

The Veterans' Rental Housing Program of C.M.H.C.—This program represents the continuation of the functions of Wartime Housing, Limited, established in 1941 to construct rental housing for war workers in congested centres (see p. 1145 of the 1950 Year Book). Post-war operations have involved the construction of dwellings for veterans and since 1947 have been carried out by Central Mortgage and Housing Corporation. With the completion of commitments undertaken in 1949 this program comes to an end.

The Veterans' Land Act, 1942, is administered by the Department of Veterans Affairs and provides a form of loan and grant assistance to veterans for housing as well as other purposes (see Veteran's Affairs, Chapter XXVIII).

The Farm Improvement Loans Act, 1944, provides for guarantees in respect of intermediate and short-term loans made by approved lending agencies to farmers for housing and other purposes (see pp. 405-406 of the 1950 Year Book).

The National Housing Act, 1944, as amended, provides various types of assistance to house building (see pp. 650-651 of the 1949 Year Book). Important amendments to the National Housing Act were made in 1949. An Act to amend the National Housing Act, 1944, 13 Geo. VI, c. 30, received Royal assent on Dec. 10, 1949.

Sec. 4 of the Act relating to housing for home owners was substantially revised. Prior to the amendment, the maximum amount of a joint loan was limited to the aggregate of 95 p.c. of the first \$2,000 of lending value, 85 p.c. of the next \$2,000 of lending value, and 70 p.c. of the amount in excess of \$4,000. There was provision in Sect. 4 for a higher ratio loan where the end sale-price was controlled. This higher ratio loan was based on 95 p.c. of the first \$3,000 of lending value, 85 p.c. of the next \$3,000 of lending value, and 70 p.c. of the lending value in excess of \$6,000. The amendments have done away with these graded percentages and have substituted for them a basic joint loan of 80 p.c. of the lending value of the house. The amendments contain a provision under which Central Mortgage and Housing Corporation may make a loan, in addition to the joint loan, amounting to one-sixth of the joint loan. This additional loan is made conditional upon the purchase price of the house, or its cost, being, in the opinion of the Corporation, fair and reasonable. The rate of interest remains at 4½ p.c. per annum, calculated half yearly, and the terms of repayment remain, generally, the same, both with respect to the joint loan and the additional loan. These amendments to Sect. 4 are calculated to reduce by about 50 p.c. the previous equity requirements for a prospective home owner assisted under the Act.

The legislation relating to loans to co-operatives contained in Sect. 4 was rewritten. The new provisions contemplate two types of co-operatives; one where the co-operative association is formed for building purposes only, with the intention that when the project is completed each member of the co-operative will own one home; and the other where the co-operative association will continue as such, both during construction and thereafter. In the case of the building co-operative, the new legislation provides for a blanket joint loan of 80 p.c. of the lending value of the whole project, with the provision that on completion and upon transfer of each house to a member, the additional one-sixth loan may be made to such member. In the case of the continuing co-operative, a joint loan of 80 p.c. is made in the first instance, with provision for the additional one-sixth loan to be made by the Corporation to the co-operative if each member of such co-operative undertakes, by separate agreement, to be responsible for his share of any deficiency that might result in the event of the mortgage being foreclosed. Prior to the amendments