

Many houses are to-day not up to standard simply for lack of repairs. More living units could be obtained more rapidly by repairing existing houses up to reasonable standards than by any other means. By such expenditure there would be kept intact funds already invested.

This was the first Government housing method undertaken in the United States and had the merit of making available a large mass of work, general in nature, and more or less equitably distributed throughout the country.

Provision should be made for that class of people to help them rehabilitate their homes but it is a complex problem.

There are no sources of statistics available but the need for repair is evidently general throughout the country.

Due to the depression, dwellings of all classes are in varying states of "deferred" repair.

If a dwelling, not too far gone, can be repaired and made "standard" at a cost commensurate with the results obtainable, then practically a new "standard" dwelling unit and accommodation is provided for at less cost than the new construction. Funds made available will provide a larger number of standard living units than if confined to new construction alone.

The difficulty is to determine the most feasible method of accomplishing this. Existing dwellings usually have mortgages as first liens and there may be arrears of taxes and of interest, all of which together often equal or exceed the existing equity in the more or less dilapidated premises.

URBAN AND RURAL DWELLING HOUSES

We have already dealt with the question of "urban" dwelling houses.

In regard to "rural" housing there is a definite lack of statistical and other information as to conditions or requirements as municipalities do not keep such records.

There is also the question as to whether the standards and inadequacies of rural housing might not properly be considered a duty and obligation of the Farm Loan Board.

Evidence has been submitted to the effect that there are worse living conditions in rural sections than exist in many of our cities but that there is no organization in rural districts to which the query can be addressed, "What are the conditions in your district".

Data of the Dominion Bureau of Statistics show that in 1921 there were 21,116 one family households of owners and 7,261 one family households of tenants, consisting of two or more persons and occupying one room only. There were also in rural Canada in 1931, taking owners and tenants together, 753 households of two or more families occupying one room only. Again, in urban Canada, there were in 1931, taking owners and tenants together, 11,975 householders of one family of two or more persons living in a single room and 94 households where two or more families live in a single room.

IN ORDER TO PROVIDE EMPLOYMENT (RELIEF)

The Dominion Statistician, Dr. Coats, states: "It would appear that at the present time the grand total expenditure of all government authorities for relief must be in the neighbourhood of \$100,000,000 in the twelve months ending March 31, 1935."

"The census of occupation, taken as at June 1, 1931, shows a total of 127,364 wage earners normally occupied in the building construction industry on that date. On June 1, 1934, it would appear that the grand total number of persons employed in the building construction industry in Canada on that date was approximately 34,500 out of the 127,364 as being wage earners in this