

The construction of veterans' rental housing units, first carried out by Wartime Housing Limited and from 1948 by Central Mortgage and Housing, was nearing completion by the end of 1952. These rental units were constructed under federal-municipal agreements. The administration of the construction of armed service married quarters, also in the hands of the Corporation since 1948, continued during 1952.

Sect. 35 of the National Housing Act, 1944, provides that, following agreements between a provincial government and the Government of Canada, the Central Mortgage and Housing Corporation may undertake, jointly with the province, the development of a housing or land-assembly project. Capital costs, profits and losses for such projects are shared 75 p.c. by the Federal Government and 25 p.c. by the provincial government and the province may require the municipality concerned to participate in the provincial share. By December 1952, all provinces except Prince Edward Island had passed complementary legislation and projects were under way in seven of the nine provinces with enabling legislation.

Under the legislation, three main types of housing agreement have been evolved: (1) the construction of houses for rental on an economic or sub-economic basis; (2) the assembly and servicing of residential lots for sale to builders and prospective home-owners; (3) a combined rental-housing and land-assembly project where a portion of the land developed is used for housing and the remainder sold. Completed rental-housing projects are administered by local housing authorities whose members are appointed by provincial Order in Council. Local authorities have been established in 12 municipalities.

By the end of 1952, 38 projects had been approved, 13 for land-assembly only, seven for combined land-assembly and rental housing and 18 for the erection of rental-housing over the whole site. The 22 rental projects will contain 1,937 rental units and the land-assembly projects will involve the servicing of 11,530 lots. By the end of the year, 592 of these lots had been completed and sold to builders and prospective home-owners.

The Canadian Farm Loan Act, 1927.—Under this legislation federal long-term loan assistance for housing as well as for other farm purposes is provided. (See pp. 371-372.)

The Veterans' Land Act, 1942.—This Act is administered by the Department of Veterans Affairs and provides a form of loan and grant assistance to veterans for housing and other purposes. (See pp. 274-275.)

The Farm Improvement Loans Act, 1944.—This Act 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. 372-373.)

Statistics of Federal Assistance in the Housing Program.—The extent of Federal Government assistance to house-building in Canada is shown in Table 17. The year 1935 marked the passage of the Dominion Housing Act and the entry of the Federal Government into the housing field on a continuing basis. This Act was succeeded by the National Housing Acts of 1938 and 1944.