

## 21.—Net Loans Approved under the National Housing Acts, by Province, 1952-58—concluded

Year and Item	Nfld.	P.E.I.	N.S.	N.B.	Que.	Ont.	Man.	Sask.	Alta.	B.C.	Yukon and N.W.T.	Canada
<b>1957—</b>												
Loans.....No.	152	13	458	388	6,277	22,019	1,116	1,519	4,686	3,344	2	39,974
Dwellings....."	144	13	532	392	9,144	25,920	1,472	2,121	5,247	3,946	2	48,933
Amount.....\$'000	1,648	133	5,218	3,832	87,737	267,256	13,828	19,962	53,710	40,604	26	493,954
<b>1958—</b>												
Loans.....No.	311	38	785	908	9,732	32,214	2,852	2,335	9,655	6,671	14	65,515
Dwellings....."	314	40	972	972	14,267	41,210	3,819	2,509	10,498	7,554	14	82,169
Amount.....\$'000	3,691	392	10,139	9,376	142,586	451,201	38,111	27,301	116,763	83,186	178	882,924

A small market in insured mortgages continued to operate in 1958; 4,384 mortgages amounting to over \$47,700,000 were sold.

**Borrowers' Incomes and Costs.**—The median income of all borrowers under the National Housing Act in 1958 was lower at \$5,325 than in 1957 at \$5,478. This resulted mainly from the large volume of CMHC lending through the Small Home Loans arrangement under which funds were directed into the lower-cost housing market. There was, however, a significant difference between the incomes of borrowers under the Small Home Loans arrangement and the incomes of other borrowers under the Act. In 1958 the median income of borrowers under the Small Home Loans arrangement was \$4,907, while for other borrowers it was \$5,565.

The average borrower under the Small Home Loans arrangement bought a house costing \$13,350 on which he made a down payment of \$2,412. For borrowers of other loans under the Act, the average dwelling cost \$14,916, and the down payment was \$3,485. These down payments were lower than those of 1957 while the debt service ratios were higher. Both changes were largely the result of the higher loan amounts authorized when the National Housing Act was amended in December 1957.

For bungalows built under the National Housing Act, the average construction cost per square foot in 1958, at \$10.56, was 15 cents higher than in 1957. The corresponding increases in 1956 and 1957 were 41 cents and 19 cents, respectively. This lower rate of increase was partly the result of a slight decline in the prices of building materials. The price index of these materials dropped from 128.4 in 1957 to 127.3 in 1958.

A decline in the sizes of dwellings was sufficient to offset the increased construction costs per square foot so that total construction costs per unit were virtually unchanged. However, land costs continued to rise, averaging \$2,471 in 1958 compared to \$2,260 in 1957. As a result, the total average cost of single-family dwellings financed under the Act in 1958, at \$14,475, was \$200 higher than in 1957. Under the Small Home Loans arrangement the average dwelling cost was \$13,403 compared with \$15,069 for other dwellings financed under the Act.

The houses financed under the Act in 1958 were, on the average, smaller than those of 1957, down from 1,137 to 1,118 sq. feet. Under the Small Home Loans arrangement the average size was 1,041 sq. feet compared to 1,161 sq. feet for other NHA-financed dwellings.

**Low Rental Projects.**—Included in the direct lending activities of CMHC are loans made to limited-dividend housing companies for low-rental housing. During 1958 loans were approved for 6,282 such dwellings. A substantial number were designed especially for old persons, including the 405-unit development sponsored by the Corporation of Metropolitan Toronto. Public housing built under joint federal-provincial partnerships was occupied by 5,391 families at the end of 1958 and 1,265 more dwellings were under construction. Almost half of the occupied dwellings were rented at levels which will recover capital costs and current operating expenses. In just over half the dwellings the