

called "Tepee Town", "Moccasin Flats" or "Apache Pass", depending on the locality. This is where many native people have to go because they do not have access to anywhere else. They have been forced off reserves, and there is a lack of adequate low-cost housing in our towns.

In the annual report of the department we find this very interesting statement:

—the number of applications for off-reserve housing units declined. This was due to economic factors such as high interest rates for first mortgages, which have pushed up housing costs.

In other words, fewer off-reserve Indian people are applying for help because, no matter what kind of help is offered by the department, it is not enough to offset the disastrous interest rate policy of this government. The budget for rural and native housing between 1976 and 1981 was cut from \$178 million to \$115 million by the CMHC. That indicates how seriously this government is taking the problem.

When we look at Bill C-89, we see that it falls far short of what our country needs in terms of a housing policy. In many respects it runs directly counter to those needs. I would like to point, for example, to the mortgage interest deferment plan. As has been pointed out many times by speakers from our party, this is a cruel hoax. It is the kind of arrangement which gave mortgages a bad name during the thirties and the early years of this century. People pay and pay and pay on their mortgages, but they never own what they are paying for. Like the ill-fated AHOP, it is a financial time bomb. Mortgage holders under this plan will owe more at the end of the year than they do at the beginning. It is no real help at all to people who face the high mortgage interest rates which are the result of this government's policies.

Another disastrous feature of this bill eliminates the requirement that housing co-operatives must be non-profit. Again, this opens the way for speculators to move into the co-operative area. Instead of doing this, we should be expanding the whole co-op sector. But if we look at figures for 1976 to 1981, we find that the amount of money available for co-op housing was reduced from \$51 million to less than \$1 million.

In conclusion, I urge the government to recognize the inadequacies of this bill. I urge it to recognize that the short-term measures in it do not help. They do not help even in the short term. I urge the government to bring in a national housing policy which would begin to meet the needs of the 1980s; a policy planned for the whole nation but involving community planning in detail; a policy which would allow for orientation toward community needs.

● (2030)

What we need is a plan that will recognize the changes in the Canadian population, a plan that will recognize the needs of the Indian people, the elderly, single parents, and the poor. We need a plan that includes a place for public co-op and low rental housing as well as for affordable single units. I urge the government to introduce a plan that brings together the needs of our people for housing, the skills of our people in designing building and renovating homes, a plan that uses the wealth of

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our nation which, until now, has been siphoned off to the banks in high interest rates.

Mr. Doug Lewis (Simcoe North): Mr. Speaker, it is my pleasure to address the House on this bill, an act to amend the National Housing Act and the Canada Mortgage and Housing Corporation Act. I should like to remind hon. members that on Monday, January 25, 1982, the House passed a unanimous motion under Standing Order 43 expressing our condolences to the family and relatives of nine Canadians who died in a fire in Spanish, Ontario.

Some people may wonder what that fire has to do with Bill C-89. The fire, the deaths, the surrounding human tragedy symbolizes the grief that the Liberal Party is bringing to hundreds of thousands of Canadians daily. What connection does this fire have with this bill? The fire, the deaths, the human tragedy and suffering might not have happened if this government had moved sooner, with more conviction, with more passion, with more compassion and more understanding to assist Canadians suffering under the Liberal high interest rate policy. Members of the Vincent family who perished in the fire were forced to move from their home in Spanish, Ontario, a single family residence, because they could not maintain their mortgage payments. Perhaps if the hon. member for Algoma (Mr. Foster) had been more forceful in persuading his Liberal colleagues to work toward adequate assistance sooner, that tragedy might not have happened. On the concession roads of this country, in village after village, town after town, city after city, Canadians are losing their homes daily because the Liberal government has failed to act to assist home owners.

I should like to read to the House some excerpts from an article which appeared in the *Midland Free Press* on January 29, 1982. The article begins:

Like so many thousands of Canadians, Jim Pelletier is the victim of the growing economic shudders felt nationwide.

Pelletier lost his three-bedroom bungalow in Port McNicoll last summer when mortgage and interest rates reached the 20 per cent point.

The loss of his home, plus the break-up of his family combined to put Pelletier into hospital for depression.

The article states that his monthly payments jumped from \$330 to \$530. The article goes on:

It made me feel terrible, like we were working for nothing. Pelletier said from his Midland Bay Street apartment . . . We worked hard for that house for five years. I put my blood and guts into it . . . Losing it hurt.

That story is being repeated in the riding of Simcoe North just as it is across the country.

For 22 months the Liberal Party has talked about monitoring the situation. In the Speech from the Throne in April, 1980, the government stated:

In particular, my government recognizes the need to protect those Canadians most affected by unacceptably high interest rates. My government will act to assist those unable to bear the burden of renegotiating their home mortgages in the present abnormal situation so that the spectre of foreclosure will be avoided.

What an empty promise, Mr. Speaker. This government does not even understand that lending institutions and private lenders no longer use foreclosure as the main legal remedy.