

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 20 municipalities.

By March 1954, 62 projects had been approved, 25 for land assembly only, 10 for combined land assembly and rental housing, and 27 for the erection of rental housing over the whole site. The 37 rental projects relate to 3,036 rental units of which 2,324 had been completed. The land assembly projects involve the servicing of 11,600 lots, of which 1,600 had been completed and sold to builders and prospective home owners.

The Rental Guarantee Plan, instituted in 1948 and re-enacted in the new National Housing Act, is designed to encourage the construction of rental housing accommodation by private builders. Owners of projects built under the Plan are guaranteed a return of rent sufficient to pay taxes, operating expenses, debt service and a minimum return of 2 p.c. on the equity of the owner. From 1948 to March 1954, projects were approved involving 21,550 units having an estimated cost of \$167,344,000.

Under the land assembly provisions of the Act, unchanged from the earlier legislation, lending institutions are guaranteed the recovery of their investment and a return of 2 p.c. on land development projects. These projects involve the development of raw land into serviced lots for residential purposes and their sale at prices considerably below the market price for comparable lots. Little activity has taken place under these provisions in recent years. At March 1954, however, seven projects had been started involving 1,950 lots.

The Canadian Farm Loan Act, 1927 (R.S.C. 1952, c. 36, amended by c. 309).—This legislation provides for federal long-term loan assistance for housing, as well as for other farm purposes. (See pp. 374-375.)

The Veterans' Land Act, 1942 (R.S.C. 1952, c. 280).—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. 289-291.)

The Farm Improvement Loans Act, 1944 (R.S.C. 1952, c. 110).—This Act provides for guarantees for intermediate and short-term loans made by approved lending agencies to farmers for housing and other purposes. (See pp. 375-376.)

Statistics of Federal Assistance in the Housing Program.—The extent of Federal Government assistance to house building in Canada is shown in Table 18. 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, 1944 and 1954.

A total of 100,663 dwellings were completed in Canada in 1953. Of these, 4,882 were built directly by the Federal Government; 37,517 were built with the aid of federal loans, including joint loans under the National Housing Act; and 806 were built with guarantee assistance by the Federal Government.