

capable of administering the construction and operation of the project and that it has a definite plan for the disposal of the project after the loan has been repaid.

The limited-dividend company must agree to a fair and reasonable ratio between the rents to be charged and the incomes of the admissible occupants. Rents may not be changed without the permission of the Corporation. The company may establish a rent reduction fund and any contributions, gifts or bequests to it must be used solely for the purpose of reducing rentals.

Projects are usually comprised of self-contained dwellings, detached or semi-detached, in the form of row cottages, duplexes or small garden or other types of apartments. Those for whom the accommodation is intended must be able to manage in the type of dwelling provided.

Loans may also be made for accommodation of the hostel or dormitory type.

PROVINCIAL AND MUNICIPAL AID

There are a variety of arrangements in the provinces under which advantage may be taken of Sections 16 and 35 of the National Housing Act. Some provinces also have additional legislation to provide for provincially nanced housing. Municipalities may subscribe to the stock of limited-dividend companies, make grants of money or land for housing to be used specifically for the elderly and provide municipal tax exemptions for such projects. The various programs are outlined below.

NEWFOUNDLAND

Provincial Assistance to Low-rental Housing

The Province is authorized by The Senior Citizens (Housing) Act, 1960, to guarantee the repayment of loans made under Section 16 of The National Housing Act to groups constructing low-rental housing or hostel accommodation for the elderly. Payment of the costs of operating a hostel or housing project may also be guaranteed under this Act.

Provincial Loans to Housing Associations

Provincial loans to societies or companies engaging in the development and management of housing accommodation are authorized by The Housing Association (Loans) Act. The Act authorizes the Lieutenant-Governor in Council to require that these associations raise a specified proportion of the money they need by loan or share capital. Loans may be granted only to non-profit associations or to limited-dividend companies which limit their interest or dividend payments to a rate set by the Province.

Public Housing Projects

The Provincial Government is authorized by The Housing Act to make agreements with the Federal Government and with municipalities respecting public housing projects under Section 35 of The National Housing Act.

To carry out such agreements the Provincial Government may incorporate local housing authorities to plan, construct and manage joint projects, and to acquire and dispose of land. Land held for purposes of this Act is free of municipal taxation; the Province is, however, authorized to make annual payments to the municipalities concerned in lieu of taxes.

Municipalities are authorized by the Local Government Act to enter agreements covering public housing projects with the provincial or the federal government.