

26.—Net Loans Approved under the National Housing Act, by Province, 1956-60

Notes.—Figures for 1945-51 will be found in the 1955 Year Book, p. 744, and from 1952-55 in the 1960 edition, p. 736.

Year and Item	Nfld.	P.E.I.	N.S.	N.B.	Que.	Ont.	Man.	Sask.	Alta.	B.C.	Yukon and N.W.T.	Canada
1956—												
Loans.....No.	200	12	547	398	5,390	17,466	2,026	1,252	4,899	3,602	2	35,794
Dwellings... "	178	12	650	412	7,105	20,292	2,136	1,528	5,080	3,888	2	41,283
Amount.....\$'000	2,002	124	6,087	3,916	68,205	202,763	19,814	13,544	50,737	39,914	26	407,132
1957—												
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	13,823	19,962	53,710	40,594	26	493,939
1958—												
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	116,762	83,186	178	882,924
1959—												
Loans.....No.	237	34	933	865	7,969	21,168	2,587	2,589	7,784	4,978	27	49,171
Dwellings... "	237	40	1,025	924	9,505	26,152	3,041	2,704	8,483	5,172	27	57,310
Amount.....\$'000	2,691	402	11,009	9,081	99,159	285,620	32,258	30,158	96,741	58,714	324	626,167
1960—												
Loans.....No.	70	53	589	564	6,977	12,378	1,529	1,488	3,975	1,585	38	29,246
Dwellings... "	70	54	834	577	7,778	17,979	1,715	1,594	4,238	1,733	38	36,610
Amount.....\$'000	789	522	8,579	5,949	81,912	191,200	19,037	16,865	48,670	19,016	453	392,992

Loans to Limited-Dividend Companies.—During 1960, CMHC made loan commitments to limited-dividend companies for 1,591 dwellings—680 for elderly persons and 911 for lower income families. Municipalities and charitable organizations initiated projects involving 692 units while entrepreneurs were responsible for the remainder. Because of the limited funds available for CMHC loans, some restrictions were imposed for part of the year on entrepreneur-sponsored projects.

Borrower and House Characteristics.—There were one or two children in the families of 50 p.c. of NHA borrowers in 1960, while 27 p.c. of the families had three or more children. The age of the average owner was 33 years. The cost of the average single-family house built under NHA in 1960 was \$14,380. In addition, the borrower paid a mortgage insurance fee of \$227, which was incorporated in the mortgage payments. The average down-payment on a house was \$3,033 in 1960 and monthly payments of principal, interest and municipal taxes came to \$100, representing 21.2 p.c. of the borrower's average annual income.

Some 42 p.c. of all NHA borrowers had incomes below \$5,000, 49 p.c. had incomes between \$5,000 and \$7,999 and the remainder had incomes of \$8,000 or more. The average income of all NHA borrowers was \$5,620, compared with \$5,716 in 1959.

Construction costs of houses on which loans were approved under the Act in 1960 declined for the first time since the War. The decline from 1959 to 1960 was from \$10.78 per sq. foot to \$10.60 per sq. foot. Land costs were also down from \$2,533 to \$2,473. These lower costs more than offset an increase in the average size of dwelling from 1,108 to 1,125 sq. feet. The reduction in costs in 1960 was associated in part with the decline in building material prices during the year but perhaps of greater importance was the increased competitiveness of the housing market during the year.

Home Improvement Loans.—In 1960 the banks approved 23,580 home-improvement loans for a total of \$30,100,000. Although eligibility for these NHA-guaranteed loans was extended to owners of rental properties, the 1960 total fell below that of the preceding year when 32,523 loans for \$37,500,000 were approved.