

their participation on the increased loans, with resultant reduced down-payments, when the loan formula was changed to "80 per cent of agreed sales price" from the old 80 per cent of lending value. The stand taken by the lending institutions was a valid one.

However, the Government wanted increased loans and lower down-payments for prospective home-owners and felt the appropriate steps should be taken with the lending institutions. At the same time, in order to encourage housing in defence production areas, it was announced that the Government would make 90 per cent loans to construction workers. To date, the lending institutions have not seen fit to participate in these loans and Central Mortgage and Housing Corporation has therefore dealt with housing for defence workers on a direct loan basis.

### Results Achieved

All these moves, designed to cope with the exigencies of the moment, have produced results and have kept the rate of housing at a much higher level than could have been anticipated two years ago. You may be interested in just a few figures.

To date, over 1,700 loans have been made for a total of over 2,500 housing-units for defence workers under the 10 per cent down-payment provision. An additional 130 houses have been built in defence-production areas under the Government's capital-assistance programme. Under Section 35 of the National Housing Act - that is, the public housing section, - over 14,000 lots either have been or are being provided with municipal services in 19 different municipalities, in 4 provinces. Over 800 subsidized units have been built or authorized in five provinces and 1,455 units have been built or authorized for occupancy at economic rental levels in 17 municipalities. Instead of the 50-60,000 starts that were being widely forecast earlier this year, it now appears that the total number of housing units started in Canada in 1952 will be of the order of 75,000. House building has turned sharply upward. The industry is quite buoyant and for the past few months starts have been at about the same level as in the record year 1950.

In terms of dollars, the performance is quite substantial. I should imagine there are few Canadians who would guess that the Canadian Government's investment in housing in Canada today, by virtue of direct ownership, loans and guaranteed loans, is approximately \$468 million. I think this is not too bad a record for some 14 million people who are devoting their primary energies today to a heavy defence-programme. It illustrates the emphasis the Government has been attaching to housing.

### Home Improvement

...There is one subject upon which I should like to make a few remarks, even if I do run the risk of speaking longer than is my habit. All of you who were in the heating and plumbing industry in the year 1937 will recall legislation under the title of "Home Improvement Loans Act." Under that legislation the chartered banks, with the guarantee of the Government, spent \$50 million for the improvement of homes. It will be recalled that at that time the chartered banks were not very keen upon