

citizens, and the youths of the country for getting into the work force. They blamed the work force, Madam Speaker.

**Mr. Woolliams:** They blamed the Tories.

**Some hon. Members:** Hear, hear!

**Mr. Alexander:** They blamed the Tories, they blamed everybody, but they never blamed themselves. The Minister of Finance is looking for a scapegoat again, and who does he pick on this time? The trade unions. Then he expects Joe Morris to sit with him in an effort to reach some sort of consensus on how to fight wages and profits. Someone asked me this afternoon what I thought about that, and I said that if I were Joe Morris and the Minister of Finance came to me, I would shut the door in his face.

**Some hon. Members:** Oh, oh!

**Mr. Alexander:** Was that the Minister of Agriculture (Mr. Whelan)? Why would he want to get in on this? Shame on him! He has a tremendous job—

**Some hon. Members:** Hear, hear!

**Mr. Alexander:** He has a tremendous job to do. He had better stick to agriculture, eggs and beef and turkeys, and things like that. They mean something also.

**Mr. Whelan:** I will tell you one thing: I know as much about labour as you do, judging from what you were saying just now.

**Mr. Alexander:** The minister keeps on trying, but he has not done anything yet.

**Some hon. Members:** Hear, hear!

**Mr. Alexander:** I am glad to see that the Minister of Consumer and Corporate Affairs (Mr. Ouellet) is talking about consumers' rights for a change. That is what we missed. I have a feeling the Minister of Agriculture has been shafted, if you will excuse the expression, Madam Speaker.

As I said, until such a policy has been formulated the housing market will continue to suffer. I want to bring another statistic before you, Madam Speaker.

**An hon. Member:** Oh, oh!

**Mr. Alexander:** I hear a lonely voice in the backwoods over there, one of the new members who has not had an opportunity to speak. All he has to do is see the Whip—talk to the Whip, be a good boy, and do his job of looking after his constituents. If he shows some responsibility around here maybe he will get an opportunity.

**Some hon. Members:** Oh, oh!

**Some hon. Members:** Shame!

**Mr. Alexander:** Madam Speaker, I was going to point out vividly that if we do not attack inflation we are going to be in trouble. As I understand it, if we have a 12 per cent static rate of inflation for the next ten years, a 1974 one dollar purchase will cost \$3.12 in 1984. If that formula comes about, a home that is now worth \$60,000 will be

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worth \$185,000 in 1984. I see somebody over there yawning because he thinks this is a joke.

**Mr. Baker (Grenville-Carleton):** Don't sell your house, Barney.

**Mr. Alexander:** The rapid increase in the cost of housing has occurred because the government will not face one of the most serious crises this country has ever seen, and that is two figure inflation. Even at a 6 per cent rate of inflation, over the next ten years the price of that same home would reach \$100,000. By 1984 it will take \$3.12 to buy what one dollar will buy today, and only the very affluent will be able to be involved with the minister's housing program.

I want to bring up another problem with respect to this bill. I hope I have pointed out vividly that there will be no solution to the housing problems until the government wrestles inflation to the ground. My second point is that, as I understand it, the general intent of this bill is to increase the supply and hold down the cost of housing in the low and medium price range, both for ownership and renting. The minister contends that if we are to meet the demands we must draw more heavily on private capital. But is the demand coming from those who need the homes? Is it coming from the 25 to 34 year olds, those who are indicated as in the house buying age group, a group that is increasing in numbers year after year?

The CMHC annual report for 1973 states that the house buying age in Canada is generally accepted to be those people in the 25 to 34 age bracket. The following CMHC projections of the number of persons in this age group indicate that, without proper guidelines, the housing situation in Canada will get worse before it gets better: the number of persons of house buying age in 1956 was 820,000; in 1961, 941,000; in 1966, 1,016,000; in 1971, 1,217,000; the 1976 estimate is 1,707,000 and the 1981 estimate is 2,202,000.

What does this mean, Madam Speaker? Considering the criteria set under AHOP or any of the other programs, surely the minister does not expect that these people are going to be in a position to buy a home. There is no way they can. I am frustrated when young couples in my constituency, who are making \$18,000 a year, come to me and say they cannot buy a home. The program which the government has introduced is not practical in terms of their need because they do not fit into the criteria. What kind of nonsense is this?

**An hon. Member:** Tell them to run for parliament!

**Mr. Alexander:** A communiqué issued by the Canadian Council on Social Development states:

Urban Affairs Minister Barney Danson's recent announcement of federal subsidies to private lenders, under the assisted home ownership and rental entrepreneur programs, as well as Finance Minister Turner's November 18 budget, reveal a new and lamentable shift in federal housing policy, according to Serge Carreau, of the Housing Committee of the Canadian Council on Social Development.

Mr. Carreau called on Canadians today to oppose this shift in federal housing policy which he termed a dangerous precedent and one which will primarily benefit relatively affluent families rather than those most in need.

The housing committee opposes subsidizing the activities of private mortgage lenders for the following reasons: