

5. Public housing.

Section 35 of the National Housing Act provides for a partnership of the federal and a provincial government for the acquisition and development of land for housing purposes and the construction of houses for sale or for rent. The application of section 35 is dependent upon the provincial governments enacting complementary legislation. Newfoundland was the first to enact such legislation in the fall of 1949. New Brunswick, Quebec, Ontario, Manitoba, Saskatchewan and British Columbia enacted complementary legislation in 1950, and Nova Scotia in 1951. Alberta enacted complementary legislation this year.

Planning

The initiation of a project under section 35 is a matter for the provincial government to undertake. A province, in consultation with municipalities, develops proposals which are then referred to the corporation for consideration. Before a project will be approved in principle, the corporation requires that the municipality furnish the province with a report which confirms the need for housing in the municipality and the type of housing and rental levels the project can sustain. The decision as to whether rentals will be subsidized by the participating governments is largely for the provincial government to take, because it is the present policy of the federal government to join with a provincial government in any reasonable project the province wishes to undertake. Since this section is a public housing section and since the demand for public housing normally arises only in the larger municipalities, the present policy is that section 35 rental projects will be considered in any municipality of more than 5,000 population, when there is an effective demand for housing accommodation at a rental which is acceptable to the partners.

Types of projects

The projects undertaken under section 35 fall into four classifications: land assembly projects, economic rental housing projects, subsidized rental housing projects and combined land assembly and rental housing projects. In the land assembly projects, raw land suitable for housing development is acquired by the partnership. Streets, sewers, water and electricity are provided and the land is then subdivided into building lots. These lots are then offered for sale by the partnership to home owners or builders who will undertake to construct houses on the lots within a reasonable period. In the case of lots that are sold to speculative builders, care is exercised to make sure that the low lot price resulting from land assembly by the partnership is passed on to the ultimate home owner. In rental housing, subsidized or economic, the project is built under contract arranged by Central Mortgage on behalf of the partnership.

Management

Public rental housing projects will be managed by local housing authorities named by the Lieutenant-Governor in Council. These authorities operate within terms of reference prescribed by the partnership, governing such matters as level of rents, selection of tenants and annual budget. (Mr. Chairman, I have with me a schedule of projects which, if the committee so desires, might be printed in the record.)

The CHAIRMAN: That should go into the record and copies will be passed around to members of the committee.

The WITNESS: