

accommodation can not be provided on the basis of rates of interest and profits as would enable the speculative house builder to undertake the work. The difference in rents which may be based on six to eight per cent rates in the one case and in much lower interest rates in the other is vital to the lower paid sections if they are to be benefited by any housing project. The British MacMillan Report claims that in reference to British conditions "a fall from six per cent to four and a half per cent in the rate of interest on loans against houses is nearly as good as a fall of twenty-five per cent in the cost of production, when it comes to calculating the minimum level of rent which will prove profitable. Consequently, unless these houses are built by some public or semi-public organization, which seeks no return beyond the lowest interest possible for well secured capital, the dwellings are not provided at all. These people must depend on occupying houses which their more fortunate neighbours have vacated, overcrowding the same, turning each room into a dwelling, and ultimately creating the slum condition with which all are but too familiar."

The building of dwellings for the lowest income sections of the community is in less danger of competing with any work that private enterprise could or would undertake than any other kind of public works.

Your Committee desires to acknowledge its appreciation of the assistance derived from the British Report of the National Housing Committee, "A Housing Program for the United States," the Toronto (Bruce) Report and the Montreal Board of Trade and Civic Improvement League (Nobbs and Tombs) Report; also from the many experts and other individuals who gave valuable evidence voluntarily and at considerable sacrifice to themselves.

Your Committee also desires to express its appreciation to Mr. Noulan Cauchon for his untiring interest and valuable professional advice and guidance voluntarily extended to the Committee and its Chairman during the entire period of its sessions.

Mr. J. M. Kitchen also contributed liberally and voluntarily of his time and services.

A complete copy of the proceedings and evidence taken before the Committee is tabled herewith.

THE EVIDENCE SUBMITTED HAS EMPHASIZED THE FOLLOWING

1. The term "housing" should be considered to include construction, reconstruction, repairs (rehabilitation), demolition of houses and slum clearance.
2. Housing is primarily the direct responsibility of the individual co-operating with the local authority.
3. A national emergency will soon develop unless the building of dwellings be greatly increased.
4. The formulation, institution and pursuit of a policy of adequate housing should be accepted as a social responsibility.
5. There is no apparent prospect of the low rental housing need being met through unaided private enterprise, building for profit.
6. The magnitude of the task involved in any program designed to eliminate in its entirety the housing problem in Canada is fully realized and appreciated; that such a program would involve intensive, continuous application and effort over a period of years is manifest; but that the initiation of such is imperative is obvious from even the necessarily limited inquiry into prevailing housing conditions in which it has been your Committee's privilege to engage.
7. The accurate determination of the number of houses required to meet the needs of the people, annual and accumulative, and to overtake existing