Other Federal Legislation.—The Farm Credit Act, 1959 provides for federal long-term loan assistance for housing as well as for other farm purposes (see pp. 405-406); the Veterans' Land Act, 1942 provides a form of loan and grant assistance to veterans for housing and other purposes (see pp. 298-300); and the Farm Improvement Loans Act, 1944 (see pp. 406-407) provides for guarantees for intermediate- and short-term loans made by approved lending agencies to farmers for housing and other purposes. These three statutes are concerned only incidentally with housing. The primary provisions for housing as such are those in the NHA.

Provincial Assistance.—All provinces except Prince Edward Island have complementary legislation providing for joint federal-provincial housing and land assembly projects. In addition, separate legislation with respect to housing has been enacted by several provinces.

An Act to Improve Housing Conditions, 1948, passed by the Quebec Government, provides for a subsidy on mortgage loan interest charges in excess of 3 p.c. on new dwellings. In Ontario, the Planning Amendment Act, 1952 empowers municipalities with approved official plans to designate redevelopment areas and acquire and clear land for designated purposes. The Rural Housing Assistance Act, 1952 authorizes the establishment of a Crown company—the Rural Housing Finance Corporation—to lend and invest mortgage money for new rural housing. The Junior Farm Establishment Act, 1952 provides loans to young qualified farmers for housing and other purposes.

Four provinces have legislation enabling the governments to make grants for the construction of housing for elderly people. Manitoba provides one-third of the construction costs of a two-person unit or $1,667 per unit whichever is the lesser, and one-third of the construction costs of a one-person unit or $1,400 per unit. In addition, grants are made for the construction of hostels and existing buildings—one-third of the construction cost or $1,200 per bed for the former and one-third or $700 per bed for existing buildings.

Grants in Ontario may be made only to a limited-dividend housing company which has had a loan made to it under NHA provisions. Grants are calculated at the rate of $500 for each dwelling unit or 50 p.c. of the costs in excess of the CMHC loan, whichever is the lesser. In British Columbia, capital grants do not exceed one-third of the total cost of the project and the limited-dividend housing company must provide equity amounting to 10 p.c. of the total. In Saskatchewan, capital grants are made up to 20 p.c. of the total capital cost.

Subsection 2.—Housing Activities in 1960

In 1960, house construction in Canada dropped below the previous year's level. The total number of starts was 108,858, a decline of 23 p.c. from 1959 when 141,345 starts were reported. This indication of decreased activity should be considered in the light of conditions that had been developing during the previous two or three years and had their first visible effects on the housing market in 1960.

A major factor in housing demand is the growth and movement of population and the households of which it is made up. In the past few years this has been influenced adversely by declining immigration and the fact that the persons most likely to be marrying in these years were the children of the depression and the early war years—periods of comparatively low birth rates. As a result, the rate of increase in the number of families in Canada fell to the lowest point since World War II. Also during this same period, the advancement of per capita income slowed perceptibly and contributed to lessened demand. Again, the record volume of house-building since 1945 has contributed greatly to the improvement in housing conditions with the result that in 1960 fewer people were looking for better homes.