

1.—Loans, Units, and Amounts of Loans Approved under the Dominion Housing Act, 1935, and Part I of the National Housing Act, 1938, by Provinces, calendar years 1935-38—concluded.

Province.	Amounts.				Totals, 1935-38.		
	1935.	1936.	1937.	1938.	Loans.	Units.	Amount.
Prince Edward Island....	\$ Nil	\$ 32,364	\$ 21,670	\$ 26,000	15	15	\$ 80,034
Nova Scotia.....	"	421,437	837,692	571,831	418	431	1,830,060
New Brunswick.....	"	45,179	219,188	240,750	110	118	505,117
Quebec.....	326,614	1,906,780	3,348,514	2,939,553	889	1,744	7,521,461
Ontario.....	198,456	1,907,289	3,434,833	7,378,842	2,041	3,380	12,917,420
Manitoba.....	Nil	100,564	207,750	606,539	158	215	914,853
Saskatchewan.....	"	Nil	8,200	16,800	7	7	25,000
Alberta.....	"	Nil	Nil	Nil	Nil	Nil	Nil
British Columbia.....	"	31,175	988,348	2,863,634	1,037	1,219	3,868,157
<b>Totals.....</b>	<b>525,070</b>	<b>4,444,788</b>	<b>8,066,195</b>	<b>14,611,949</b>	<b>4,675</b>	<b>7,132</b>	<b>27,678,002</b>

PART II of the National Housing Act is designed to assist local housing authorities, including limited dividend housing corporations, to provide decent, safe, and sanitary housing to be rented to families of low income who cannot afford the "economic rental" for such accommodation which is 9½ p.c. of the cost of construction plus the taxes which would ordinarily be levied on the property by the municipality. The Dominion is authorized to make first mortgage loans to local housing authorities up to a maximum amount of \$30,000,000, but loans to any one municipality must not exceed the proportion of \$30,000,000 which the population of the municipality bears to the total urban population of Canada, based on the 1931 Census. Loans of 80 p.c. of the cost of construction (including cost of land, building, architectural and legal expenses, and any other expenses necessary to complete the project), but not exceeding \$2,400 per family unit, may be made to limited dividend housing corporations organized to construct, hold, and manage houses built as a low-rental housing project, and dividends on the shares of which are limited to 5 p.c. annually. Loans of 90 p.c. of the cost of construction, and not exceeding \$2,700 per family unit, may be made to other local housing authorities. Interest is at 1½ p.c. in the case of limited dividend corporations, and 2 p.c. for other local housing authorities. Payments are made half-yearly covering principal and interest so as to amortize the loan in approximately 35 years. The municipality must agree not to levy taxes in excess of 1 p.c. of the cost of construction. Loans to local authorities other than limited dividend housing corporations are to be guaranteed as to principal and interest by the government of the province concerned.

PART III authorizes the Minister of Finance to pay the municipal taxes (including general real estate tax and school taxes but excluding special taxes and local improvement charges) levied on a house costing \$4,000 or less, the construction of which begins between June 1, 1938, and Dec. 31, 1940, as follows: 100 p.c. of such taxes for the first year in which the house is taxed; 50 p.c. for the second year; and 25 p.c. for the third year. The chief conditions to be complied with are: (1) the municipality in which the house is erected, if it owns lots suitable for residential purposes, must make a satisfactory offer to sell a reasonable number of such lots at not more than \$50 per lot, or at not more than the lowest price at which the municipality may sell such lots, to persons who agree to begin the construction of houses for their own occupation within one year from the respective dates of purchase. Any new house is eligible for tax assistance, and not only houses built on lots sold by the municipality; (2) the cost of construction of the house including land, building, architectural and legal expenses, must not exceed \$4,000; (3) finally, the house must be a single-family house, built for a person for his own occupation.