

*Request for Housing Statement*

Canada. Your Honour has just read the motion, thus giving an indication of what it is about. It is only necessary to read a few newspaper editorials to see the publicity being given to the gathering momentum about the lack of initiative by the government with respect to housing starts. I wish to put on the record some statements, particularly from Central Mortgage and Housing Corporation. I quote from an article which appeared in the May 9, 1970, issue of the *Hamilton Spectator*. This article quotes Albert Fish, past president of the Ontario Association of Real Estate Board and reads in part as follows:

Canadian cities are heading into the worst housing crisis since the end of the Second World War and it is becoming impossible for nine out of ten city families to own a home, a housing expert said yesterday.

An article which appeared in the June 10, 1970, issue of the *Globe and Mail*, emphasizing the gravity of the situation is headlined, "Housing Starts in Ontario off 44 per cent". The article reads in part:

Urban housing starts in Ontario totalled 14,114 in the first five months of this year, 44 per cent fewer than in the corresponding period last year, preliminary figures from Central Mortgage and Housing Corp. show.

What is even more significant, this article, by way of Dow Jones Service, reads:

Housing starts in urban centres totalled 8,392 dwelling units in May, off 50.1 per cent from a year earlier—

I now refer to an article which appeared in the June 2, 1970, issue of the *Ottawa Journal*. This article quotes Mr. Johnson, president of the National Housebuilders Association, as follows:

• (12 noon)

We may be seeing a real housing shortage by next spring. Rising costs have priced homes out of the reach of over 80 per cent of Canada's wage-earners.

He goes on to state:

The federal government raises sales taxes on construction materials, then runs around like a chicken with its head cut off trying to lower housing costs.

What is the situation in Hamilton? I quote from an article which appeared in the *Hamilton Spectator* of June 4. The headline reads, "Multiple Dwellings Hit Hardest—20 per cent Drop in House Building". It begins:

Housebuilding in Hamilton has dropped 20 per cent so far this year compared with the first five months of last year.

Any forecast of things to come is, at best, nothing more than an educated guess, and two of the leading educated guessers are Cen-

tral Mortgage and Housing Corporation and the Economic Council of Canada. Both predict a decade of tremendous demand for housing accommodation, great and conflicting pressures in providing it in the urban environment of the seventies, and exceedingly keen competition for the means to finance what is needed. In mid-January, Mr. Herbert Hignett, president of CMHC said that 2,500,000 dwellings must be produced in Canada during the seventies—1,100,000 by 1975 and 1,400,000 by 1980. He set a price tag of about \$4 billion on this construction.

According to the Economic Council of Canada, of ten highly-industrialized nations Canada ranks only eighth in the percentage of population living in urban areas. In 1961, this proportion was 62 per cent as compared with Britain, in first place, with 77 per cent. But Canada was way out in front when it came to the average annual percentage of growth of urban population. It topped the other nine nations with an annual rate almost twice that of the next in line—4.1 per cent as compared with second place United States with 2.7 per cent. Fortunately or unfortunately, depending upon how one views urban development, this pre-eminent rate continues. Canada's strong increase in population growth and rate of urbanization is likely to continue until 1980 at least.

The Economic Council forecasts a population of about 26 million by 1980, a growth since 1965 of 28 per cent. This is the highest growth rate for that 15-year period of seven leading countries including Britain, France, Germany, Italy, Sweden and the United States. The council estimates that of this 1980 population of 26 million, 20 million will reside in urban areas. Perhaps of more significance is the estimate that while all urban areas will grow immensely, those which are already the largest will grow most rapidly and disproportionately. With millions of new urban dwellers being pushed into existing facilities, it is not hard to perceive the outlines of some of the problems which will be created.

I noticed in the *Ottawa Journal* of April 13, 1970, an article by James Nelson under the heading, "Five Million Families Push Housing Needs". It states in part:

About the middle of this year, the number of families in Canada should reach 5,000,000, twice what it was in 1940 and 1,000,000 more than in 1959.

The figure is important in projecting sales in all lines of business, but particularly in housing. Central Mortgage and Housing Corporation estimates that the current 190,000 a year growth in demand for accommodation will jump nearly 230,000 in 1971-76.