

The rental guarantee plan of the National Housing Act is designed to encourage the construction of rental housing 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 their equity. From the plan's inception in 1948 to July 31, 1955 projects were approved involving 21,733 units having an estimated cost of \$164,643,000.

The National Housing Act provides for federal guarantee of loans for home improvement and extension. These loans are secured by promissory notes and require an insurance charge of 1 p.c. of the amount of the loan. Prior to 1955 the guarantee provisions were in force only for loans to borrowers in the Municipal District of Yellowknife, N.W.T. Effective Jan. 1, 1955 these provisions were put into force for veterans under subsisting smallholding contracts with the Director of the Veterans' Land Act and, effective February 1955, the guarantee provisions came into force for all borrowers eligible under the Act. By the end of July 1955 loans for home improvement amounting to \$11,882,065 and involving 10,135 dwelling units had been approved under the Act. All of these loans were made by banks.

*The Canadian Farm Loan Act 1927* (R.S.C. 1952, c. 36, amended by c. 309).—This legislation provides for federal longterm loan assistance for housing as well as for other farm purposes. (See pp. 392-393.)

*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. 310-312.)

*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. 393-394.)

**Statistics of Federal Government Assistance to House Building.**—The extent of federal assistance to house building from the passage of the first federal housing legislation in 1935 to 1954 is given in Table 20.

#### 20.—Dwellings Completed with and without Federal Government Assistance 1935-54

(Exclusive of the Yukon and Northwest Territories)

Year	With Federal Government Assistance				Without Federal Government Assistance	Total
	Direct Government	Loans	Guarantees	Total <sup>1</sup>		
	'000	'000	'000	'000	'000	'000
1935	—	0.5	—	0.5	32.4	32.9
1936	—	1.1	0.1	1.2	38.1	39.3
1937	—	1.5	0.0	2.4	46.2	48.6
1938	—	2.4	0.9	3.3	40.7	44.0
1939	—	5.2	1.1	6.3	45.4	51.7
1940	—	6.2	0.8	7.0	45.5	52.5
1941	1.7	4.9	—	6.6	50.2	56.8
1942	7.6	2.7	—	10.3	36.9	47.2
1943	6.4	1.3	0.1	7.8	29.0	36.8
1944	2.8	0.1	—	2.9	39.9	42.8
1945	3.4	2.0	0.2	5.6	42.9	48.5
1946	14.0	5.6	0.4	20.0	47.2	67.2
1947	10.0	10.6	0.4	21.0	58.2	79.2
1948	8.7	13.9	0.5	23.1	58.1	81.2
1949 <sup>2</sup>	9.5	23.4	2.7	35.6	55.4	91.0
1950	6.8	32.5	2.5	41.8	50.0	91.8
1951	3.5	29.3	1.5	34.3	50.5	84.8
1952	3.9	22.6	0.9	27.4	48.9	76.3
1953	4.9	37.5	0.8	43.2	57.5	100.7
1954	1.7	29.8 <sup>3</sup>	0.6	32.1	74.3	106.3
<b>Totals, 1935-54</b>	<b>84.9</b>	<b>233.1</b>	<b>14.4</b>	<b>332.4</b>	<b>947.3</b>	<b>1,279.6</b>

<sup>1</sup> Exclusive of small number of dwellings built by Federal Government Departments as part of their normal operations. <sup>2</sup> Newfoundland included from 1949. <sup>3</sup> Includes 7,345 units completed with loans made by private lending institutions and insured by the Federal Government.