Guarantees.-The Act provides the following powers which are not at present being used.

- (1) Guaranteed rental. Under certain conditions the Corporation is authorized, for a premium, to guarantee returns of private investors from moderate rental housing projects. While this section is technically operative, the related loans are rarely available through the approved lenders, and the Government has instructed the Corporation that direct loans of this type are not to be offered.
- (2) Lending companies investment. The Corporation is authorized to offer guarantees to life insurance companies for low-cost or moderate-cost rental housing projects, or to institutional investors for land development. There has been no activity under these headings in recent years.
- (3) Buybacks. The Corporation is also authorized to offer purchase guarantees to builders. Guarantees have been offered recently in respect of housing for defence workers, but by Government direction the section is otherwise inoperative.

Other Legislation.—Other Federal legislation in the housing field includes the Canadian Farm Loan Act, 1927, which provides for federal long-term loan assistance for farm housing as well as for other farm purposes; the Veterans' Land Act, 1942, which is administered by the Department of Veterans Affairs and provides loan and grant assistance to veterans for housing and other purposes; and the Farm Improvement Loans Act, 1944, which provides for guarantees for intermediate- and short-term loans made by approved 1ending agencies to farmers for housing and other purposes.

Provincial Assistance.—All provinces except Prince Edward Island have passed complementary legislation to provide for federal-provincial partnership arrangements for the assembly of land and the construction of low-rent housing as provided in the National Housing Act. The Provinces of Quebec and Ontario have also passed separate housing legislation. In Quebec the "Act to Improve Housing Conditions" (S.Q. 1948, c. 6) and an amendment (S.Q. 1951-52, c. 7) authorize the Province to pay a subsidy on interest charges in excess of 3 p.c. on new dwellings. A further amendment (S.Q. 1953-54, c. 7) increases authorized expenditures under the Act to \$55,000,000 from \$40,000,000.

In Ontario the Housing Development Amendment Act (S.O. 1952, c. 39) authorizes the Province and a municipality to enter into joint housing projects. For industries starting in rural areas and in small communities the Province and municipality may join with Central Mortgage and Housing Corporation in the development of housing projects. Under certain conditions the Province may expropriate land in municipalities for the purpose of housing projects. This Act amended the Housing Development Act (R.S.O. 1950, c. 174).

The Planning Amendment Act (S.O. 1952, c. 75) permits municipalities with an approved official plan to designate an area within the municipality as a redevelopment area and to acquire land in that area and clear and prepare it for residential, commercial, industrial or other designated purpose. This Act amended the Planning Act (R.S.O. 1950, c. 227).

The Rural Housing Assistance Act (S.O. 1952, c. 92) authorizes the establishment of the Rural Housing Finance Corporation, a Crown company which can lend and invest mortgage money in order to provide financial assistance in the building of new houses in villages and rural areas. The Corporation may lend money independently or in co-operation with CMHC or with any approved lending institution.

The Junior Farmer Establishment Act (S.O. 1952, c. 45) establishes the Ontario Junior Farmer Establishment Loan Corporation, which makes loans to assist qualified young farmers in buying, developing and operating their farms. The Corporation may make loans for the construction and improvement of farm houses. Such loans may be secured by a first mortgage on the property. They cannot exceed \$15,000, and are repayable in 25 years.

The Elderly Persons Housing Aid Act (S.O. 1952, c. 27) authorizes the Province to make grants to any limited dividend company to which a loan has been made under the NHA and whose application has been approved by a municipality. The grant amounts to \$500 for each dwelling or 50 p.c. of the capital cost of the project, whichever is the lower. The capital cost excludes the amount covered by the mortgage loan.