

The NHA also provides assistance through CMHC for new communities either through cost-sharing arrangements between federal and provincial governments or through loans with certain forgiveness elements to the provinces or their designated agencies. CMHC may participate in the acquisition of land for the new communities, including land for transportation corridors and open space in or around the communities, planning the communities and designing and installing services. Both the federal commitment to the loan arrangement and the federal-provincial cost-sharing agreement are dependent upon the province satisfying several points: the agency or corporation responsible for the planning and development of the new community must be designated, and CMHC must be satisfied that measures will be taken to allow the public to receive any economic benefits that may accrue from selling the lands and services to the private sector in the new community, and that acceptable plans for urban growth, including the location, size and order of development of other new communities, have been established. A federal-provincial agreement between CMHC and the government of any province will determine which new community will receive assistance.

The amount of capital costs, profits and losses to be shared by the Corporation shall not exceed 75% of the total capital costs, profits and losses of the project. A loan to a province or its designated agency may be made in an amount of 90% of the cost as determined by CMHC for the acquisition of land for the new communities, including land for transportation corridors and open spaces in or around the communities, for planning the communities, and for the design and installation of the services. The term of the loan will be 25 years. This term may be extended to 50 years for that part to be used for land and services leased on a long-term leasehold basis for private use.

To encourage the rapid development of recreational and social facilities CMHC may forgive up to 50% of that portion of the loan covering acquisition of land for these purposes. A forgiveness of an amount not exceeding 50% of the part of the loan used for initial planning costs may also be approved. This would include salaries, accommodation and expenses of the new community development corporation or agency and necessary consultants to provide over-all administration, site investigations, surveys, background research, concept plans, over-all development plans as may be required by the province and detailed phasing elements of layout and urban design.

#### **14.2.7 Mortgage administration**

The NHA mortgage debt outstanding at the end of 1973 amounted to \$14.2 billion, representing 32.1% of the mortgage debt in Canada. With a portfolio of over \$5.6 billion, CMHC continued to hold the largest single share of the mortgage debt. The chartered banks held \$2.8 billion, life insurance companies held \$2.2 billion and other approved lenders held \$2 billion. The remainder was held by pension funds and purchasers in the secondary mortgage market. In 1973 sales of insured mortgages by approved lenders totalled \$402.6 million. Of this amount \$50.9 million was purchased by various pension funds. The number of NHA loans in arrears decreased in 1973. As at December 31, 1973 there were 2,527 loans (0.34% of mortgages outstanding) in arrears for three months or more compared with 2,807 loans (0.37%) a year earlier. During 1973 the Mortgage Insurance Fund paid \$40 million on 1,165 claims, representing 0.4% of the \$11.1 billion insured mortgages outstanding. Such payments for 1973 exceeded the previous record high year of 1972 and were again primarily attributable to the number of multiple housing project acquisitions. Arrears on all Corporation-owned property as at December 31, 1973 totalled 233 accounts, 2.1% of the total number of rental units. The vacancy rate at December 31, 1973 was 13.1% 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.