

I would like to know from him how he can reconcile the low rent of housing with the high cost of land. For instance, as he knows very well, in the slum district in the centre of the city of Montreal there is a housing project which has been accepted by many bodies in the city of Montreal and by the federal Government; but, at that place the cost of land is \$10 a foot. As he has already said, if we add the cost of the building to the cost of the land, and the federal Government is bound to pay 50 per cent, how then can he reconcile the low rent in the city of Montreal with the high total cost of these buildings? Those people in that area were paying from perhaps \$15 to \$25 a month, but with the completion of this building project, if it is ever completed, there will be huge costs to the country and to the city of Montreal; and one of the costs involved in that of the land. Therefore, would it not be better to go outside the city of Montreal and buy low cost land, as was suggested, on the *Domaine St. Sulpice*?

Mr. MOONEY: I do not wish to get into a discussion about what is being presently done in Montreal, and there is a similar development in Toronto; however, I do want to say to Senator Dupuis, that the people who lived in that area, which has been described for the most part as a slum area, live there first because of the depressed values of the property which they rent very cheaply, and secondly because there were no attendant costs for transportation and other things. In cities like Montreal, Toronto and Winnipeg there will always be need for low-rental housing close to the core of the city, and if you do not provide re-housing for those people who are displaced from a slum area in a nearby area you have really not solved part of the problem that you have set out to solve, namely, to find ways and means whereby low income families can obtain decent housing at a minimum cost, and at the same time not add to their burden extra costs that are inherently involved if they have to go out to such places as *Domaine St. Sulpice*, which is four or five miles away.

Senator DUPUIS: Mr. Chairman, the witness is diverting the question to a social one. It seems quite proper not to displace these people for a certain time, but I am talking about the cost of these houses, and asking him how he can reconcile the low cost of renting them with the price of building them. Would it not be better from a financial point of view to take these places over in the centre of the city and use them for business purposes?

Mr. MOONEY: You could certainly build equivalent housing at lower cost if you had cheaper land cost.

Senator DUPUIS: We have cheaper land available in Montreal.

Mr. MOONEY: But you still would not resolve one of the problems you set out to resolve when you decided to eliminate the slums to provide decent housing for those people because, for the most part, they will require to live in the area in which they now live.

Senator DUPUIS: Was any census taken to determine that?

Mr. MOONEY: I understand there was a very comprehensive survey.

Senator DUPUIS: I never heard that they were consulted to determine whether they preferred new housing to a house in that very expensive area.

Mr. MOONEY: I am quite sure such a survey was made of the entire area before the project was proceeded with. In fact, it would greatly surprise me if Central Mortgage and Housing Corporation did not require such a survey before the construction was proceeded with.

Senator DUPUIS: Am I right, Mr. Chairman, in understanding from the witness that I was correct in my belief that the land values in part of the slum clearance area was \$10 or \$15 a foot?

Mr. MOONEY: Of those proportions.