

Home improvements and home extension loans

Part IV of the Act deals with home improvement loans and home extension loans. With respect to home improvement loans, this part has been proclaimed for Kamsack, Yellowknife and flood damage in the Fraser Valley. These are loans made by the chartered banks or approved instalment credit agencies to home owners for financing the extension or improvement of existing dwellings. The corporation, within the limits of a 5 per cent pool guarantee fund, may pay the bank or instalment credit agency the amount of loss sustained by the lender as a result of a home improvement loan or a home extension loan made in accordance with the provisions of section 17.

Losses paid under the corresponding 1938 Act amount to \$472,218, being 0.94 per cent of the amount loaned. At the time the corporation assumed the administration of the National Housing Act from the Department of Finance outstanding accounts on which claims had been paid to the banks amounted to \$419,500. Since then the corporation has recovered \$123,345, of which \$84,682 is principal.

(b) Slum clearance grants.

As a result of taking over the bank's right against the borrower where the bank thought that it would not be able to make further collections from the borrower.

Section 12 of the National Housing Act provides for grants to a municipality from the federal government to assist in meeting the cost of acquiring and clearing an area of land suitable as a location for a low-cost or moderate-cost housing project. These grants are made by the minister—the corporation's activity in connection with section 12 is limited to making investigations as requested by the minister.

(c) Emergency shelter.

Operations of the emergency shelter administration, which at the peak provided shelter for about 11,000 families, are now limited to administrative work in closing out projects operating in properties owned or leased by the government. There are 25 projects containing 2,903 units still operating in which the government has an interest. Of these, six projects of 313 units are operated by universities to provide accommodation for married veteran students.

(d) Housing Research—community planning.

Under part V of the National Housing Act, the corporation is charged with responsibility to cause investigations of housing conditions and housing accommodation in Canada, and distribute information about construction of adequate housing and understanding and adoption of community plans in Canada. In meeting these responsibilities, we have avoided creating technical or statistical organizations which would duplicate facilities already provided by other government agencies. By agreement with the National Research Council, all physical research on building materials and methods is carried out by the Council's division of building research. Under arrangements with the Dominion Bureau of Statistics, housing surveys connected with census data and the survey of starts and completions are carried out by the bureau on our behalf. Expenses of these organizations on work carried out for the corporation are a charge against part V.