

14.2.7 Mortgage administration

The NHA mortgage debt outstanding at the end of 1974 amounted to \$15.7 billion, representing 29.5% of the mortgage debt in Canada. With a portfolio of over \$6.1 billion, CMHC continued to hold the largest single share of the NHA mortgage debt. The chartered banks held \$3.2 billion, life insurance companies held \$2.0 billion and other approved lenders held \$2.3 billion. The remainder was held by pension funds and purchasers in the secondary mortgage market. In 1974 sales of insured mortgages by approved lenders totalled \$590 million. Of this amount \$101 million was purchased by various pension funds. The number of NHA loans in arrears decreased in 1974. As at December 31, 1974 there were 2,206 loans (0.29% of mortgages outstanding) in arrears for three months or more compared with 2,527 loans (0.37%) a year earlier.

The Mortgage Insurance Fund paid \$19.8 million on 588 claims during 1974, a substantial decrease from 1973 when \$40 million was paid on 1,165 claims. Claims paid in 1974 represented 0.16% of the \$12.7 billion insured mortgages outstanding. Arrears on all Corporation-owned property as at December 31, 1974 totalled 218 accounts, 1.8% of the total number of rental units. The vacancy rate at December 31, 1974 was 5.6% of the total number of rental units.

14.3 Dwellings and household facilities

Over the past 30 years decennial censuses of Canada have provided a comprehensive inventory of the nation's dwelling stock in the form of a complete housing census taken in conjunction with the censuses of population and agriculture. Detailed information on this subject covering the 1941-71 period may be found in the relevant census volumes and reports. Summary data from the 1971 Census included here relate to a selection of the housing characteristics for which data were collected. More detailed information on these characteristics, including cross-classifications of the data, may be obtained from the User Inquiry Service of Census Field, Statistics Canada.

14.3.1 Recent trends

The 1971 Census recorded a total of 6 million occupied dwellings in Canada. (A dwelling, for census purposes, is a structurally separate set of living quarters with a private entrance either from outside the building or from a common hall or stairway inside.) This total represented a 32.5% increase in dwellings since the 1961 Census compared to an increase in population of 18.2%. It is apparent that, despite slower population growth resulting from declining birth rates and lower immigration, the need for dwellings has continued to increase at a rate comparable to the record growth rates of the 1950s. This is attributable largely to the increased rate of family formation as children of the postwar "baby boom" reached working and marriageable age, and to the establishment of increasing numbers of one- and two-person households in both younger and older age groups. These trends in housing growth rates, including comparisons over the past 20 years for such characteristics as type of dwelling, tenure, and number of rooms are summarized in Table 14.3.

14.3.2 Dwelling types, tenure and size

Dwelling types. Single detached homes continued to be the predominant type of housing accommodation in Canada in 1971, although their relative numbers have gradually declined in favour of multiple-type dwellings. Twenty years earlier, at the 1951 Census, two thirds of all dwellings were single detached but this ratio gradually dropped to 59.5% by 1971. In the 1961-71 period single detached homes increased by 20.6%, whereas multiple-type units, i.e. single attached (double and row houses), apartments, flats, etc., grew at the significantly higher rate of 52.9%.

Table 14.4 shows the distribution of the two broad dwelling-type classes in 1971 by province and by metropolitan area. Saskatchewan had the largest proportion of single detached homes, 81.5% of its occupied dwellings being in this category. Almost 60% of Quebec's dwellings were multiple-type units (apartments, single attached, etc.), and only 40% were single detached, by far the lowest proportion among the provinces. The distribution within the major metropolitan centres reflected these provincial ratios in general terms, except that in most cases the proportions of multiple-unit dwelling types were considerably higher than for