

Although the general trend in housing starts was downward throughout 1966, the decline was somewhat uneven. In the first few months there was a marked but short-lived increase in activity, particularly in starts of apartment dwellings in Toronto; thereafter, starts dropped off until the autumn. Although the \$500 bonus offered under the Federal Government's winter house-building incentive program was not continued for the 1966-67 season, a marked up-turn in starts of single detached houses took place in September and October, resulting from the stimulus of a direct lending program by the Central Mortgage and Housing Corporation that started a month or so earlier than similar programs in the three preceding years.

The immediate cause of the decline in housing starts in 1966 was a large reduction in mortgage lending activity by the institutional lenders. The volume of starts undertaken with assistance from private sources for both NHA and conventional-type loans dropped from 112,841 in 1965 to 67,646 in 1966; the effects of this drop were partially offset by an increase in direct loan activity by CMHC which financed 37,483 starts in 1966 against 30,091 in 1965.

The increase in direct loan activity coupled with the re-entry of the chartered banks into the mortgage market appears to have had a salutary effect on the situation. For the first six months of 1967, total applications for NHA loans by approved lenders and CMHC related to 50,065 units, more than double the corresponding 22,610 unit total for 1966. Of these, CMHC loans accounted for 32,216 units, 168.3 p.c. more than the year before, and the remaining 17,849 related to the approved lender activity, which was 68.3 p.c. above 1966.

#### 15.—Dwelling Units Started and Completed, by Type of Financing, 1957-66 and by Region, 1965 and 1966

(Exclusive of the Yukon and Northwest Territories)

Year and Region	Dwelling Units Started					Dwelling Units Completed
	National Housing Act		Conventional Institutional Loans	All Other Financing	Total	
	CMHC Loans	Approved Lenders Loans				
No.	No.	No.	No.	No.	No.	
1957.....	22,331	23,971	32,866	43,172	122,340	117,283
1958.....	35,781	44,533	42,929	41,389	164,632	149,686
1959.....	35,229	26,596	45,198	34,322	141,345	145,671
1960.....	13,788	18,923	40,116	36,031	108,858	123,757
1961.....	23,852	35,334	38,316	28,075	125,577	115,608
1962.....	15,479 <sup>r</sup>	31,790	54,214	28,612 <sup>r</sup>	130,095	126,682
1963.....	21,213	28,505	71,983	26,923	148,624	128,191
1964.....	28,728	26,118	85,090	25,722	165,658	159,963
1965.....	30,091	24,172	88,669	23,633	166,565	153,037
1966.....	37,483	12,438	55,208	29,345	134,474	162,192
<b>1965</b>						
Atlantic Provinces.....	1,071	380	4,027	3,466	8,944	8,953
Quebec.....	9,766	1,958	28,068	4,655	44,437	42,565
Ontario.....	7,938	18,548	34,519	5,762	66,767	56,568
Prairie Provinces.....	7,637	2,167	8,937	6,278	25,019	24,766
British Columbia.....	3,689	1,119	13,118	3,472	21,398	20,185
<b>1966</b>						
Atlantic Provinces.....	1,519	188	2,964	3,345	8,016	8,466
Quebec.....	11,636	810	17,893	5,572	35,911	40,412
Ontario.....	12,112	10,180	19,746	10,317	52,355	68,407
Prairie Provinces.....	7,410	936	5,942	6,151	20,439	22,963
British Columbia.....	4,806	324	8,063	3,960	17,753	21,944