

Discussion on Housing

companies was encouraging. We learned that 800 housing units would be needed in Sudbury during 1967 instead of the 400 originally anticipated. Next year the figure may well be 1,200 or 1,400; I do not recall the exact figures.

I took exception to the remarks of the hon. member for Sudbury in the house the other day. He intimated that I had gone up there during the election campaign and had made a political announcement. I immediately put on the record that while I could easily have gone there 24 or 36 hours before the election I stayed away until the week after the election. I went up in late May to see what was to be done and after the election I announced the results that had been achieved.

Some hon. Members: Hear, hear.

Mr. Nicholson: I have wandered away from my original theme. I was talking about the necessity of education, of passing on needed information, of educating municipalities, provincial governments and others with a specific interest in housing. Out of the conferences that took place during the last ten days of January of this year, in February and in March, and out of the subsequent conferences with the representatives of financial institutions—the conventional lenders and approved lenders, the mortgage companies, insurance companies, trust companies and the banks—some very worth-while suggestions emerged. I can now tell the house about some of the suggestions that came out of these symposia and the subsequent meetings. Out of all these there came recommendations for four programs that appealed to me and which I have no doubt will appeal to the majority of my fellow members in the government.

These four programs, all of which were discussed at one or more of the provincial conferences, include the following: First, a comprehensive planning of urban regions and the acquisition of lands for transportation corridors and the open spaces required for urban growth; second, a new community program to stimulate orderly and comprehensive development of new suburban areas within the context of regional and urban plans; third, housing programs to serve as an integral part of other combined federal and provincial anti-poverty measures in specific areas; fourth, housing for moderate income families, not for those with incomes of less than \$5,800 but say for those with incomes perhaps between \$4,500 and \$7,500. These are some of the ideas that came up during our conferences and that need further study. With

regard to serious study of the proposed new communities program, a suggestion has been made that the federal government should go in with the provinces and municipalities in undertaking a comprehensive new communities program of the kind that I have just spoken of whereby the federal government might provide special incentives for large scale comprehensive development of suburban communities in certain urban regions. In such a program the federal government might contribute what the three levels of government agreed would be a reasonable amount. Whether it would be 50 per cent, 40 per cent or 60 per cent would be a matter for discussion. In addition, the federal government might make loans comparable in magnitude with the loans it is now prepared to make to provincial housing authorities for public housing.

• (5:20 p.m.)

Yes, several of those who spoke yesterday and one hon. member who spoke today talked about the federal government "trying to pass responsibility on to the provinces". Nonsense. How many people in this house even realize that any provincial housing authority or municipal housing authority can borrow 90 per cent of the money it needs in this field from the federal government, not at the maximum rate of 8½ per cent but at 6¼ per cent, the approximate cost of money to the federal government. It is largely because of this lending program that we are finding evidence of the increased interest in public housing, which leads me to believe that our expenditure in this field next year will be not \$400 million but \$600 million or perhaps even more than that.

Included in this suggested program are also resettlement plans. I have for long been interested in resettlement programs and the need for them was driven home at the conferences which took place at Corner Brook, Newfoundland in March last and our earlier one here. As a result of vast improvements made primarily in the fishing industry in Newfoundland, literally hundreds of families who live in isolated outports are being moved into more populated centres. The houses in which they and their forebears lived, perhaps for hundreds of years or more, were perhaps of little value but they did provide a shelter and, what is perhaps just as important, they were owned by the occupants.

Can we expect these people to give up the homes that they own, even though they may be worth only \$200 or \$300, and move to