

Co-operative Housing.—The terms under which loans are made to co-operative groups intending to build housing projects are unchanged (see p. 456, 1946 Year Book).

Rental Housing.—The Act provides for a period of ten years at double the rates normally allowed for income tax purposes for approved types of dwelling comprising four or more family dwelling units. To encourage the construction of rental housing the Act was amended in 1948 by the addition of a Rental Insurance Plan. Owners of projects built under the plan are guaranteed a return of rentals sufficient to pay taxes, operating expenses, debt service and a minimum of 2 p.c. on the equity. The project must conform to certain standards of construction and must consist of at least eight housing units and the period of guarantee may be up to 30 years.

Direct Loans.—The Act was amended to enable the Central Mortgage and Housing Corporation to make direct loans for home ownership, rental housing, or rural housing if, in its opinion, joint loans are not available.

Limited Dividend Companies.—The Act provides for loans to limited dividend companies for the construction of low rental housing. The high level of building costs has deterred the development of low rental housing. During 1947, Housing Enterprises of Canada, Limited, suspended operations because they could not meet the cost levels originally contemplated.

Loans to Primary Producers for Housing of Employees.—Terms remain the same for loans to companies building housing quarters for employees engaged in primary production (see p. 585, 1947 Year Book).

Land Assembly.—The Act was amended in 1947 for the purpose of authorizing approved lending institutions to acquire, improve and sell land for residential purposes.

Slum Clearance.—Due to the extreme shortage of housing accommodation slum clearance projects have not been pressed in former years. However, a grant was approved in 1948 to assist in slum clearance in the city of Toronto.

Farm Housing.—If there is no existing mortgage or encumbrance upon the farm, the loan is limited to the least of \$5,000, the cost of building the house, or two-thirds of the appraised value of the farm. If there is a mortgage or encumbrance, the loan is limited to the least of \$8,000, the sum of the cost of building the house and liquidating existing indebtedness, or two-thirds of the appraised value of the farm. Loans for new farm housing are repayable over a period of up to 20 years at 4½ p.c. per annum calculated semi-annually.

Home Extension Loans.—The purpose of these loans is to enable the conversion of existing homes to create additional self-contained dwelling units. The terms of the loans are the same as in 1946 (see p. 586, 1947 Year Book).

Housing Research and Community Planning.—Research and community planning cover the fields of: economic and statistical inquiries; technical research in materials, equipment, standards, etc., and design. In 1947, the National Research Council of the Federal Government formed a Division of Building Research to undertake the major portion of actual technical and laboratory research work regarding building methods and materials.

Emergency Shelter Regulations.—These regulations were intended to assist municipalities in converting unoccupied houses, barracks or other suitable buildings for the accommodation of families suffering actual distress or hardship through lack of shelter. By the end of 1948, 10,304 units had been provided by municipalities and