

*National Housing Act*

that you are going to provide housing for senior citizens to enable two aged people, a man and his wife, to move into a house, but what are you going to do about the remaining consort? Are you going to say that person can continue living in the house or that he or she has to find other accommodation?

I suggest that person cannot remain in that self-contained unit, and for a very good reason. We estimate that two people can live in a self-contained unit for somewhere in the neighbourhood of \$40 a month, and that of course is the amount of the old age pension. The experience in Saskatchewan proves fairly conclusively that the self-contained unit can be rented for \$40 a month and the mortgage to Central Mortgage and Housing Corporation can be paid off in 40 years. As I said a day or two ago the 90 per cent, and the long-term low interest rate that is being offered by Central Mortgage and Housing Corporation for this type of housing, are very generous. However, when one of the partners in the marriage dies, then of course you have to still charge \$40 per month for the same space, and certainly the money cannot be forthcoming if the remaining consort is to exist on his pension.

So we have been able to convince the government that if they will allow us to build, in conjunction with the self-contained units, hostel accommodation for the remaining consorts, one hostel bed for each self-contained unit, and we are able to double up in the use of half the hostel units, we can get by very nicely. We must remember also that the construction costs of the hostel unit are considerable. When you take into consideration that you have to provide cooking facilities, laundry facilities and supervision it adds up to a very considerable expense. However, if we are able to place enough people in the hostel units we believe we can rent those hostel units for something in the neighbourhood of from \$55 to \$60 a month, and so the proposition becomes feasible. But under the act as it now stands—and it is going to apply in the province of Saskatchewan after June 31 of this year—we find that in spite of the optimism expressed by the minister the other evening, instead of one hostel bed for one self-contained unit, we are only going to be allowed to build one hostel bed unit for every two self-contained units.

What does that mean? It simply means that eventually you are going to have two people vying for one bed in the hostel unit. On top of that, the act stipulates quite clearly that 50 per cent of the hostel units must be left vacant in the event that this 50 per cent will be needed for remaining consorts some time in the future. So you

have the fantastic situation of a very elaborate and costly hostel set-up with five people in it.

For instance, you build 20 self-contained units, but under the act you can have only 10 hostel bedrooms. If you are to allow only one bed in each hostel bedroom, as the act calls for, and if you have to leave 50 per cent of the hostel bedrooms empty, you will be asking five people to pay through monthly rental the whole cost of that hostel project in order to pay off the mortgage to Central Mortgage and Housing Corporation.

The unfair part of it is this. Central Mortgage and Housing Corporation is not prepared to lend money to a limited dividend company for the hostel project unless the mortgage is underwritten and guaranteed by the province. When the province is asked to guarantee the mortgage for a hostel type project I fail to understand why Central Mortgage and Housing Corporation should have any hesitancy whatsoever in allowing ample provision to be made for single people to go into that project.

I was very disappointed to learn that instead of carrying on on even a limited basis of one hostel unit for one self-contained unit we now find—and of course it was in the act previously—that a limited dividend company is allowed to build only one hostel unit for every two self-contained units. That, of course, makes the whole proposition completely untenable.

I hope that before we get through with this legislation the minister will give the greatest consideration to broadening the terms and making it easier for people in the communities throughout this country to make some reasonable attempt to do something for the senior citizens so that during their declining years they may be able to have some of the amenities of life which they have not been able to obtain for themselves prior to this time.

**Hon. Robert H. Winters (Minister of Public Works):** Mr. Speaker,—

**Mr. Deputy Speaker:** If the minister speaks now he will conclude the debate.

**Mr. Winters:** Mr. Speaker, it will take me perhaps fewer than 10 minutes to conclude if the house is prepared to have me go on.

**Mr. Fleming:** Agreed.

**Some hon. Members:** Agreed.

**Mr. Deputy Speaker:** Has the minister unanimous consent to proceed?

**Some hon. Members:** Agreed.

**Mr. Winters:** First of all I would like to thank all hon. members who took part in