

produced a people's guide to the waterfront. The set up a housing task force comprised of architects, businessmen, university professors and contractors from the area which evolved into the ForWard 9 Community Development Co-operative. During the summer of 1971 Opportunities for Youth funding was made available to ForWard 9. Nine students carried out research for the task forces which had been established in the spring.

• (2030)

The housing task force indicated trends which could seriously alter the economic and social character of the entire area. I am mentioning this because I am sure there are many other constituencies in exactly the same situation. It is estimated that some 50 per cent of the families in ward 9, or in Greenwood earn between \$6,000 and \$9,000 a year. The cost of housing has been below the average. In the last year pressure to redevelop has been felt. The most noticeable trend is the rapid rise in rents over the last five years. Houses have changed hands at higher and higher prices and the rents which must be charged to the tenants have been raised.

I would point out that the tenants are the people who suffer when speculators drive up the price of land. Increasing numbers of houses are owned by absentee landlords. The number of owner-occupied housing units is decreasing. The upward rent spiral is evident in all parts of the area. Indeed, rents are increasing one and a half to two times as fast as those in the rest of the city. Contacts have been made with people whose rents have jumped as much as \$60 over the past two years. When it is recalled that many of these people are old age pensioners, we see that sometimes the increases in pensions approved by the House have turned out to be a mockery as the left hand of the landlord grasps what has been granted by the right hand of increased pensions.

The ForWard 9 Community Development Co-operative has been incorporated in an attempt to counteract these trends which I have described. The co-operative plans to purchase and renovate existing houses in the area which would then be let to ward residents on a non-profit basis. The co-ops are controlled by the people living in the co-op owned houses. Rents will be stabilized and security of tenure ensured. Increases in rent would be made only when there is an increase in taxes or an increase in operating expenses.

The project was designed to provide housing for families with incomes falling within the \$6,000 to \$10,000 range. This economic group is caught in the middle. They are too affluent for public housing, yet their earnings are insufficient for them to be able to purchase a house. The families whose incomes were above \$10,000 would not be excluded, but they would be charged an additional monthly charge to be used to subsidize families with incomes of less than \$6,000 and who would otherwise not meet CMHC requirements for the minimum increase.

Already in November, 1972, a mortgage commitment for \$1.5 million was obtained from CMHC. The loan was granted under section 15 of the NHA on ForWard 9 Community Development Co-operative providing between 80 and 100 housing units. This will involve the purchase of some 40 to 50 houses and their rehabilitation. As in all

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cases, they will be dealing with multiple unit dwellings either existing or through conversion. The CMHC loan covers only 95 per cent of the total cost to be amortized over a period of 50 years. The remaining 5 per cent equity is being raised from local churches, individuals and other organizations. This emphasizes the importance of an amendment to provide that loans available for such projects be up to 100 per cent. The lack of 5 per cent equity could cause a serious and unnecessary slowdown in the progress of this project and other projects, despite the fact that they have strong community support.

I have recited this story of ForWard 9 in my own constituency so as to stimulate, I hope, the interest of other hon. members in similar developments in their communities. Such developments are in my view essential to the healthy maintenance of strong residential communities in the urban and built up areas of this country. In so far as the present legislation recognizes this need—suitable amendments could recognize it in an even more clear and satisfactory manner—I welcome the legislation and, as I have said before, will support it on second reading in the hope that in committee further improvements to the legislation will be introduced and accepted.

I hope that as soon as possible the legislation will be passed, that it will be vigorously administered and that the worthy purposes proposed in the legislation and mentioned by the minister will be executed with directness and vigour.

Mr. Ian Watson (Parliamentary Secretary to Minister of State for Urban Affairs): Mr. Speaker, in this debate the hon. member for Calgary North (Mr. Woolliams) gave us in his own inimitable style a wide-ranging speech which was pretty strong on rhetoric but not very strong on substance. The substantive issues raised by the hon. member, as far as I could discern, were that there should be a national development policy which would enable all Canadians to become home owners or build up an equity position to become home owners.

The bill does enunciate a clear national objective, which is to provide the conditions by which all Canadians will have access to decent accommodation whatever their income. To this end the bill, through its assisted home ownership program, will enable low and moderate-income Canadians to acquire home ownership with federal support. The bill also provides for 100 per cent loans and 10 per cent grants to be made available to non-profit corporations for the purpose of providing low-rental housing projects to meet the needs of the lower income groups.

The assistance provided in the bill for the rehabilitation of existing houses will also enable more of the lower income groups to assume home ownership and rehabilitate these houses in neighbourhood improvement program areas. Thus, the bill does not purport to make available only home ownership assistance to the exclusion of other forms of assistance for low-rental housing. I can, therefore, categorically assure the hon. member for Oshawa-Whitby (Mr. Broadbent) that these new programs of housing assistance are in addition to the public housing program and are not intended to replace that program.

These programs, as the minister said, are intended to widen the choices of housing available to the lower