

assistance for renovation and rehabilitation, including assistance to the disabled, in 1987.

Non-profit housing program. This program provides for subsidized rental housing projects which are owned and operated by private or public non-profit corporations or co-operatives. Rents are calculated according to a rent-to-income scale and are adjusted to household incomes. The annual subsidy for projects offering permanent accommodation, for occupants who are income tested, is equal to the difference between the eligible annual operating costs and revenues of the project. For some projects with special services or facilities offering temporary, transitional shelter, annual assistance is the difference between the amount required to amortize eligible costs over 35 years at agreed market rates and the amount required to amortize such costs if the interest rate charged were 2% per annum. Federal housing support of the latter form of housing will be phased out by 1994.

Urban Native Housing Program. Assistance to low-income people of native ancestry, living in urban areas, is provided through this program. The assistance is for non-profit, rental or co-operatively owned housing and is scaled so that tenants pay no more than 25% of their adjusted income for rent. The annual subsidy is determined on the same basis as the non-profit program.

Rent supplement program. This program provides for the leasing of units from private landlords and co-operatives to households who must pay 30% or more of their gross income for housing on the private market, by providing assistance to reduce their rent to a specific portion of their income. This assistance is based on an agreed market rent charged according to a rent-to-income scale.

Residential Rehabilitation Assistance Program (RRAP). Loans are available to assist in the repair and rehabilitation of residential dwellings on a universal basis, including loans to Indians on reserves. The nature and quality of the work is expected to ensure a further useful life of the property for 15 years.

Homeowner RRAP provides loan assistance up to \$10,000 in urban areas and \$25,000 in rural areas to households in core need. A portion of the loan may be forgiven, depending on household income and an assurance of continued occupancy for five years.

Rental RRAP provides a maximum forgivable loan of \$17,000, the exact amount of which depends on the actual cost of repairs and the relationship of the post-RRAP rents to the average market rents. The landlord must enter into a

rental agreement which controls rents for a period of time.

RRAP for the disabled provides a forgivable loan to make existing homeowner or rental housing more accessible for disabled persons.

Rural and native housing. This program provides housing on a home-ownership, rental or lease-purchase basis to rural and native people in need, living in communities of up to 2,500 in population.

Ownership clients receive subsidies based on their adjusted household income and the amount required to amortize the mortgage plus taxes and eligible heating costs. Rental clients pay rents which are calculated according to a rent-to-income scale and to adjusted household income.

Rural and Native Demonstration Program. Through this five-year demonstration program, CMHC is evaluating a new build-it-yourself approach to providing rural and native housing. CMHC provides building materials and on-site supervision while selected families are required to build their own homes through volunteer labour. The value of assistance provided is forgiven over 5 to 25 years, depending on the location of the house and an assurance of continued occupancy by the client.

Emergency repair program. Under this program, contributions are provided to eligible clients in rural areas for emergency repairs required to eliminate health and safety threats to the occupants of sub-standard existing housing.

Housing for Indians on reserves. Indian and Northern Affairs Canada (INAC) is the federal agency responsible for housing on Indian reserves. CMHC makes the Non-Profit Program available to Band Councils, as part of the INAC On-Reserve Housing Program, with the assistance available being equivalent to writing down the mortgage interest rate to 2%.

7.3.4 Research, development and information

CMHC undertakes research and development activities on the social, economic and technical aspects of housing and community planning and development. These activities are carried out to increase public understanding of important housing issues and questions, and to offer new knowledge which may be used to improve housing conditions and quality.

In addition, CMHC advises the federal government in matters related to housing policy, undertakes housing program evaluations and produces data and statistics on housing and building activity in Canada.