

There are still 332 war workers' houses and 1,937 pre-1948 veterans' rental houses to be offered for sale.

It is the policy under our sales procedure that the first opportunity to purchase is given to the present tenant. If a tenant is unwilling or unable to buy his house, he is not required to vacate in order that the property may be sold to another veteran except that a tenant who is unprepared to purchase his house may, if a suitable offer is received for that house from another veteran, be asked to move to another rental house owned by the corporation in the same locality. This so called "forced move" technique has been used sparingly. A survey of 14,339 sales over a period of 17 months in 1950-1951 disclosed that the corporation requested 350 tenants to move—in nine of these cases we issued formal notice to vacate. In the same period 841 tenants moved at their own request.

That was to secure more suitable accommodation which appeared to be available in the project area.

4. Other functions

(a) Guarantees

The National Housing Act authorizes guarantees other than those to joint lenders and on rental insurance projects.

Integrated housing plan

Under section 4B of the National Housing Act, the corporation was authorized to enter into contracts with builders under which, if houses were built for sale with a priority on sale to veterans at a price established by the corporation, the corporation undertook to purchase each house so built at a predetermined price if the builder was unable to sell the house within one year from the date of completion. This plan, known as the integrated housing plan, was very successful. Altogether a total of 16,984 housing units were constructed under integrated agreements. These houses were put on the market at a price some 10 per cent to 15 per cent lower than ordinary builders' sales on National Housing Act loans. A guarantee similar to the integrated housing plan is included in the defence workers' housing loan regulations. Builders building for sale to defence workers at a fixed price, may, for a premium of one-third of 1 per cent of the buy-back price, obtain from the corporation an undertaking to purchase any house unsold five months after completion. The buy-back price is 95 per cent of the lending value or established selling price.

Land assembly

Section 11 of the National Housing Act authorizes a lending institution to invest money in the purchase and improvement of land to be used for residential housing developments. The section also authorizes the corporation to guarantee to the company, the return of its investment together with interest thereon at a rate not in excess of 2 per cent per annum.

Guarantees to manufacturers

Section 15 of the National Housing Act authorizes the corporation, with the approval of the Governor in Council, to enter into a contract with a manufacturer of equipment or other component parts of houses for the experimental production of equipment or parts for rural houses which, in the opinion of the corporation, may be manufactured at a low cost. If the corporation enters into such a contract it may underwrite or guarantee the sale at an agreed price, of equipment or parts covered by the contract. No contracts have been entered into under this section.