

the year, the Corporation made mortgage loans for 14,705 units—13,223 to be occupied by home owners and 1,482 in limited-dividend projects. In 1961, the Corporation made loans for 20,298 dwellings for owner-occupancy and 3,326 for rental in limited-dividend projects.

During 1962, Corporation loans were available to eligible owner-applicants in any part of Canada, and to merchant builders provided the houses to be financed had been pre-sold to qualified purchasers. In both instances, applicants were required to submit written evidence that they had been unable to obtain loans from an approved lender. To assist in financing the construction of display houses, the Corporation was authorized in November to make to each qualifying builder two loans without the pre-sale requirement and loans for the construction of 794 such prototypes were approved. The Government also directed the Corporation near the year-end to make direct loans for privately sponsored rental housing projects, particularly in smaller communities where loans cannot be obtained from approved lenders.

20.—Mortgage Loans Approved by Lending Institutions, by Type of Property and of Loan, 1953-62

Year	New Housing		Existing Houses	Other Property	Total
	NHA Loans	Conventional Loans	Conventional Loans	Conventional Loans	
	\$'000,000	\$'000,000	\$'000,000	\$'000,000	\$'000,000
1953.....	256	119	117	89	581
1954.....	464	180	145	115	904
1955.....	639	235	183	138	1,195
1956.....	425	255	177	141	998
1957.....	278	239	150	104	771
1958.....	519	291	208	174	1,192
1959.....	308	343	216	216	1,083
1960.....	242	307	221	263	1,033
1961.....	453	333	300	298	1,384
1962.....	412	450	358	311	1,531

Loans to Limited-Dividend Housing Companies.—Developments approved in 1962 provided 342 units for lower-income families in projects sponsored by entrepreneurs and 1,140 units for elderly persons, all by non-profit organizations or municipalities. The number of dwellings financed at 1,482 was substantially below the 3,326 reported for 1961, the decrease reflecting lack of interest in the limited-dividend field by companies sponsored by entrepreneurs, whose projects are subject to more restrictive terms. Loans to limited-dividend companies may be made for the purchase and conversion of existing buildings into low-rental developments. The first loan of this kind was made in 1962—to Metropolitan Toronto Housing Company Limited in an amount of \$847,170 for the purchase of an apartment house and its conversion into 154 low-rental units for elderly persons.

Borrower and House Characteristics.—The average size of families borrowing under NHA continued to rise in 1962, following the trend of the 1950's. The proportion of families with three or more children represented 29.6 p.c. of NHA borrowers compared with 29.0 p.c. in 1961 and 12.5 p.c. in 1950. Almost half of the borrowers were in the 29-34-year age group, the average age of borrower being 34.5 years. Nearly 75 p.c. of NHA borrowers in 1962 were buying a home for the first time.

The average income of NHA home-owner borrowers was \$6,015, compared with \$5,810 in 1961; 27.5 p.c. had an income of \$5,000 or less. The average down-payment was \$2,421 on a house costing \$14,815. Borrowers paid out, on the average, 21.4 p.c. of their income in monthly payments on mortgage principal, interest and property taxes combined.

The size of the average house increased to 1,189 sq. feet from 1,154 sq. feet in 1961; smaller houses—of less than 1,000 sq. feet—decreased from 12.6 p.c. of the total to 10.8 p.c.