

*National Housing Act*

there must be resources of local administrative skill and initiative to stage such housing operations.

In Hamilton—and I refer to Hamilton because I am familiar with the picture there—we are providing, with the co-operation of the Department of Public Works, 450 low-rental homes. These homes are being provided by renovating and relocating the balance of the wartime houses that remain in the city. They are being removed and relocated in one specific part of the city called Mohawk Gardens. These four and six-room houses are going to rent for as little as \$45 a month. This amount will pay all costs including mortgage interest and principal, administration charges, taxes and upkeep.

As I said before, in this type of operation the Canadian taxpayer pays nothing. I do not think the Canadian taxpayer understands that is the case with regard to low-cost housing. It costs him nothing. I hope that persons now owning their own homes will realize this fact and will not criticize those who are a little less fortunate than they are and cannot afford to acquire homes of their own. I hope they will not resent the withdrawal being provided so these people can have decent living accommodation.

As I said before, there is a crying need for low-cost housing across Canada. First of all the municipality has to determine the need. A year ago, and I trust I may use my own city as an example again, we decided to determine the need for low-cost housing. A survey was made throughout the city, which was conducted by the university there. When the report was brought down it was found that there were over 1,000 families living in substandard conditions, some of them to my mind rather shocking, some of them actually deplorable. In nearly every case these unhealthy and shocking conditions were brought about by the fact that the wage earner was in the low income category.

In the bill now before us we are asking parliament to provide \$50 million for federal-provincial land assembly. Here again the federal government is paying 75 per cent of the cost of assembling land. The money is returned to the respective governments after the land is sold to the home owners, and this arrangement eliminates land speculation completely, which means that houses can be provided for possibly as much as \$1,000 less.

In my own city the federal and provincial governments have taken action and have purchased hundreds of acres of land in the vicinity. They are going to provide thousands of lots under the plan whereby the federal government is paying 75 per cent and the province 25 per cent for the land. If I may refer to Ontario, I understand that in that

province there are about 14,000 such lots ready for the public, and the ultimate program will amount to something like 30,000 to 35,000 serviced lots.

I say now that I believe, in fact I know, it is the responsibility of municipalities across Canada to take some action with respect to housing. We have legislation on the books to provide low-rental housing for municipalities. We even have the legislation necessary to subsidize low-rental housing. But the federal government cannot force the municipalities and the provinces to come here, and it cannot go to the municipalities and force them to allow homes to be erected on property within their confines. These people have to take action. They have to come here and ask us. In my estimation that is where the responsibility lies. First of all they have to determine their needs. I maintain that if they do not take such action they are certainly committing a breach of trust to their electors.

In Hamilton we have determined our need. We took a survey. I call upon the city, therefore, to make an application to the federal government, which will pay 75 per cent of the cost. Let us have another 500 low-rental homes in Hamilton. The same program should be carried on throughout the whole of Canada having regard to the need in the respective cities. The municipal share in this type of low-rental housing is only 7½ per cent. It is a pittance, and is repaid to the city. They do not lose the money. It is repaid to them in rentals. But we cannot build these houses unless they apply to us.

There is one other matter to which I should like to refer before I sit down. Under the National Housing Act mortgagors or borrowers have the privilege of paying back an additional amount not in excess of 10 per cent of the original amount of the mortgage after the mortgage has been in force for one year. A similar amount can be paid off after the mortgage is in effect for two years. After three years the borrower has the privilege of paying off the whole mortgage or any part thereof on any monthly instalment date, provided he pays a bonus of three months' interest on the amount paid off the mortgage. This means that after three years the mortgagor can apply any extra amount he may wish against the mortgage on his home and the mortgagee cannot refuse to accept the payment. It may be \$10, \$50 or \$100 a month, whatever the mortgagor decides he can pay.

In this way a thrifty home owner who finds that he has a little extra money can reduce his indebtedness more quickly than he would normally. I realize that private mortgages do not come under the scope of the National