

Housing

that price. I have a copy of today's *Vancouver Sun*. I am turning to the real estate ads for the east side of Vancouver. The average price for a home in greater Vancouver is \$140,000. There is a relatively cheap house for sale in my riding. It is situated on a street just about in the middle of my riding. It is a two-bedroom home on a 33-foot lot. It is 24 years old and it is for sale at \$112,000. But these people can only afford a home costing \$46,780. There are none at that price. Let me make that clear.

• (1730)

The third point which becomes clear from these questionnaires is that there is going to be a squeeze on rents and that rents will increase. People are afraid that rent controls will be removed. The minister is travelling across the country telling people that they may not be able to have two garages and two cars. But it is not a question of two garages or two cars; it is a question of being able to afford to stay in your own home. The minister has been talking about getting rid of rent controls. But these people who wrote to me certainly do not want that to happen.

Fourth, it is clear that wages are not increasing sufficiently to cover the increased cost of shelter. Is it any wonder that people are frightened when the Prime Minister (Mr. Trudeau) muses about whether he should or should not impose wage controls? People are afraid.

Fifth, people made reference to bank profits. Bank profits are enormous. Bank profits last year amounted to \$1.6 billion. People wonder about these vast profits and wonder what would happen if they were channelled back into affordable housing.

Sixth, the people in my riding, as reflected by some of the statements in these questionnaires, tend to think about other people. There are some very good-hearted statements in response to that questionnaire. It shows up in the responses of people who have paid for their houses, yet they are still worried about the housing needs of others and they are worried about their children. The minister should be worried about these things too.

Seventh, there is a sense of urgency, as evidenced in these questionnaires. I have stacks of these questionnaires which I can send to the minister. People are asking for something to be done now. But what do we get? We only get this inadequate bill.

There are two other concerns that showed up in these questionnaires. I have not quoted them. There have been increased tax assessments in Vancouver. The Social Credit government of British Columbia has really put it to the people on tax assessments. People know their taxes are rising very quickly. There is almost a tax revolt. The cost of fuel is also rising. That, too, was mentioned in the questionnaires. The consumer price index indicated that from January of last year to January of this year the price of energy rose 24 per cent. The price of fuel is continuing to rise. In a letter dated February 5, 1982, Dave Barrett, the leader of the provincial New Democratic Party wrote:

That additional charge will raise individual customer bills between 8 and 12 per cent, depending on usage and rate categories, this year alone. It means that

this province's one million residential customers will pay an average of \$28 extra this year to finance minister Hugh Curtis through their hydro bills.

People in my riding are feeling the squeeze with the cost of fuel. It is evidenced at the gas pump because of the National Energy Program and the deal that was made with the province of Alberta, as well as the increase in hydro bills and so on. There was no effort on the part of the provincial government of British Columbia to lessen the impact of these bills. There was no effort on the part of the federal Liberal government and the Minister of Energy, Mines and Resources (Mr. Lalonde) to redistribute some of the money received from Alberta, Saskatchewan and British Columbia through higher oil prices.

It is often said, "It is all right for you guys to get up and scream about the situation. We know it is bad enough even though it is documented in a new way. What are you going to do about it?" Let me suggest that something could be done about it. We could lower interest rates including a significant lowering of mortgage rates. We could get out of monetarism. We could have a "made-in-Canada" interest policy. We have already laid that before the House. We can require banks to set aside a specific portion of their lending portfolios for long-term mortgages at lower interest rates, primarily for first time buyers. That would help some of the renters also. We could restore the presence of CMHC in the housing sector by an infusion of \$500 million to the capital budget for social housing. This would provide the needed non-profit co-operative and rental accommodation. From where would we get the money? We would get it from bank profits. We would apply a 100 per cent capital gains tax against property sales, except on principal residences and farm lands sold for residential purposes. Finally, we could make Crown land available on a leasehold basis for affordable housing. Those things could be done. If the minister brought forward a bill with those provisions in it, this party would pass it in a flash. He does not have to look over and say "Please pass a Mickey Mouse bill".

Mr. Cosgrove: Are 70,000 jobs Mickey Mouse?

Mr. Waddell: If the minister would listen to what needs to be done, and if he would read what the mayor of Vancouver has been writing to him, he would know that in greater Vancouver we need 70,000 affordable housing units over the next five years. The city of Vancouver itself needs an additional 5,000 units per year just to keep up with growth projections. Vancouver is going to trade with the Pacific Rim countries. We hope to be the city that will open up that trade, which will be a jewel on the west coast. We need 20,000 units just to catch up, but I am told that the minister has cut them back by 2,000 this year.

[Translation]

Mr. Speaker, the caucus of the New Democratic Party set up a committee on economic development which travelled across Canada. For instance, we visited Montreal, where we heard private citizens and groups express their views on housing. One tenants' association talked to us about rental organizations, buildings that were being demolished, and their