

*Guarantees.*—Under certain conditions the Corporation is authorized, for a premium, to guarantee returns of private investors from moderate rental housing projects. There has been no activity in this sector in recent years but between 1948 and 1955, projects were approved involving 21,700 dwellings having an estimated cost of \$164,600,000.

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 this provision in recent years.

A section of the Act authorizes the Corporation to offer purchase guarantees to builders. This has also been inoperative in recent years except for guarantees offered in respect of housing for defence workers.

*Other Legislation.*—The Canadian Farm Loan Act, 1927, provides for federal long-term loan assistance for farm housing and for other farm purposes. The Veterans' Land Act, 1942, administered by the Department of Veterans Affairs, provides loan and grant assistance to veterans for housing and other purposes. The Farm Improvement Loans Act, 1944, provides for guarantees for intermediate-term and short-term loans made by approved lending 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. Several provinces have also passed other 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. 1957-58) increases authorized expenditures under the Act to \$80,000,000.

In *Ontario* the Housing Development Amendment Act (S.O. 1952, c. 39) authorizes the province and a municipality to enter into joint housing projects. Under certain conditions the province may expropriate land in municipalities for the purpose of housing projects. 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. The Rural Housing Assistance Act (S.O. 1952, c. 92) authorizes the establishment of the Rural Housing Finance Corporation, a Crown company, 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 assists young farmers in buying, developing and operating farms. The Corporation may make loans for the construction and improvement of farm houses. The loans, not to exceed \$15,000, are repayable in 25 years and are secured by a first mortgage on the property. The Elderly Persons Housing Aid Act (S.O. 1952, c. 27) authorizes the province to make grants to any limited-dividend housing project obtaining a loan under the NHA. The legislation provides for grants amounting to \$500 for each dwelling or 50 p.c. of capital cost in excess of the loan, whichever is the lesser.

*Manitoba* provides capital grants under the Elderly Persons Housing Act (S.M. 1956, c. 14) and subsequent amendments, to assist limited-dividend housing companies. The legislation provides for grants of 20 p.c. of construction cost up to a maximum of \$1,000 for a two-person unit and \$700 for a one-person unit. This grant may be used to purchase furnishings and fixtures for the housing units.

*Saskatchewan* assists limited-dividend projects for the elderly under the Housing Act (R.S.S. 1953, c. 246) and subsequent amendments, with capital grants up to 20 p.c. of the total capital cost.