

The objective of the National Housing Act is to assist the Canadian who wishes to own his home by offering these advantages, namely, reduced down payments, longer payment period, convenient monthly payments, $4\frac{1}{2}\%$ interest per annum (calculated semi-annually) and sound, prescribed standards of construction with a view to improving housing in Canada.

(A detailed analysis and description of the various types of loans and grants provided under the National Housing Act will be found appended to this paper.)

Housing Research and Community Planning

The National Housing Act makes provision for housing research covering the fields of economic, statistical, sociological and technical research and architectural investigation. Studies and enquiries in the field of community planning and related educational work complete the programme of acquiring and disseminating new knowledge for the improvement of the living conditions of the Canadian people.

Economic research involves the assembly and interpretation of factual information. The Corporation is actively engaged in remedying the deficiency which has existed in this field. The Division of Building Research, National Research Council, has undertaken most of the actual technical and laboratory work required to establish the suitability of building methods and materials. Moreover new plans and designs for moderate and low-cost house construction are continually being drawn up and when completed are made available at a nominal cost.

In the past, few municipalities in Canada have taken advantage of community planning. Accordingly, the National Housing Act makes provision for the preparation and distribution of information to promote a better understanding of the principles underlying community planning. It also provides for studies of the problem of land utilization and for general research projects that will increase knowledge of this subject.

As a result, various studies have been assisted financially in Canadian universities and government departments. Financial assistance has been made available to the Community Planning Association of Canada, a private organization designed to foster public understanding of, and participation in, community planning in Canada.

Generally, under the provisions of the National Housing Act, Central Mortgage and Housing Corporation can co-operate with any planning authority to assist in the preparation of co-ordinated regional and community plans anywhere in Canada.

Direct Construction

Employing private contractors and under agreement with municipal authorities, Central Mortgage and Housing Corporation also builds houses on a rental basis for war veterans and their families. This is a continuation of the construction activities of Wartime Housing Limited, which was formed on February 28, 1941, to build and manage low-rental living accommodation for war workers in congested areas.

On January 1, 1947, the Corporation assumed administration and control of all completed Wartime Housing Limited projects and undertook to manage and rent the properties as well as to offer them for sale.