

*The Budget—Mr. Gilbert*

program involving an expenditure of approximately \$27 million for new instructional and administrative facilities. We are projecting for an increase in enrolment to the 10,000 level within the next five years. Our need is, of course, pressing but is obviously growing at an alarming rate. Both the federal and provincial governments are contributing to this expansion program but our first concern is to provide instructional space. None of the \$27 million I referred to will be devoted to residences. The board feels it must now pursue actively the matter of residential facilities.

We have requested the government to make this amendment and have every hope it is receiving favourable consideration. However, we earnestly ask your support and initiative in the early passage of such an amendment. Since you are a member of parliament for metropolitan Toronto, the sons and daughters of your constituents are not as directly concerned about residence facilities as those coming from outside the Toronto area. However, we are taking the liberty of writing to you because Ryerson has assumed such an important role in this province and in this area and because the need is growing at such a rapid rate.

We of the New Democratic Party, Mr. Speaker, ask the government to take immediate steps to bring forth the necessary amendment to meet this very urgent problem, whether it prevails in Toronto or elsewhere.

The third step with regard to housing which we in the New Democratic Party feel is necessary is that the N.H.A. interest rate must be reduced from the current 6 $\frac{3}{4}$  per cent. This high interest rate means in effect that people are paying for their houses an amount double that which they originally paid for their homes. The high interest rate also stretches out the period of payment, in some cases to 25 or 30 years, which must be very discouraging to couples buying a home. If they are 40 years of age when they buy it, this means they will be 65 or 70 years of age before the payments are completed. Some purchasers have told me, "I will never live to see the house paid for."

If the Minister of Finance suggests that a reduced rate of interest would be unjust to people who are already paying the higher rates, then I respectfully suggest that all Canadians should be allowed to claim as an expense against their taxable income any mortgage interest payments during the year. In so far as persons paying rent are concerned, they should be allowed 7 per cent of the rent paid during the year. I might say that a bill has been introduced in the state of New York which covers this particular matter. These measures would in some degree relieve the financial hardship experienced by people buying homes or paying the high rents of today.

[Mr. Gilbert.]

I suggest also, Mr. Speaker, that in all N.H.A. mortgages there should be an allowance of approximately \$2,000 for the purchase of fixtures, furnishings and appliances by the purchaser. This amount should be included in the N.H.A. loan. As the situation stands today, people buy a new home and then are immediately faced with the necessity of purchasing these new appliances and furnishings and paying very high interest rates to loan companies. This operates as a hardship upon them in keeping up the payments on their home.

Fourth, housing must be made available to persons at a cost of not more than 25 per cent of their income. Rentals for public housing projects must be limited to this figure.

Fifth, public housing projects must be fairly small in size and integrated with the rest of the community. In the United States much of the effort in public housing has been wasted because the projects were made too large and isolated in special areas. This has caused the formation of ghettos for the less fortunate members of the community and will likely hinder the prospects of children coming from such homes being able to move upward on the economic ladder. It is much more egalitarian, much more in keeping with democratic ideals, to keep different sections of the community in communication with each other. Isolating neighbourhoods by income levels is one way of defeating this aim of our society.

Sixth, special emphasis must be given to adequate housing for the elderly. In particular, there needs to be an increase in availability of suitable accommodations for unattached people, that is, widowed, elderly people, at a cost which they can be expected to afford.

Seventh, urban renewal plans must be totally co-ordinated and provision must be made for persons displaced by slum clearance. These persons must be guaranteed good housing at rents they can afford when they are moved out of their present premises. Much new housing for lower income persons must be provided before really serious attempts at slum clearance can bring the type of social progress visualized by the planners.

• (12:40 p.m.)

Eighth, loans for home improvements should be encouraged more than in the past. The 1965 annual report of C.M.H.C. indicates that for the fourth consecutive year there has been a decline. Homes in good repair are the