time equivalent person-years of employment

MANUFACTURED BUILDING SURVEY

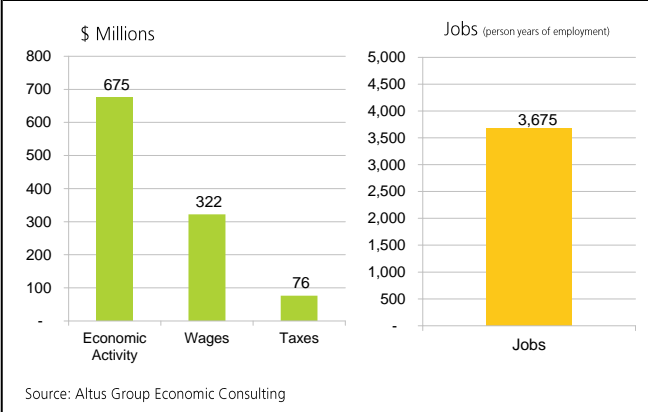
Economic Impact Summary, Manufactured Building Industry, B.C.



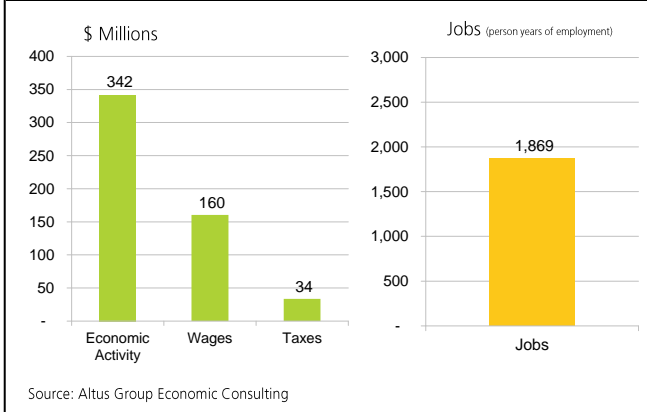
Economic Impact Summary, Manufactured Building Industry, Alberta



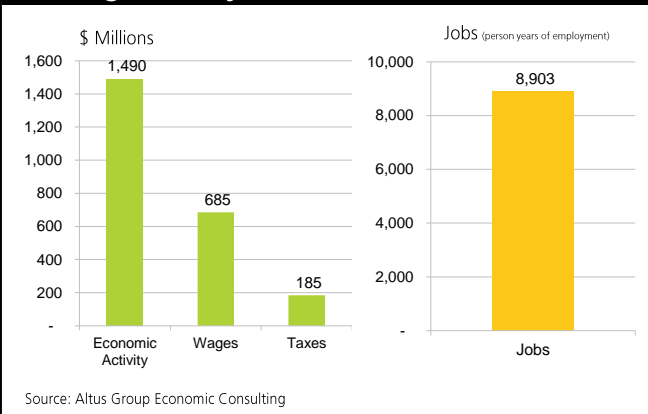
Economic Impact Summary, Manufactured Building Industry, Manitoba / Saskatchewan



Economic Impact Summary, Manufactured Building Industry, Ontario



Economic Impact Summary, Manufactured Building Industry, Quebec



Economic Impact Summary, Manufactured Building Industry, Atlantic Canada

