

*Housing Prices*

Next Monday, a ceremony will be held to turn the first sod for the construction of the Centre de séjour de Laval, a 332-bed complex that will cost \$3,185,350. There again, the federal government will contribute about 90 per cent.

Some situations come to my mind which I should like to mention to the minister, not as criticisms but rather as suggestions. But before making my suggestions, here is the situation in which we live. As for the Quebec Housing Corporation, Mr. Speaker, I must point out that we might have to review the situation.

I have in mind the building of Co-op Habitat, a 352-unit project built with CMHC funds, but through a loan of some \$4,589,820 granted by the QHC. These apartments, built in 1958, are still unoccupied.

Here is another very typical case: l'Office d'habitation de Montréal-Nord. Here again, the funds came from the CMHC, but were administered by the Quebec Housing Corporation and the apartments are still unoccupied.

I see that an agreement has been entered into with the provincial government whereby rents for people on welfare, are fixed at special rates. I am referring to the Office d'habitation de Montréal-Nord project, involving 168 units of 3½, 4½ or 5½ rooms. They are meant for people on welfare, and the rents are according to the monthly income of the head of the family. As an example, if the monthly income is \$303 to \$406, the rent will be \$60 a month.

The minimum rent is \$41 a month, including various services. It includes electricity, heating, hot water, water tax, the supply of a stove, a refrigerator, a washer and a dryer.

I believe that this measure meets the needs of welfare recipients. The provincial government will contribute 25 per cent of the deficit while the municipality will pay 25 per cent and the federal government 50 per cent.

I suggest therefore that if such a formula were applied to the Co-op Habitat project, at Ville de Laval, we could house families which surely need it.

I will conclude, Mr. Speaker, by making a few suggestions regarding transfers of funds from the CMHC to the province of Quebec whose housing funds are administered by the Quebec Housing Corporation. I would point out to the minister that we should review the administrative set-up governing relations between the CMHC and the Quebec Housing Corporation.

The supervision and control should be proportionate to the lender's responsibility, or else, to the monetary contribution. The building of shelters and the loans made by the Quebec Housing Corporation are administered in Quebec by non-profit organizations.

It seems to me, Mr. Speaker, that this type of administration by non-profit organizations might lead to some patronage hotbeds that are not always conducive to the best interest of the community. I believe that this honorary type of administration is now obsolete.

It has not always been the most effective, precisely because of lack of interest and motivation, and I would even go as far as to say that the interests at which this policy is directed are not the same.

[Mr. Roy (Laval).]

It seems to me, therefore, that the transfer of funds from the Central Housing and Mortgage Corporation to the Quebec Housing Corporation should be reviewed. Mr. Speaker, in the coming days, the Minister of State for Urban Affairs will be introducing in this House amendments to the National Housing Act. They are the result of in-depth studies made in the past few years and which drew on all the government's resources, as well as researchers from outside. Those amendments have been under constant review, and the initiatives and experiences of the past few years have been assessed. The amendments are designed to facilitate the solving of urban problems, as well as access to homeownership for the class of citizens who are deprived of it.

As a representative from Quebec and from the metropolitan area of that province, I am particularly glad to see that there will be, amongst others, amendments providing for a preferential rate loan system for low-income families, as well as valid tools likely to facilitate the rehabilitation of downtown areas for municipalities, which will represent, for provincial and municipal undertakings, a valuable contribution in this area. There will also be mechanisms for citizens' participation, which will be a first in housing legislation, in Canada as well as in other countries. We have to go further and to provide all the services and equipment which give the community a soul.

[English]

**Mr. David Orlikow (Winnipeg North):** Mr. Speaker, as I listened to the Minister of State for Urban Affairs (Mr. Basford) sing the praises of the Liberal government's record in the field of housing I could not help thinking of the saying, "There are none so blind as those who will not see". In criticizing my colleague, the hon. member for Broadview (Mr. Gilbert), supposedly because he was partisan, the minister said—I am not sure that I have the words exactly, but I think basically I paraphrase correctly—"The major concern of this government has been to provide housing for people in the low income bracket".

**Mr. Basford:** Hear, hear!

**Mr. Orlikow:** The minister applauds, so I must be quoting him correctly. He said that in the last four years the government has built 135,000 housing units for people in the low income bracket. I presume that means public housing and limited dividend housing, Mr. Speaker. Let us assume that the minister's figure is correct. In the last four years we have built close to 850,000 housing units and my rough arithmetic tells me, if the minister's figures are correct, that we have built between 15 per cent and 17 per cent of those housing units for people in the low income bracket. If that is how the government shows major concern, I hate to think how it would act if it were to show no concern at all.

• (1540)

**Mr. Basford:** The hon. member is all mixed up.

**Mr. Orlikow:** Mr. Speaker, if the minister thinks I am being purely politically partisan, let me refer him to a report—one of six submissions to a task force on low-income housing set up by the former minister—written by