

**Non-NHA mortgage financing.** Conventional and other forms of financing in 1975 grossed \$5.43 billion for 212,668 units as compared to \$4.58 billion for 194,688 units in 1974.

#### 14.2.2 Neighbourhood improvement, residential rehabilitation and site clearance

**Neighbourhood improvement.** The Neighbourhood Improvement Program (NIP) authorizes CMHC to make contributions and loans to municipalities or their agencies to improve the amenities of older run-down neighbourhoods and the housing and living conditions of the residents. It is intended that rehabilitation of the existing housing stock, for which assistance is available under the Residential Rehabilitation Assistance Program, should be an integral part of any project undertaken through NIP.

The program is operated on the basis of annual agreements with the provinces which set out the criteria whereby municipalities and neighbourhoods may participate. In general, however, it is expected that participating neighbourhoods will have the following characteristics: they will be predominantly residential although they may contain local stores, schools, banks, churches, small businesses and perhaps some non-conforming uses of land; a significant proportion of the existing housing stock will be in need of improvement and repair to comply with minimum standards of health and safety; most of the housing in the neighbourhood will be occupied by people of low to moderate income and the existing social and recreational amenities will be considered inadequate.

The agreements also prescribe the allocation of funds to the provinces for re-allocation to municipalities selected by the province and accepted by CMHC. Municipalities will, in turn, select neighbourhoods for participation in the program. NIP agreements were signed with all provinces in 1974. By the end of 1975 these agreements provided for a total of \$93.8 million in federal contributions and \$12.9 million in federal loans; 82 municipalities had been selected by the provinces to participate and 73 projects had begun by year end.

**Site clearance.** The Site Clearance Program allows the corporation to help municipalities acquire and demolish properties outside Neighbourhood Improvement areas where such properties either do not meet minimum housing standards or are being used for a purpose inconsistent with the character of the area. It is designed to assist the efforts of municipalities to enforce uniform minimum standards for existing residential buildings. Land, after acquisition and clearance, is to be used for housing, recreational or social facilities. The Site Clearance Program is also operated through annual agreements with the provinces. The agreements made in 1974 for the Neighbourhood Improvement Program include provision for the Site Clearance Program.

Assistance is also available for the clearance of small pockets of substandard residential and/or non-residential buildings in a community that does not require the assistance procedure of NIP. The assistance involves both federal loans and grants. To qualify, the sum of acquisition and demolition costs of contiguous properties must not exceed \$500,000. During 1975 federal contributions totalling \$1.6 million were allocated for 19 site clearance projects.

**Residential rehabilitation.** Loans of up to \$10,000, with a forgiveness provision of up to \$3,750, are available from CMHC to assist in the improvement and repair of substandard dwellings. This assistance is available to home-owners earning \$11,000 a year or less, landlords who agree to rent controls, and non-profit corporations and cooperatives. The program applies in areas participating in NIP, other areas through special agreements with provinces and to non-profit corporations and non-profit cooperatives in any area. Priority is given to repair of the housing structure and upgrading of the plumbing, electrical and heating