

will not lose its place, as suggested by the hon. member in whose name the motion stands.

**Mr. Knowles (Winnipeg North Centre):** That is our understanding, also.

**Mr. Deputy Speaker:** In the opinion of the Chair, the matter not having been brought up for debate, it retains its present place. To make sure this is clear, let us make it an agreement of the House that it is understood that the House leaders will get together to find the appropriate time for this matter to be debated. Is that agreed?

**Some hon. Members:** Agreed.

## PROCEEDINGS ON ADJOURNMENT MOTION

[English]

A motion to adjourn the House under Standing Order 40 deemed to have been moved.

### FINANCE—REQUEST FOR INCREASED FINANCIAL SUPPORT FOR HOUSING FOR LOW INCOME GROUPS

**Mr. John Gilbert (Broadview):** Mr. Speaker, on Wednesday, March 16, in the absence of the Minister of State for Urban Affairs (Mr. Ouellet) I directed some questions to the Minister of Finance (Mr. Macdonald) relating to the CMHC budget which had been tabled the day before.

I indicated that the CMHC budget showed a massive swing away from funding for rental housing for low and moderate income people. In view of the high number of unemployed construction workers and the low apartment vacancy rates in large cities across Canada, I asked the Minister of Finance whether the government would reverse this incredibly regressive and unfair policy, and increase financial housing support for low income Canadians, because this matter affects Canadians with an income of less than \$10,000 who are forced to rent apartments.

The Minister of Finance, in his usual glib way, stated that there had been a record number of houses built last year, particularly low income houses, and he cited AHOP as being the salvation for all low income people.

What is the record of the government with regard to housing for low income people? What is the housing policy for Canadians? Most houses are well beyond the financial capacity of most Canadians. For example, a three bedroom house in Toronto last year cost \$76,000. With a down payment of \$6,000 it would leave a mortgage of \$70,000. At an interest rate of 11 per cent, a person would have to pay \$673.78 for principal and interest on a 25 year basis, and the total amount would be \$202,134, which indicates that on principal of \$70,000 a person has to pay \$132,134 in interest. This indi-

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cates the record of the government with regard to building affordable houses across the country.

• (2200)

What is the CMHC record on low income or social housing? The CMHC budget for 1976 indicated that 16 per cent of its capital or money was for social housing. That 16 per cent amounted to only 2 per cent of all the new housing starts across the country. Mr. Speaker, only 2 per cent of more than 250,000 homes were built for low income people. That gives an indication of the minister's save-all policy for AHOP.

What has the Canadian Council of Social development said with regard to the attitude of CMHC towards those people who are trying to develop social housing, third sector housing? There has been an indication that it has been indifferent and difficult. It has built up all the necessary walls to prevent social housing from moving forward in Canada. In fact, there has been a far different approach to people who are interested in social housing compared with those who develop homes by way of private enterprise.

What is the result of all this? The result is that there is a crisis across the country as a consequence of CMHC budget cutbacks for rental housing. There is going to be a crisis of available apartments, and there is going to be a crisis of increasing rents across the country.

The House should not take my word for it; it should take the word of the experts as recorded in the Toronto *Star* no later than March 12 of this year, and I quote:

As far as rental apartment construction goes, senior citizens and low-cost public housing is the only game in town.

The number of private condominium and rental apartment units built in Metro last year dropped to 5,508 from 10,650 in 1975, according to a recent study by A. E. LePage Ltd., one of Canada's largest realty firms.

The following is the important line:

Even fewer apartments are expected to be built in 1977.

Is it any wonder that we talk about a rental crisis developing right across the country? Here we have CMHC in its capital budget cutting back on rental housing. This indicates to me that the new minister is in the clutches of developers, builders, speculators, and financial institutions, and that he has spent little or no time on the housing needs of most Canadians, otherwise he would not cut back on the CMHC budget for rental housing. More money is needed for rental housing, not less. More money is needed for non-profit and co-operative housing.

Instead of the slight increases which were set forward in the CMHC budget, which did not even cover the inflation we experienced in the last year, it seems to me that the minister should spend more time on housing needs. If he spent more time on housing than he does preparing lists of separatists in Radio Canada, he would direct money to rental housing to meet the needs, we would overcome the apartment shortage which prevails across the country, and we would allay the fears of most Canadians about rent increases. It is for this reason that I bring this question to the attention of the House this evening.