



The voice of the residential construction industry.

November 16, 2020. MEDIA RELEASE: QHBA Responds to City of Belleville’s Draft Development Charges Study

Recently, the Quinte Home Builders Association received notification of the proposed development charge increases in the City of Belleville.

“We recognize the need for development charges to ensure the ongoing expansion of our communities and the services they require. Home builders and land developers are proud to support the financing of infrastructure directly tied to the communities they build. New communities also bring important new property assessment to municipalities across the province and provide an important residential population

base to support job growth”, says QHBA President, Jon Van Huizen. It has been an economically challenging year for many sectors in Belleville and the residential construction industry has played a critical role as a stabilizing force in our local economy with private sector investment and job creation. “However,” says Van Huizen, “we believe the proposal comes across as reckless and rushed, and without input from those working in the residential sector.”

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QHBA President, Jon Van Huizen on the City of Belleville’s recent release of proposed development charge increases.

The Association believes the initial proposal for Development Charge increases in the city of Belleville is out of step with the reality of the current economic and pandemic situation we are in. In addition, an increase of this magnitude in any given renewal year is out of step and directly impacts affordability.

The Association’s members have had very little time to review the study in its entirety to date, however, Van Huizen indicates “an increase of 123% on a single-family dwelling will drive the cost of a standard home up by an additional \$16,000 in the city of Belleville.” The QHBA believes that the adoption of the increases proposed for implementation in January 2021, would jeopardize the City’s competitive advantage and the general affordability of homes in the area. Currently there are numerous pressures driving up housing costs at an alarming rate, including but not limited to, material costs and shortages, labour shortages and land price increases. Adding an increase of this magnitude will have a negative impact on future growth and affordability.

While the housing sector may have weathered the COVID storm better than other industries – the future is far from certain, especially with case numbers across Ontario increasing. Now is absolutely not the time to implement massive tax increases on new housing in Belleville.



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In his concluding thoughts, Van Huizen notes, "This is an opportunity for Council and the Mayor to show leadership in these uncharted times. To work with us to keep housing costs in check and maintain growth for the City. We believe that growth should pay for growth, however, a rush decision on something this substantial which will greatly impact home ownership, affordability and the housing market as a whole, deserves careful consideration and we ask that any increase in development charges rates be delayed until January 2022. This would allow adequate time for us to respond and Council to consider a staged approach to funding these vital services."

The Quinte Home Builders Association is the voice of the residential construction industry in the Bay of Quinte area. For more than 60 years we have been advocates for our local industry in supporting economic growth, creating jobs, and building homes. With over 140 industry professionals expanding across three counties, together our members make an impact. In fact, the residential construction industry locally has a significant economic impact including 1688 housing starts, 4300 jobs, \$262 M in wages and \$630 M in investment. Economic growth for our area is important to our members and today, more than ever, the home has far more significance. **The QHBA, with the support of its members, plans to present our position at the City of Belleville's Public Meeting, scheduled for December 14, 2020.**

For more information on the QHBA, visit quintehomebuilders.com. To contact Quinte Home Builders Association, call 613-970-2216 or email us at info@quintehomebuilders.com. All inquiries related to Development Charges should be directed to our President, Jon Van Huizen at jon@vanhuizenhomes.com

For more information on the City of Belleville's proposed Development Charges, the City has provided it here: <https://www.belleville.ca/en/do-business/development-charges.aspx>