

Each member of the co-operative must occupy a family unit in the housing project during the full period of the loan; must own shares of the corporation in proportion to the total cost of the housing unit which he intends to occupy; must pay his proportionate share of all operating costs, monthly installments of principal, interest and taxes.

Housing for Rental Purposes

This part of the act is intended to assist those people who, because of low wages or the transient nature of their work, must rent instead of owning. To encourage the building of housing projects for renting at moderate figures, the government offers two plans:

First, a joint loan of which 25 per cent is provided by the government and the remainder by an approved lending institution. The total amount of this type of loan may not exceed 80 per cent of the cost of the buildings; the interest is $4\frac{1}{2}$ per cent and the amortization period is usually 20 years.

Second, limited dividend corporations, formed specially under government supervision to construct and manage low-rental housing properties, may borrow from the government up to 90 per cent of the lending value of the project, for a term of fifty years at three per cent interest. Veterans have first choice of homes built under this plan.

Slum Clearance

When the emergency housing situation has been alleviated sufficiently to admit slum clearance, the government may condemn and demolish areas of unsuitable housing, and through limited dividend corporations rebuild with low-rental, modern dwellings.

Bad design or inferior construction is not permitted under the National Housing Act agreements. All housing built with the aid of the government sponsored loans must measure up to certain standards of design, size and quality of materials.

The Central Mortgage and Housing Corporation, operating agency of the Dominion Government in the housing field, administers the National Housing Act and the emergency shelter regulations and also directs the activities of Wartime Housing Limited.

Government Wartime Housing

During the war the Canadian Government took a direct hand in the construction of housing for war workers. A government owned company, Wartime Housing Limited, was incorporated in 1941 to build houses in those parts of the country where war industries had created a serious housing shortage. In addition to dwelling units, the company constructed a number of supplementary buildings including dormitories, staff houses and dining halls. With the coming of peace, the company concentrated on providing houses for rental to veterans. Since its inception, Wartime Housing has completed more than 25,000 housing units at a cost of over \$118 million.

TARGETS

The report of the Sub-Committee on Housing and Community Planning set 700,000 new housing units as a desirable building program for Canada for the ten years following the conclusion of the war. This would mean 350,000 units for the first five year period. Making allowances for the housing of families now doubling up, and for a desirable vacancy rate, 480,000 units for the first five post-war years has been set as a desirable target at which to aim. About 80,000 of these should be built during 1947-48 and 100,000 in each of the following years. Care will be taken to ensure a fair distribution of building among cities, towns and rural districts.