

"If we base our situation at the present time on the facts as we know them rent would be limited to from \$10.00 to \$15.00 per month but I believe if these people were working a rent of \$20.00 to \$25.00 would easily be paid in Montreal."

Evidence as to the cost of relief in Ottawa, per annum, of the maintenance of a family of five was given by Mr. Cauchon. It comes to over \$627 per family, per annum, exclusive of the cost of education.

The English report on A National Housing Policy states: "In the building of houses, owing to the large amount of labour in their erection and in the making of materials and fittings used, the saving in maintenance which must be forthcoming for the men, if left unemployed, is especially great. In England this maintenance is provided through definite insurance or public unemployed allowances, and the amount is known. In Canada public assistance and private charity co-operate and the actual cost is indeterminate. In England it is estimated that for every dwelling not built, about \$375 has to be paid for the maintenance of labour that would have been employed in providing a house costing \$1,500. It would appear, therefore, to be an actual extravagance to maintain operatives in idleness by not erecting dwellings when these are urgently needed."

From "A Housing Program for the United States" by the National Association of Housing Officials we extract the following: "In time of industrial depression and consequent unemployment, low-cost housing provides one of the most effective and least costly types of relief works because:—

- (a) It does not displace work which would otherwise be undertaken by private enterprise.
- (b) It expends the capital cost mainly in labour widely distributed among the branches of the building industry and others which manufacture the materials, equipment and furnishings.
- (c) It transforms what are at such times idle credits into revenue-earning and self-liquidating assets, which may be regarded, therefore, as investments rather than as debts, and are likely over a long period to prove good investments.
- (d) Owing to the large proportion of labour involved, each dwelling built saves a very substantial sum which might otherwise be spent in the maintenance of the unemployed.
- (e) The provision of good housing and slum clearance produces probably the greatest amount of social amelioration of any comparable kinds of relief work.

Finally, the reference indicates that one of the main objects of the Government is "In order to provide employment" and in such manner as will be most conducive to national recuperation of business—production and industry—through a national policy of house building.

For social and economic recuperation and advance through the relief of unemployment, the fostering of "housing" for the low wage earners now living in undesirable and unhealthy slum conditions is the most promising as distinct from higher class houses for those who can be financed through usual financial methods and agencies.

Evidence has shown that the median line above which financial institutions can reasonably begin to assist is the \$3,500 capital cost line.

Below the \$3,500 capital cost line the necessary financial set-up is admitted to be non-self-liquidating at commercial rates of interest, i.e., without extraneous aid it cannot approach an equitable human standard of health and amenity.

Low interest assistance for houses above the \$3,500 median line will seemingly seriously affect the existing mortgage investments as contracted for and will deter further extension of private funds into the higher classes of residential buildings.