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CENTRAL MORTGAGE AND HOUSING CORPORATION

Annual Report

to the Minister of Resources and Development

1951

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March 10th, 1952

Honourable R. H. Winters,
Minister of Resources and Development,
Ottawa, Ontario.

Dear Sir,

On behalf of the Board of Directors of the Central Mortgage and Housing Corporation, and in accordance with the provisions of the Central Mortgage and Housing Corporation Act and The National Housing Act, 1944, I report to you on the administration and affairs of the Corporation during the calendar year 1951. In accordance with the by-laws of the Corporation I also send you the Accounts for the year 1951 which have been signed by the President and Chief Accountant and certified by the auditors of the Corporation.

For the first time since the end of the War and the formation of this Corporation, the volume of house building declined in 1951. The level of new residential starts from May until the end of the year was progressively lower than in 1950. During the year about 72,000 dwellings, including conversions, were started, which represents a decline of 24% from 1950. Completions at about 85,000 were 8% lower than last year. In the six years ending in 1950 completions averaged 76,000 units. Dwellings under construction at the end of the year numbered about 46,000 as compared with 60,000 at the end of 1950.

Early in the year it appeared unlikely that material and labour supplies for the next twelve months would be sufficient to maintain the 1950 rate of house building, and meet the requirements of the defence construction programme, both in respect to military installations and defence supporting industries. Towards keeping the volume of house building in balance with the likely supply of construction resources, the Government, in February, 1951, suspended the one-sixth additional loan provision under Section 4 (3) of the National Housing Act, which had been available throughout 1950. Also suspended were the mortgage loans made directly by the Corporation on Rental Insurance projects for which institutional funds were not obtainable.

Another important development was the shortage of institutional mortgage funds in comparison with monies available for like purpose in the preceding year. Accompanying the general rise in the overall interest rate structure late in 1950 interest rates in the mortgage field became firmer.

As interest rates increased, investment in loans under the National Housing Act, with a gross return of 5% to the lending institution, became relatively less attractive than it had been. By the end of March there was evidence of an extensive withdrawal of lending institutions from joint lending operations under the National Housing Act. In order that a larger portion of the investible funds of the lending institutions would flow into National Housing Act operations, the Act was amended to permit the adjustment of interest rates applicable under its various sections in accordance with movements in the general interest rate structure. Immediately following this amendment, the Governor in Council increased interest rates under the National Housing Act by one-half of 1% and to some extent this change restored loans under the National Housing Act to their former relative attractiveness to the lending institutions as investments in the mortgage field.

Up to the end of 1950 the net liquidation of bond and debenture holdings was an important source of new funds for investment by the lending institutions in mortgages. While the net transfer of investments from bond to mortgage account could not be considered a continuing aspect of institutional investment policy, the general increase in interest rates and the fall in bond prices established an immediate incentive to discontinue this practice. This change had an immediate effect upon the mortgage market. During 1950 gross institutional mortgage loans had been approved for \$523 million, with the result that lending institutions went into 1951 with a heavy forward commitment. This represented such a large claim upon their investible funds that new mortgage approvals were severely curtailed in the early part of 1951. However, by the end of the third quarter of the year much of the outstanding mortgage commitment had been met and the lending institutions re-entered the mortgage market but on a reduced basis because their investment funds were limited to current net income. Moreover, some lending institutions considered other investment offerings preferable to mortgages and the funds available for new mortgage commitments during the last half of 1951 were substantially less than in earlier years. This condition is shown by a comparison of gross mortgage loan approvals by lending institutions in 1950 and 1951. These approvals of \$523 million in 1950 were reduced by 18% to \$430 million in 1951. In the sector of new residential construction, the decline was 25% from \$310 million to \$232 million. Gross joint loans approved under the National Housing Act declined by 45% from \$255 million in 1950 to \$141 million in 1951.

While these circumstances constituted an important factor in the decline of house building in Canada during the year, there were many areas where the immediate deterrents to a high level of housing starts were found in

the difficulties encountered by project builders, the decreasing demand by individuals, and also in the shortage of serviced land.

Decreased effective demand was occasioned by the increased cost of house building in 1951 as well as the capacity and willingness to meet equity and debt service requirements. Residential construction costs during the year were about 15% higher, on the average, than in 1950. Construction labour wage rates were up about 9% and material prices were up by about 18%. Material prices rose sharply during the early part of the year, but levelled off from May to the end of the year. Higher building costs resulted in higher sale prices for new dwellings, and these higher sale prices carried with them higher mortgage carrying charges and increased down payments. The increase of one-half of 1% in the interest rate had the effect of adding to the monthly debt service. This debt service was further increased by increases in municipal real estate taxes in practically every municipality in Canada. During the past three years average municipal taxes on a national basis have increased by about 30%. The higher equity or down payment requirements from prospective home owners and the increased carrying charges on both mortgage and taxation account, resulted in fewer potential purchasers for new houses. On the assumption that an average family cannot afford more than about 23% of its income for shelter, the average prospective home owner in 1950 required a gross income of about \$2,700 to purchase a new minimum house. By the end of 1951 family income of about \$3,300 was required to meet the debt service on a similar house.

The decline in effective demand was felt particularly by project builders, many of whom curtailed their operations in 1951. Their difficulties were increased by the unwillingness of lending institutions to make substantial forward commitments for mortgage loans. Lending institutions, limited by the amount of money they cared to invest in mortgages, were reluctant to give forward commitments for projects of 100 to 200 units. Builders whose operations were geared to larger project development could not readily adjust to a smaller scale of operations. Nor were they prepared to face the risk of investing in land and materials for large projects without definite assurance that mortgage financing upon the houses to be built would be available. The withdrawal of project builders from operations in 1951 is evidenced by the fact that 10,600 loans for houses for sale were approved under the National Housing Act in 1951 as compared with 23,000 in 1950.

Project builders were adversely affected by the shortage of serviced land in many communities; this shortage also applied to smaller builders and prospective individual home owners. New house construction requires development of land in the amount of one acre for every four or five individual dwelling units to be constructed. Average land servicing costs

in 1951 were about \$4,000 an acre. In addition, the development of new residential areas invariably creates the need for new educational facilities. Municipalities were making every effort to avoid increases in their tax rates and were reluctant to incur the capital cost of servicing new land, although repayment would be made over a period of years by owners through Local Improvement taxes. Even those municipalities which were willing to proceed with land development found difficulty in borrowing the required money at interest rates acceptable to them. During the year project builders found themselves faced with proposals from municipalities that land servicing costs would have to be met by the builder and recovered in the selling price of the houses, rather than being financed by the municipality and recovered by Local Improvement taxes over a period of years. In many cases the builders decided that such an arrangement was beyond their working capital position and felt it would result in equity requirements beyond the means of the average prospective home owner.

By the second half of the year there were indications of greater interest on the part of the provinces in respect to housing projects under Section 35 of the National Housing Act. This increased interest extended also to land assembly operations under Section 35 and offers some promise of alleviation of the critical shortage of serviced land in some urban centres.

At the end of 1951 there were about 46,000 dwellings under construction, or some 14,000 less than at the beginning of the year. During the last quarter of 1951 new starts were at an annual rate of about 55,000 units. The four principal difficulties faced in 1951, namely, a shortage of mortgage funds, and of serviced land, the larger down payment requirements—particularly in financing other than under the National Housing Act—and the increased level of debt service on new mortgages, were all expected to continue through 1952. For this reason it is not thought that new starts will return to their previous level during 1952.

The degree of availability of institutional and other mortgage funds raises considerations that may be of long-term significance in the development of housing in Canada. The supply of mortgage funds from all sources, under present arrangements, constitutes a definite limitation on the volume of house building. A desirable level of new residential construction from a social point of view may indicate a need for an overall residential construction programme substantially greater than can be financed under present arrangements. Experience in 1951 and the prospects for 1952 suggest that existing sources of mortgage funds in Canada may not be great enough to sustain a long-term, annual rate of housing starts at the level of 1949 and 1950. If, for social reasons, an annual housing programme equal to or greater than those accomplished in these years is a requirement, then it may prove necessary to find additional sources of credit to be made

available for mortgages on new residential construction. The presence of a sufficient supply of mortgage money in itself does not necessarily assure a level of housing starts commensurate with a programme based upon the broader considerations of social need. It may be found that even with such an adequate supply of mortgage funds, the demand for these funds, determined in part by income of prospective owners and renters and the level of construction costs, will establish another limitation upon the volume of housing starts at a level that would be considered less than desirable.

Although limitations may result from the cost-income relationship and from a shortage of mortgage funds under the National Housing Act and from other sources, the experience of 1951 shows that many municipalities are not prepared to absorb new housing at the rate at which it has been built during the last two or three years. The number of builders of houses for sale has been and will be further curtailed by the municipal requirements that they immediately pay for the full capital cost of roads, sewers, water, sidewalks and street lighting. For example, a year ago there were over 500 builders operating under the National Housing Act in the Greater Toronto area whereas presently there are 170 such builders. Even more important is the shortage of primary schools so necessary in areas of new houses built or purchased by young families. In some communities the lack of schools has resulted in a two shift use of school rooms and in one city primary schools are being used on a three shift basis. As a result the authorities in such communities tend to discourage new housing which would add to their educational problems by about one and a quarter pupils for each house. In other communities the capacity of trunk services such as water and sewer mains, pumping stations and sewage disposal plants is insufficient to service new areas of housing. These conditions are most acute in the fringe areas of metropolitan communities where the need for new houses is the greatest.

LENDING OPERATIONS

The number of National Housing Act loans approved in 1951 was considerably lower than in 1950. During 1951, 14,918 loans were approved in the amount of \$123.7 million for 19,303 units. During 1950, 33,934 loans in the amount of \$284.5 million for 42,280 units were approved. The number of loans that have been approved under the Housing Acts since 1935, is 124,985, amounting to \$872.1 million for 159,985 housing units (Table 1). The distribution of loans approved in 1951, by province and urban centre is shown in Tables 2 and 3.

The National Housing Act was amended to provide that interest rates on National Housing Act loans would be fixed by the Governor in Council. Interest rates for National Housing Act loans were then increased by $\frac{1}{2}$ of

1% (Order in Council P.C. 3344 dated June 26, 1951). An increase of $\frac{1}{2}$ of 1% in the interest rate results in an increase of 25c per \$1,000 in the monthly carrying charges on a 20-year loan.

In February, a change was made in the procedure for approving loans. Plans and specifications are now approved at the time of issuing a loan approval. Under the previous routine, plans and specifications could be approved before a loan had been approved. With this change in procedure, the Corporation reduced the period permitted between the approval of the loan and the commencement of construction from four months to three months. The Corporation also adopted the policy that a loan application would not be considered if construction had proceeded beyond the bare excavation stage.

Loans Made Jointly With Lending Institutions

SECTION 4. Under this Section the Corporation joins with approved lending institutions in making loans to prospective home owners and to builders building for sale to home owners. On February 6th, the Government announced the suspension of Section 4(3) of The National Housing Act, 1944, under which an additional loan of one-sixth the amount of the joint loan was available to the home owner if the cost or purchase price of the house was considered fair and reasonable. From February 6th until October 5th, loans under Section 4 could not exceed 80% of the lending value; and for this purpose lending values were determined on the basis in effect since January 1950. On October 5th, the Government announced that loans would be made to builders and home owners on a higher scale of lending values if the cost of the house to the home owner did not exceed a maximum selling price established by the Corporation. This higher lending value is the cost of the house, including builder's profit, as estimated by the Corporation. In terms of equity requirements for houses of like cost the present basis is the equivalent of the arrangement in force prior to February 6th, 1951.

After it was announced that loans would be made on higher lending values, the lending institutions and the Corporation agreed to consider approval of a loan on this higher lending value for houses built for sale on which basic loans had been approved and which were unsold, provided the sale price was approved by the Corporation. By the end of December, over 550 loans originally approved on the lower lending value had been increased under this agreement.

In 1951, 3,631 loans in the amount of \$25.0 million were made to home owners and 10,618 loans in the amount of \$71.9 million to builders building for sale under this section. Comparable figures for 1950 were 9,943 loans and \$70.9 million, and 23,018 loans and \$175.6 million. Duplexes in which

CENTRAL MORTGAGE AND HOUSING CORPORATION

the owner lives in one of the units are financed under this section. As 70 of the loans to home owners and 329 of the loans to builders were for duplexes, the number of units financed under Section 4 in 1951 was 14,648 (Table 4).

The percentage distribution by province of loans made under this section in 1951 was as follows:

PROVINCE	LOANS TO HOME OWNERS	LOANS TO BUILDERS
Newfoundland.....	100.0	—
Prince Edward Island.....	75.0	25.0
Nova Scotia.....	68.0	32.0
New Brunswick.....	55.1	44.9
Quebec.....	28.8	71.2
Ontario.....	19.8	80.2
Manitoba.....	18.9	81.1
Saskatchewan.....	52.9	47.1
Alberta.....	21.6	78.4
British Columbia.....	53.8	46.2
CANADA.....	25.3	74.7

Although the average loan per dwelling unit under Section 4 in 1951 at \$6,616 was lower than the 1950 average loan of \$7,084, the average liveable floor area was higher in 1951 because a greater proportion of the loans approved were at the maximum permitted by regulation. Only 2% of the units financed under this Section in 1951 had an area of less than 800 square feet. The average floor areas and percentage distribution of house types by province in 1950 and 1951 were:

PROVINCE	BUNGALOWS				1½-STOREY (1)				2-STOREY			
	1950	1951	1950	1951	1950	1951	1950	1951	1950	1951	1950	1951
Newfoundland.....	27	1144	31	1179	42	1347	35	1409	31	1387	34	1412
Prince Edward Island..	20	1000	50	1107	47	1228	38	1337	33	1757	12	1604
Nova Scotia.....	21	1089	31	1129	37	1221	23	1317	42	1348	46	1344
New Brunswick.....	16	1100	28	1126	29	1262	34	1375	55	1386	38	1392
Quebec.....	26	1075	46	1117	47	1203	22	1267	27	1386	32	1363
Ontario.....	50	973	55	1010	42	1218	36	1240	8	1349	9	1349
Manitoba.....	50	928	59	1005	34	1276	22	1292	16	1301	19	1355
Saskatchewan.....	82	947	87	993	15	1354	13	1242	3	1751	—	—
Alberta.....	80	1388	77	1009	19	1261	21	1330	1	1567	2	1695
British Columbia.....	96	1005	96	1089	3	1418	3	1486	1	1824	1	1588
CANADA.....	54	975	60	1031	35	1225	28	1255	11	1365	12	1364

(1) Includes unfinished floor area.

The proportion of total income required to meet payments of principal and interest, taxes and insurance, averaged 17.7% in 1951 as compared

with 19.3% in 1950 and 18.5% in 1949. The usual amortization period on Section 4 loans is 20 years; in 1951, less than 8% were for a period longer than 20 years and 5% were for shorter terms. In 1950, 27% were for periods longer than 20 years and 5% for shorter terms.

Only one new Integrated Housing project was undertaken under Section 4B during 1951.

SECTION 8. Joint loans to aid in the construction of rental housing projects are made under this section. During 1951, 324 loans in the amount of \$16.7 million for 3,114 units were approved. The percentage distribution, average loan and average floor area per unit, by province, of Section 8 loans approved in 1951 was:

PROVINCE	%	AVERAGE FLOOR AREA PER UNIT	AVERAGE LOAN PER UNIT
Newfoundland.....	—	—	—
Prince Edward Island.....	—	—	—
Nova Scotia.....	0.5	952	5,000
New Brunswick.....	0.1	1,079	5,100
Quebec.....	47.0	1,000	5,229
Ontario.....	35.0	880	5,857
Manitoba.....	4.1	731	4,238
Saskatchewan.....	—	—	—
Alberta.....	6.7	828	4,374
British Columbia.....	6.5	810	4,172
CANADA.....	100.0	939	5,308

Loans Made by the Corporation

SECTION 31A. Loans may be made by the Corporation, in areas where financing is not available through approved lending institutions, on the same terms as loans may be made under Sections 4, 8, 8B and 14. In 1951 338 loans in the amount of \$9.0 million were approved under this section. Of these loans 25 in the amount of \$6.7 million were for rental housing projects.

Table 4(e) lists loans approved under Section 31A by type of borrower; the geographical distribution of these loans is shown in Tables 5 and 6.

SECTION 9. There was increased activity in 1951 under this section which provides for loans to limited dividend companies building low rental housing. Six loans totalling \$953,000 were approved in respect of 174 units. In 1950, four loans in the amount of \$379,125 for 94 units were approved. Four of the six loans in 1951 were made to companies which had borrowed previously under this section and wished to finance extensions

of their projects. These projects are designed to provide rental accommodation for widows and pensioners of low income. Several municipalities are showing interest in sponsoring and financing the establishment of limited-dividend companies which, with the aid of loans under this section, would undertake to provide low rental housing.

SECTION 9A. Loans up to 80% of the lending value of a project are available under this section to aid primary industries in providing rental housing for their employees. Only one loan was approved in 1951. This loan of \$48,000 was made to a mining company to assist in the construction of eight single family dwellings.

HOUSING FOR DEFENCE WORKERS

The Defence Workers' Housing Loans Regulations (Orders in Council P.C. 5412 dated October 9, 1951 and P.C. 6773 dated December 19, 1951) authorize the Corporation to make 90% loans to certified defence workers or builders erecting houses for sale to certified defence workers. The lending value for these loans is established at a contract or sale price satisfactory to the Corporation. To qualify for a loan the location of the house must be in an area reasonably accessible to a defence plant. Limitations on the floor area of houses which may be financed under these regulations will not permit construction of unduly large houses. Houses built for sale cannot be sold before they are completed and, during the two months after completion, may be sold only to defence workers. The Corporation may enter into a contract with a builder to buy from the builder at 95% of the agreed sale price any house which the builder has been unable to sell within five months after completion. To obtain the buy-back provision, the builder is required to pay a premium of $\frac{1}{3}$ of 1% of the buy-back price. Loans were approved for 167 units under these regulations in 1951. These loans are being made by the Corporation under Section 31A and are included in Table 4 (e).

The regulations also provide that the Corporation may make 85% loans on rental insurance projects if the builder agrees to give a priority to defence workers in selecting tenants. Rental insurance contracts written under these regulations will establish rental ceilings on the units for five years instead of three years as in standard rental insurance contracts.

Provision of housing for defence workers is also being aided by capital assistance grants to defence industries through the Department of Defence Production. The construction contracts are arranged and the work supervised by the Corporation. Projects have been undertaken at three sites which will provide a total of 115 units at an estimated total cost of \$1,381,588.

In the case of one of these projects the houses are to be sold to the industry for occupation by defence workers on a lease-option basis. The other two projects will be managed by the defence industries under contracts with the Corporation acting as the agent of the Minister of Defence Production. The houses in these projects will be leased to employees at rentals established by the Corporation. The rents will be sufficient to amortize the investment and pay all operating and maintenance costs.

GUARANTEES

Rental Insurance

Section 8A of the National Housing Act provides that the Corporation may guarantee rents of housing projects. In February, 1951, the Corporation discontinued making loans under Section 31A to aid in the construction of rental housing projects the rental of which would be insured under Section 8A. After that time the guarantee in rental insurance commitments issued was computed on the basis of a loan of 80% of the estimated cost rather than on an 85% loan. These changes had the effect of limiting additional rental insurance projects in 1951 to 14 covering a total of 749 units. The percentage distribution of the units in the new projects by region was: Ontario 96%, Quebec 2%, B. C. 1% and Maritimes 1%.

Since the Rental Insurance Plan was introduced in July, 1948, rentals of 14,768 units have been insured. Lending institutions financed 35% of these units under the terms of Section 8B of the National Housing Act.

Land Assembly

Under Section 11B of the National Housing Act, the Corporation may guarantee recovery of capital, with interest of 2% per annum, in respect of lending institution investments in the acquisition and development of land for housing purposes. Activity under this section in 1951 was limited to the six projects which were under way at the beginning of the year; three of these have been completed and all lots sold. At the end of the year, 1,135 of the 1,362 lots in the other three projects were sold or under option.

A total of nine land assembly projects involving 2,133 residential building lots have been guaranteed under Section 11B. There have been no claims by lending institutions under subsection 6; payments received from lending institutions under subsection 7 total \$50,408.

Integrated Housing Plan

The Corporation was not called on to purchase any houses under integrated contracts during 1951. Of the 342 purchased under this type of guarantee in earlier years 331 have been sold.

Home Extension and Home Improvement Loans

The Corporation during 1951 did not receive any requests from banks or institutional credit agencies to guarantee home extension loans under Part IV of the National Housing Act. Since the home extension loan provisions of Part IV were proclaimed, a total of 40 loans involving 70 housing units and \$119,090 have been guaranteed. At the year end the lending agencies reported that 11 of the loans were still outstanding in the aggregate amount of \$7,090 and that none of the loans were in arrears.

Although the home improvement provisions of Part IV were proclaimed for the Fraser Valley area in British Columbia in 1948, the Kamsack area in Saskatchewan in 1949 and the Yellowknife area in the North West Territories in 1951, no lending agency has reported a loan made under this Part.

Double Depreciation

During 1951, the Corporation issued certificates of eligibility for double depreciation under the Income War Tax Act in respect of 120 rental housing units. Since eligibility for double depreciation is contingent upon construction having commenced before December 31, 1949, it is unlikely that any more applications will be received. A total of 6,021 rental housing units have qualified for double depreciation since 1947.

PUBLIC HOUSING AND LAND ASSEMBLY

SECTION 35. Under this section of the Act, and in accordance with agreements made between the Government of Canada and the government of any province, projects for the acquisition and development of land for housing purposes and for construction of houses for sale or for rent may be undertaken jointly by the Corporation and any province or its agent. During the year the Province of Nova Scotia enacted legislation providing for participation in Section 35 operations. Seven of the provinces — Newfoundland, New Brunswick, Quebec, Ontario, Manitoba, Saskatchewan and British Columbia — had already taken such action.

Proposals for projects under Section 35 are initiated by the province and the municipality concerned. The capital costs, profits and losses under this section are shared — 75% by the Government of Canada and 25% by the province. The Provincial Government may require the municipality to participate in the 25% provincial share.

Section 35 rental housing projects are managed by local housing authorities established by the Lieutenant-Governor in accordance with the legislation of the Province. The Corporation and representatives of

the provinces have been developing principles and techniques for the guidance of such local authorities.

Agreements were made to proceed with ten projects in 1951 bringing to 22 the number approved since this section was added to the National Housing Act in December, 1949. Eight of these projects are land assembly developments, while three are subsidized rental housing projects, five are economic rental housing projects, and three are combined land assembly and economic rental housing projects. These 19 projects involve the servicing of a total of 4,997 building lots, the construction of 1,185 economic rental housing units and 380 subsidized rental housing units. The other three projects for which agreements have been completed will not go under construction immediately. The subsidized rental housing projects of 200 units at Halifax and 193 units at Vancouver have been postponed because the tenders received forecast construction costs which were not acceptable to the governments concerned. The land assembly project at Kingston, Ontario, has been delayed pending annexation by the City of Kingston of the area to be developed (Tables 18 and 19).

The year 1951 marked the completion of the first Section 35 project, an 140-unit subsidized rental housing development in St. John's, Newfoundland.

At the end of the year projects under negotiation included five proposals for combined land assembly and rental housing projects in Ontario, and five proposals for economic rental housing projects, of which three are in Ontario and two in Newfoundland.

SECTION 12. This section of the Act provides for grants by the Government of Canada to municipalities to assist in the clearance, re-planning, rehabilitation and modernization of slum areas or blighted or sub-standard areas.

Steady progress continues to be made in the Regent Park redevelopment in the City of Toronto which is the only project presently being undertaken with Section 12 assistance. Already 457 parcels of property, 71% of the total area being developed, have been acquired at a cost of \$1.7 million or 76% of the total cost of acquisition estimated at \$2.3 million. Of this amount, the approved Section 12 grant is \$1,150,000. The Regent Park project will contain 1,056 housing units of which 326 have been completed and occupied.

MORTGAGE ADMINISTRATION

Mortgages and Sale Agreements

Advances of the Corporation's share of joint loans during 1951 totalled \$66.0 million. At the year end 100,478 joint loans were outstanding in which the Corporation's share amounted to \$169.1 million.

The basis for making credits to the pool guarantee accounts in respect of joint loans approved was changed with the introduction of higher lending values in October. Formerly, credits to the guarantee account were fixed amounts per unit ranging from \$200 to \$400 depending on the period of amortization and the location of the property securing the loan; under the new agreement, credits will be a percentage of the loan, the percentage varying from 4.3% to 15% with the amortization period and the location of the security. The contingent liability under the "pool guarantee agreement" on account of The National Housing Act, 1938, amounts to \$4.6 million and on account of The National Housing Act, 1944, to \$20.0 million.

At the year end, 315 joint loans were reported as being three months or more in arrears. These delinquent accounts represent approximately .31% of the loans outstanding.

Net losses sustained during 1951 on joint loans where action was taken to realize on the security amounted to \$131,816.

At the year end 3,410 Corporation loans made under Sections 9, 9A and 31A and mortgages taken as security for the balance of purchase price pursuant to Section 3B were outstanding in the amount of \$66.9 million (excluding loans approved but on which funds have not yet been advanced). Advances on Corporation loans during the year totalled 21.2 million. 25 Corporation loans were in arrears for three months or more on December 31, 1951, representing .73% of the loans outstanding. 21,628 accounts resulting from the sale of war workers' and veterans' houses to individuals under agreement for sale were under administration at the year end. Of these accounts, 25 (.12%) were in arrears for three months or more.

Assistance to Lending Institutions

Activity in 1951 under Section 29 of the Central Mortgage and Housing Corporation Act was limited to the reversal of a transaction which occurred in 1950. A lending institution re-purchased its interest in 140 joint loans, which interest had been sold to the Corporation in 1950. The re-purchase was the result of the lending institution being able to make arrangements to assign its interest to another company.

Rental Insurance Accounts

At the year end the reserve for guaranteed rentals amounted to \$410,744 of which \$71,422 represented pre-paid premiums. Two claims totalling \$640.58 were paid during the year.

CONSTRUCTION

The Corporation's construction activities in 1951 were almost entirely on behalf of the Department of National Defence. Construction on Cor-

poration account was limited to continuing work toward the completion of the veterans' rental housing programme and the installation of permanent improvements in war workers' houses.

Veterans' Rental Programme

This phase of the construction programme arises out of commitments made under agreements negotiated with municipalities prior to May 15, 1949, when the veterans' rental programme was terminated. At the beginning of the year, 913 veterans' rental units were under construction. During December, tenders were called and contracts awarded for an additional 100 units, none of which had been started at the year end. In addition, 294 houses were still to be placed under contract. Houses completed during the year numbered 707, leaving 214 units under construction at December 31, 1951 (Tables 11 and 12).

Permanent Improvements

Contracts were outstanding at the beginning of 1951 for the construction of permanent improvements to 443 war workers' houses built during World War II. In 1951, similar work was started on an additional 1,796 units. Completions totalled 1,662 and at the end of the year work was continuing on 577 houses.

Permanent Married Quarters for the Department of National Defence

At the beginning of 1951, 3,901 housing units were under construction. During the year, tenders were called and contracts awarded for an additional 2,063 units, of which 1,836 were started. In addition, 1,725 dwellings were still to be placed under contract. This compares with 489 at the end of 1950, the substantial increase resulting from difficulties encountered in acquiring land and in completing negotiations with municipalities. Housing units completed and turned over to the Department of National Defence during 1951 numbered 2,999, leaving 2,738 under construction at December 31, 1951.

Department of National Defence Schools

As in previous years, the Corporation, on behalf of the Department of National Defence, has negotiated agreements with the provincial and municipal authorities under which educational facilities will be available to children of service personnel living at camp sites. Such arrangements have been completed or are under negotiation with respect to 51 locations.

In 20 locations arrangements have been made to have the children from the camp site attend existing near-by schools. In 31 other locations it was necessary to arrange for the construction of new school facilities at the camp site. Contracts have been awarded for 23 schools, 14 of which have been completed. Plans are not completed for eight others. The 23 schools

range in size from four rooms to 18 rooms with auditorium, and will cost approximately \$8 million.

At seven other R.C.A.F. stations, eight schools are required on which construction is well advanced. These schools, all of four or six room size, will cost approximately \$1.3 million.

Construction on Behalf of Defence Construction (1951) Limited

Arrangements for the construction of defence projects in Canada, including the calling of tenders and administration and engineering supervision of the work from the date of contract award to completion, became a major responsibility of the Corporation during the year.

Prior to November 22, 1950, contracts for defence construction valued at \$95.4 million were awarded by Canadian Commercial Corporation. Of this amount a total of \$42.7 million, representing 123 contracts, was assumed by Central Mortgage and Housing Corporation for supervision on behalf of Defence Construction Limited. Up to November 22, 1950, the value of work completed on the 123 contracts amounted to \$20.2 million and from that date to December 31, 1951, amounted to \$43.3 million.

Since November 22, 1950, work called for by 44 of these contracts, valued at \$4.6 million, has been completed, leaving 79 of the contracts taken over, with a value of \$38.1 million, still under the administration of the Corporation.

During the period November 22, 1950 — December 31, 1951, contract demands were received from the Department of National Defence and Canadian Arsenals Limited to a value of \$214.9 million. Contracts awarded numbered 388 valued at \$180.8 million for work at 145 sites. The value of work completed on the 511 contracts under administration in this period totalled \$88.0 million. At the end of the year contractors engaged on these projects were employing the following numbers of on-site personnel: clerical, 480; supervisors, 733; skilled labour, 5,517; and unskilled labour, 3,604; a total labour force of more than 10,000.

REAL ESTATE ADMINISTRATION

Property Management

In addition to family housing, the Corporation operates the following non-family projects: Laurentian Terrace in Ottawa, a hostel for female civil servants; Arbour Lodge at Ajax; and a men's hostel at Hamilton for industrial workers. A hostel for men at St. John's, Newfoundland, was operated by the Corporation until April 25th when it was turned over to the Department of National Defence.

The ownership and administration of the Deep River townsite was transferred back to the National Research Council on April 1, 1951.

The number of rental housing units under management declined from 38,656 at the end of 1950 to 24,776 at the end of 1951. Newly-completed units taken into rental account numbered 642, while sales numbered 13,941. The distribution of single and multiple units by province is shown in Table 15. Rental revenue for 1951 totalled \$13.2 million as compared with \$16.4 million in 1950. As at December 31st, 21 rental accounts were three or more months in arrears to the extent of \$413.

The system of rating the priority of applicants for rental houses was extended to include veterans of the Korean Special Service Force on the same basis as veterans of World War II. Allocations to newly-completed projects numbered 642, and to vacancies in houses previously rented 3,216, a total of 3,858 in the year. The number of Corporation-owned houses occupied by non-veterans decreased from 4,734 to 2,224 through 1951. The number of veterans' applications on hand at the end of the year was 18,756.

Property maintenance was carried on in 1951 as in previous years. Expenditure on this account, including on-site salaries and wages, amounted to \$2.4 million in 1951. Included in this total expenditure are items of \$777,907 for exterior painting and \$55,682 for landscaping. The average maintenance expenditure per unit was \$76 in 1951 as compared with \$64 in 1950.

In 1951, considerable emphasis was placed on landscaping. New landscaping contracts valued at \$1,340,000 were let in 1951 in respect of 4,974 housing units and 10 schools. Many of these projects are near completion, but as landscaping is seasonal work and as acceptance by the Corporation is contingent upon lawns being established and trees and shrubs being in leaf, the contracts will not be completed until 1952. Maintenance of landscaping has been improved and an annual programme of tree and shrub planting has been introduced.

Sale of Rental Houses

At the end of 1950, 29,888 housing units had been offered for sale, of which 14,430 were then unsold. During the year, an additional 5,797 houses were placed in a sales position. A total of 13,941 houses were sold during the year, the aggregate selling price being \$59.9 million, including one "en bloc" sale of 214 war workers' houses to the Town of Dartmouth. Total sales since the inception of the sales programme are now 29,399 units valued at \$110.5 million.

First priority to purchase is given to the tenants. Tenants may arrange mutual transfers of occupancy to facilitate sales. Houses which become vacant in a project under sale are held vacant for sale to veterans of World War II and the Korean Special Force. A tenant who is unwilling to pur-

chase the house he occupies or any other house which the Corporation has for sale in the locality may be requested to move to other rental accommodation owned by the Corporation in the locality, if an acceptable offer is received for the house he occupies.

Payments to Municipalities

Over \$1.5 million were paid to 199 municipalities by the Corporation in 1951. These payments were in lieu of taxes on the Corporation's rental housing projects. Agreements on pre-1948 housing projects with ten municipalities were re-negotiated at the request of the municipalities to provide for higher payments in lieu of taxes. These increased payments were reflected in higher rentals charged to the tenants.

Fire Prevention

Fire damage and the number of fires in 1951 were relatively small. As in earlier years, the main causes of fires were careless smoking and careless use of matches which in 1951 accounted for 60% of all losses. As compared with a fire reserve account of \$2.00 per rental housing unit, actual repair costs of fire damage amounted to 77c per unit. The Corporation continued its fire prevention programme at a cost of 45c per unit as compared with 57c in 1950.

Home Conversion Plan

The leasehold interest of the Corporation was surrendered or the leases expired on 73 of the 93 properties under administration at the beginning of 1951. Leases with the owners of 19 properties still held by the Corporation expire in 1952 and one early in 1954 (Table 15). When control of a property returns to the owner the Corporation endeavours to arrange for the continuation of existing tenancies.

Ajax Development Programme

The development of Ajax as a balanced industrial community continued in 1951. The Improvement District of Ajax, established in 1950, assumed the responsibility for the maintenance and operation of the municipal services early in 1951.

Over \$2 million worth of new commercial construction was under way at Ajax in 1951. 54 acres were sold to industries for factory development.

The sale of houses proceeded with 600 war workers' houses being offered for sale in July. By the end of the year, 456 of these had been sold. To encourage home building, 146 new building lots were serviced during the year and plans have been prepared to service a further 270. A limited-dividend company commenced a programme to construct 150 single houses of which 20 were nearly complete at December 31st. At that time another builder was about to start a 238-unit apartment project.

The general development programme now under way includes a shopping centre, main streets and a network of underground steam mains.

Sale of Unserved Land

During the year the Corporation disposed of a parcel of unserved land consisting of approximately 80 acres located partly within the City of Montreal and partly within the Town of Mount Royal. This land formed part of the assets of Housing Enterprises of Canada Limited whose holdings were taken over by the Corporation in September, 1947. It was found that this land could not economically be used for housing purposes under the National Housing Act. The price realized for the land was approximately 16c per square foot.

RESEARCH AND INFORMATION

It is a responsibility of the Corporation under Part V of the National Housing Act to encourage educational and research activities with regard to housing and community planning. Some phases of this programme are carried out by the Corporation's Economic Research Department and Information Department. A number of grants are made under this Part of the Act to universities undertaking research assignments and teaching community planning. During the year, total expenditures on research, and information amounted to \$290,577 of which \$171,863 were spent directly by the Corporation, the remainder being allocated in the form of grants and payments to universities and to other government agencies.

Economic Research and Investigations

During 1951 the Corporation, in co-operation with other agencies, continued to provide housing data and analyses and to develop new sources of information which would throw light on housing conditions and financing.

Summaries of the information were made available through three regular publications, "Housing in Canada" (quarterly), "Housing Progress Abroad" (quarterly), "Mortgage Lending in Canada" (annual). "Housing in Canada" provides information affording as complete and current a picture of the housing situation as is possible. During the year several new statistical series were developed and incorporated in this publication. "Housing Progress Abroad" reviewed periodically housing conditions and the effect of housing legislation in six countries, United States, United Kingdom, Australia, New Zealand, South Africa and Sweden. A special issue dealt with the situation in France, Holland, and Belgium. The issue of "Mortgage Lending in Canada" released in 1951 dealt with the mortgage situation through the appraisal of a number of surveys including those covering the sources of financing the housing programme. This latter series

is designed to show where the money came from to undertake the 95,000 housing starts and 92,000 housing completions in 1950.

As in previous years the Corporation undertook a survey of the housing outlook by canvassing, through its offices, the situation in over 130 cities and towns with population of 5,000 and over. The results of the survey were incorporated in a white paper on "Private and Public Investment in Canada, Outlook 1951", tabled by the Minister of Trade and Commerce in the House of Commons on April 3, 1951.

To provide up-to-date information on housing progress, the Corporation continued with its starts and completions surveys in every city and town with population of 5,000 and over. Steps were taken to expand the survey in 1952 by including new suburban districts becoming part of metropolitan areas in line with the definitions used in the 1951 Census, and by adding some two dozen urban centres which have passed the 5,000 population mark. The results of these surveys were supplemented by sample surveys in smaller communities, undertaken by the Dominion Bureau of Statistics, which released the consolidated data for individual municipalities, provinces and Canada as a whole in monthly publications.

The Corporation has made some preliminary investigations into the housing requirements of old people. Proposals have been made under various sections of the National Housing Act for provision of accommodation suitable for old people and it has seemed advisable to consider the type of housing which would best suit their needs. When these studies are completed it is hoped that the Corporation will be in a position to give advice to those who may come forward with proposals under Section 9 or Section 35 of the Act.

The Corporation sponsored the publication of a book entitled "Residential Real Estate in Canada" which incorporated the results of background research work and analyses bearing on the economics of housing. Another background study, dealing with "Postwar Housing Building in Canada — Cost and Supply Problems" was also released during the year.

Expenditures for economic and related research and for other housing investigations, during 1951, amounted to \$126,424. Of this amount \$111,630 were spent directly by the Corporation and \$14,794 were paid to other organizations.

Housing Design

During 1951 further efforts were made to improve the small house designs which the Corporation has made available to the public at low cost. In addition, new designs were obtained for which working drawings were prepared. A large number of architects from various parts of Canada were invited to prepare new designs and make improvements on previous de-

signs. Forty-nine new designs and four revised and improved plans were obtained. Eighteen architects participated on a royalty or fee basis. Also, a series of fourteen house designs suitable for the West Coast were developed by thirteen architectural firms in British Columbia.

In addition to the work on individual house designs, some studies have been made of the designs of groups of houses. A large proportion of the houses built in Canada are constructed by builders in the form of projects which have frequently consisted of a number of identical houses. It is hoped that builders may be helped to avoid the monotonous effect of such building through the introduction of simple variations of plan and better grouping of houses on the site without removing all the economies of such project building.

Building Research

The Corporation does not carry out research on building materials or methods. For work of this type it relies largely on the assistance of the Division of Building Research of the National Research Council and other Government and commercial laboratories. However, the Corporation does carry out investigations of the performance of construction materials, methods and mechanical equipment. The Division of Building Research assists the Corporation in these field examinations.

As required under Sections 4(2)(b) and 8(2)(a) of the National Housing Act, the Corporation has established minimum building standards for construction financed under the Act. These standards are continually under review to permit inclusion of new building methods and materials considered suitable. The acceptability of building practices and materials for employment in housing financed under the National Housing Act is determined by the Corporation on the basis of technical data, test reports, and field experience records supplied by the Corporation staff, the Division of Building Research and other governmental and private testing agencies or laboratories.

The Corporation has assisted the National Research Council in the revision of the National Building Code and has worked with the committees established by the Canadian Government Specifications Board and the Canadian Standards Association in setting up performance standards for building products.

Community Planning

During the year there has been a considerable development of University arrangements for training graduates for employment in community planning work. The Corporation has aided this development by providing funds for nine student fellowships available to those studying at any of the four Universities which now offer such training. Applications for fellow-

ships are made to the Universities of McGill, Toronto, Manitoba and British Columbia and the awards are made by an inter-University committee.

To aid its various activities during the year a grant was again made to the Community Planning Association of Canada. The major part of these funds are applied to the work of the national office of the Association which has become a centre of information on community planning affairs. Information has been disseminated through its monthly Newsletter and a wider educational service is being performed through the new quarterly, the Community Planning Review. The Association aids its provincial Divisions, which also raise funds through memberships and grants from Provincial Governments; in many parts of the country these Divisions conducted conferences during the year which have provided an opportunity for discussion of the problems of urban development.

Information Services

Activity in this field is planned mainly to keep Canadians informed of the facilities of the National Housing Act and to encourage improved house design and construction. Printed material in a variety of forms as well as news releases, feature articles, special bulletins, travelling exhibits, photographs and motion pictures, were used in carrying out the 1951 information programme.

The continuing popularity of the Corporation's series of small house design booklets resulted in the distribution of 75,000 copies while sales of working drawings of houses illustrated in the booklets totalled 4,932 sets. During the year, 13% of the houses financed by joint loans were constructed from plans made available through the Corporation, as compared with 7% in 1950. Contracts were awarded for the printing of a new series of bungalow, 1½-storey and 2-storey booklets for delivery in early 1952 and for the first printing of the new West Coast house design booklet.

Five travelling exhibits were displayed during the year; Hamilton, Vancouver, Winnipeg, Calgary, Edmonton, Saskatoon, Regina, Three Rivers, Sherbrooke, Quebec, Toronto, London, Peterborough, Kitchener-Waterloo and Halifax were on the itinerary. These exhibits emphasized good house construction and explained the various points to be considered by persons contemplating home-ownership. For the first time, the Corporation sponsored an exhibit at the Canadian International Trade Fair to encourage industrial interest in Ajax, Ontario.

Response to the Corporation's "Newspaper Feature Service", which was inaugurated in 1949, was greater than in previous years with 85 English-language and 40 French-language newspapers and other publications requesting the service. In 1951 the service again included the "NHA Design-of-the-Month", featuring the types of single-family dwellings

financed under N.H.A.; sketches of additional C.M.H.C. house designs, and a series of 16 illustrated articles giving advice to prospective home owners on the various aspects of building or buying a house. Requests from daily and weekly newspapers, magazines and trade papers for special articles, photographs and general housing information were received.

The three films produced in earlier years — Houses in Jig-Time, Tale of New Cities and On To Fortune, the latter the film story of Ajax — continued in circulation. In the field of radio, activity was confined to meeting requests for information from Canadian Broadcasting Corporation and individual private radio stations.

Expenditures in 1951 on account of Information Services amounted to \$24,401.

ACCOUNTS

The Financial Statement of the Corporation covering the fiscal year ended December 31, 1951, consists of the Balance Sheet, with supporting Schedules of Real Estate and Loans, together with a Statement of Income and Expenditure and Reserve Fund Account for the year under review.

INCOME AND EXPENDITURE

Increased balances in National Housing Act loan accounts produced substantially increased interest revenues over 1950. As a result of the large volume of housing units sold, and with only minor additions to Real Estate account during the year, there was a marked decline in revenue from rented housing units; this was offset in part by an increase in interest earned on Agreements for Sale in respect of houses sold on deferred payment terms.

Fees earned for construction services provided to Defence Construction (1951) Limited, to the National Research Council and to the Departments of National Defence and Defence Production resulted from new management agreements operative in 1951.

COMPARATIVE STATEMENT OF INCOME AND EXPENDITURE

Gross Revenue—	1950	1951
Interest on Loans.....	\$ 3,590,266.89	\$ 7,103,355.92
Rentals.....	16,349,315.13	13,138,900.39
Interest on Agreements for Sale.....	1,126,791.58	2,661,235.18
Fees Earned for Supervision of construction.....	—	1,118,501.82
Other Income.....	227,748.27	160,036.93
	<hr/> \$21,294,121.87	<hr/> \$24,182,030.25

CENTRAL MORTGAGE AND HOUSING CORPORATION

<i>Less: Expenditure—</i>	1950	1951
Administration.....	\$ 4,000,260.89	\$ 5,014,155.78
Maintenance and Depreciation of properties.....	9,814,939.31	8,798,724.28
Interest on Borrowings.....	4,220,479.83	7,164,957.09
Loss on Disposal of Real Estate and other Assets.....	396,442.96	60,156.08
	<hr/>	<hr/>
	\$18,432,122.99	\$21,037,993.23
Net Income Transferred to Reserve Fund.....	\$ 2,861,998.88	\$ 3,144,037.02

Included in the above reported Income and Expenditure for 1951 are figures covering operations of the following special projects:

	<i>Revenue</i>	<i>Expenditure</i>	<i>Loss</i>
Ajax Development.....	\$341,383.15	\$431,310.06	\$ 89,926.91
Deep River Village (3 mos. to March 31).....	102,265.60	184,950.04	82,684.44
Hamilton Staff House.....	360,287.34	364,600.34	4,313.00
Laurentian Terrace.....	172,412.95	177,882.98	5,470.03
Buckmaster's Field Hostel, St. John's, Nfld.....	3,434.27	2,883.54	(550.73)
	<hr/>	<hr/>	<hr/>
	\$979,783.31	\$1,161,626.96	\$181,843.65

Deduct:

Subsidy Recovered from Atomic Energy Control Commission re Deep River Village.....		\$ 33,000.00	\$ 33,000.00
	<hr/>	<hr/>	<hr/>
	\$979,783.31	\$1,128,626.96	\$148,843.65

The salary account included under Administration Expenditure reflects only the net cost to the Corporation of salaries falling into this classification. Salaries paid on direct construction account, on maintenance of real estate and on activities under Part V, which are recoverable under special agreements or directly from the Minister under the Housing Acts, totalled \$2,887,467.76 bringing the gross total of salaries and wages paid by the Corporation to \$5,838,544.62.

BALANCE SHEET

Assets

Cash on hand including collections at field points and awaiting transfer to Head Office is sufficient to discharge immediate liabilities. Additional funds, as required for lending and construction purposes, are drawn from the Government of Canada under the borrowing provisions set out in the Central Mortgage and Housing Corporation Act and The National Housing Act, 1944.

Accounts receivable include balances owing by tenants on rental accounts, debts due from contractors, advances in respect of construction work carried out for account of Department of Defence Production, uncollected fees earned for services provided to Defence Construction (1951) Limited and the Department of National Defence and miscellaneous charges.

The account described as "Due from the Minister of Resources and Development", \$111,498.92, represents the uncollected balance in respect of expenditures recoverable under various sections of the Housing Acts and for Emergency Shelter operations, less recoveries from defaulting borrowers of payments made on Home Improvement Loan Guarantees.

Losses recoverable from the Minister under guarantees provided for in Section 25 of the Central Mortgage and Housing Corporation Act have been shown as a separate asset representing an account due from him after deducting therefrom any profits earned on similar transactions. Losses in 1951 in the amount of \$582,294.57 in respect of sale of properties built by and taken over from Housing Enterprises of Canada Limited are included in this account. These items are summarized as follows:

Losses on joint loans including those representing the Corporation's share.....	\$132,511.44
Losses on sale of property in respect of direct loans to Institutional Housing Corporations.	581,894.57
	<u>\$714,406.01</u>

Deduct:

Profits from sales of property on terminated joint loans under The National Housing Act, 1944.....	\$ 695.32	
Profits from land assembly transactions under Section 11B of The National Housing Act, 1944.....	25,841.48	
	<u>26,536.80</u>	
		<u>\$687,869.21</u>

CENTRAL MORTGAGE AND HOUSING CORPORATION

The balances of advances outstanding under the Integrated Housing Plan amounting to \$2,992.87 are recoverable through the lending institutions from advances to builders on joint loans.

Inventories consist of materials in the following categories:

Construction Materials.....	\$ 6,758.10
Materials Held for Maintenance to Prop- erties.....	89,016.32
	<hr/>
	\$95,774.42

Loan balances under the Housing Acts have increased by \$81,297,920.62 from \$155,360,049.56 to \$236,657,970.18.

Balances outstanding, including accrued interest, under Agreements for Sale, representing the unpaid portion of the purchase price on housing units sold have increased to \$74,037,259.30 compared with \$32,044,340.73 at the end of 1950.

Rental housing projects covered by Municipal Agreements providing for financial assistance to municipalities on deferred repayment terms for installation of services are nearing completion. Advances to municipalities under these provisions totalled \$740,366.65 in 1951 as compared with \$1,163,517.72 in 1950. The uncollected balance outstanding at December 31, 1951, in this account was \$2,876,862.07.

The account for Real Estate in possession has decreased from a gross of \$165,106,001.70 in 1950 to \$131,315,765.63 at December 31, 1951. Additions to the account in 1951 amounted to \$12,127,087.59 and sales have decreased the holdings by \$45,917,323.66. Depreciation has been charged at rates similar to those in effect during previous years.

The real estate account includes net Federal Government expenditures of \$2,692,773.49 in respect of Federal-Provincial Agreements under the National Housing Act.

Expenditures recoverable under Federal-Provincial Agreements represent the uncollected portion of the share borne by Provincial Governments under these agreements.

The financial arrangements with the Department of National Defence whereby the construction of married quarters was financed by the Corporation under Section 34 of the National Housing Act were terminated at March 31, 1951, and cash was received in the amount of \$47,972,527.79 in respect of our account to that date. The cash was applied towards the redemption of Corporation Debentures outstanding with the Government of Canada. Since April 1, 1951, expenditures for construction of married quarters have been disbursed directly by the Department of National Defence.

Construction expenditures on behalf of the National Research Council will be recovered from that body early in 1952.

Contractors' and other security deposits lodged with the Department of Finance represent Government bonds received which are held there for safekeeping until released to depositors.

The item of "Other Assets" shown in the Balance Sheet at \$151,285.88 consists of prepaid expenses representing unexpired premiums on insurance and employees' surety bonds, prepayment to municipalities on account of agreements calling for grants in lieu of taxes, sundry recoverable deposits and travelling advances to employees.

Liabilities

Accounts payable and Sundry Accrued charges consist of the following items:

(1) Debts currently owing for operating purposes.....	\$ 78,937.07
(2) Claims from contractors and suppliers for work completed to date and materials delivered.....	1,602,604.68
(3) Sundry items, including rentals and taxes accrued but not due.....	113,831.54
(4) Provision for completion of Permanent Improvements.....	484,466.12
	<hr/>
	\$2,279,839.41

"Contractors' Holdbacks and Deposits from Contractors and Others" amounting to \$3,993,960.67 as disclosed in the Balance Sheet, is made up of the following:

(1) Contractors' Holdbacks and Security Deposits....	\$3,319,045.41
(2) Down payments held in trust for prospective buyers of houses built under the Integrated Housing Plan	2,551.75
(3) Refundable deposits from tenants.....	235,150.24
(4) Sundry other deposits held in trust for future release.....	437,213.27
	<hr/>
	\$3,993,960.67

Payments received on uncompleted Agreements for Sale and prepaid rents shown at \$1,082,432.91 represent receipts on account of sales which are in process but not fully executed and prepaid rentals from tenants.

Employees' Retirement Fund has increased during 1951 by \$52,075.48. This account represents contributions from employees not admitted to the pension fund.

"Reserve for Guaranteed Rentals and Buy-Back Premiums" represents the net insurance premiums, including that portion prepaid and unearned, which are available to meet future losses under Rental Insurance policies written under the authority of Section 8A of The National Housing Act, 1944, as amended in 1948, and guarantees given to builders in respect of buy-back arrangements on houses intended for sale to defence workers.

Gross borrowings during 1951 under authority of Section 23 of the Central Mortgage and Housing Corporation Act for lending purposes totalled \$70.5 million, under Section 34 of The National Housing Act, 1944, for construction purposes \$17.0 million and under Section 35 of the National Housing Act, \$2.0 million.

Repayments in 1951 on account of borrowings under Section 34 of the National Housing Act consisted of ordinary redemptions of \$2.1 million plus \$47.0 million received as at March 31st in settlement with the Department of National Defence.

Accrued interest on borrowings under Section 23 of the Corporation Act includes provision for the increased rate of interest in respect of loans made at the higher rates of interest following the 1951 amendments to The National Housing Act, 1944, and the Regulations thereunder.

Total borrowings from all sources are as follows:

(in millions)	Outstanding at December 31		Repayments		Net Increase
	(Excluding Accrued Interest)		1951	1951	
	1950	1951	1951	1951	
Borrowings for the purpose of lending under the Housing Acts.....	\$127.0	\$197.5	—		\$70.5
Borrowings for acquisition of land and construction of buildings.....	146.4	114.3	49.1		(32.1)
Borrowings for acquisition and construction of real estate under Federal-Provincial Agreements.....	—	2.0	—		2.0

The Unrealized Capital Surplus Account including the unrealized profits

CENTRAL MORTGAGE AND HOUSING CORPORATION

on sold houses built by the Corporation shows the following changes during the year ended December 31, 1951:

Balance brought forward from December 31, 1950.....		\$67,600,160.45
<i>Add:</i>		
Additional Surplus arising from sales of properties acquired under Section 34 of The National Housing Act, 1944.....	\$16,434,089.41	
Unrealized profit on sales of real estate constructed on Corporation account	232,119.83	
	<hr/>	16,666,209.24
<i>Deduct:</i>		
Proceeds from sales of properties acquired under Section 34 of The N. H. A., 1944, transferred to Reserve Fund.....	\$ 7,403,781.74	\$84,266,369.69
Proceeds from sales of Corporation-owned real estate transferred to Income and Expenditure Account...	4,383.63	
	<hr/>	7,408,165.37
Balance as per Balance Sheet.....		<hr/> \$76,858,204.32

RESERVE FUND

Changes in Reserve Fund Account between January 1, 1951 and December 31, 1951, reflect a substantial credit for depreciation accumulated on servicemen's houses prior to sale and for cash realizations from all houses sold to date which were acquired under Section 34 of the National Housing Act. This account is summarized as follows:

	1950	1951
Credit Balance, January 1st.....	\$ 5,000,000.00	\$ 5,000,000.00
<i>Add:</i>		
Transfer from Income and Expenditure account for year.....	2,861,998.88	3,144,037.02
Proceeds from sale of properties acquired under Section 34 of The National Housing Act, 1944, and accumulated depreciation.....	4,390,780.27	9,843,062.96
	<hr/>	<hr/>
	\$12,252,779.15	\$17,987,099.98

CENTRAL MORTGAGE AND HOUSING CORPORATION

<i>Deduct:</i>	1950	1951
Amount transferred to the credit of the Receiver-General.....	\$ 7,213,861.63	\$12,987,099.98
Adjustments to liquid assets acquired under Section 33 of The National Housing Act, 1944.....	38,917.52	—
	<hr/> \$ 7,252,779.15	<hr/> \$12,987,099.98
Credit Balance.....	\$ 5,000,000.00	\$ 5,000,000.00

The sum of \$12,987,099.98 has been remitted to the Receiver-General.

ORGANIZATION

The shift of emphasis in the Corporation's activities during the year resulted in many changes in the organization. The volume of direct loan and sale agreement accounts increased to the point where it was necessary to decentralize to the branch offices many of the functions connected with the administration of these accounts. The reduction in the Corporation's real estate holdings which resulted from the successful sales programme permitted the closing of 11 rental sub-offices and the consolidation of the Mortgage and Real Estate Divisions at Head Office. With the return of the Deep River townsite to the administration of the National Research Council in the spring of 1951, the Corporation's district rental office at Deep River was closed. A branch office was opened in Toronto in September. At the end of the year there were 5 regional offices, 28 branch offices, 5 district rental offices and 68 rental sub-offices.

After long and careful consideration, the Corporation adopted a five-day week without reduction in the number of working hours per week. This conforms with the practice of many organizations with which the Corporation deals. After several months experience it is evident that the change is not only enthusiastically accepted by the staff but has, in fact, resulted in better weekly production and more efficient operation.

At the year end the Head Office Building was completely enclosed with the heating system in operation. It is expected that the building will be ready for occupancy during the summer of 1952.

STAFF

A reduction in staff occasioned by the decrease in lending activity and the decrease in the Corporation's rental housing was more than offset by the recruitment of 300 employees in connection with the construction of defence projects, including engineering and technical staff. The resulting

increase in regular staff was 181 — from 1782, on December 31, 1950, to 1,963 on December 31, 1951. The monthly average number of part-time and casual employees was reduced by 62 — from 365 on December 31, 1950, to 303 on December 31, 1951.

The administration and supervision of the defence construction programme made it necessary to engage the services of a large number of additional technical personnel for on-site and office work. As the programme develops in 1952 it will be necessary to recruit additional technical staff. Throughout 1951 the recruiting and retention of qualified technical employees presented considerable difficulty because of the competition from private employers. The number of on-site construction personnel engaged on Defence Construction Limited projects increased from 29 at the end of 1950 to 246 at the end of 1951. The technical staff in the regional construction offices and at Head Office engaged on the programme increased from 17 to 99. The number of Corporation employees devoting part of their efforts to defence construction work increased from 127 to 435.

Since August, 1949, the staff of the Corporation has participated in a group insurance and hospitalization plan, the benefits of which are becoming increasingly apparent. For instance, during the second policy year claims received from employees numbered 521. Payments for hospital charges, surgical fees and special services amounted to \$56,581, representing 81 % of the cost of these services. Four claims for death and one for dismemberment were paid.

As at December 31, 1951, the number of employees in the pension plan was 1,087. The fund at December 31, 1951, amounts to \$2.9 million. As yet the plan is in its early years and disbursements to retired employees have been few. At the present time four persons are drawing pensions. In addition, there are five who have left the Corporation and have elected to take a pension when they reach the age of 60.

The Board again wishes to record its appreciation of the loyal and efficient manner in which all members of the staff discharged their duties during 1951.

Yours very truly,

D. B. MANSUR,

President.

CENTRAL MORTGAGE AND HOUSING CORPORATION

FINANCIAL STATEMENTS

31st DECEMBER, 1951

CENTRAL MORTGAGE AND BALANCE SHEET AS

ASSETS

Cash.....	\$ 4,330,836.18
Accounts Receivable, less provision of \$15,268.99 for bad debts.....	877,981.64
Due from the Minister of Resources and Development on Current Account.....	111,498.92
Due from the Minister of Resources and Development in respect of losses under the Housing Acts.....	687,869.21
Advances under the Integrated Housing Plan.....	2,992.87
Inventories of Construction and Maintenance Materials— at cost or at estimated realizable value, whichever is lower.....	95,774.42
Loans under the Housing Acts, including \$709,751.06 accrued interest.....	236,657,970.18
Agreements for Sale, including \$719,636.65 accrued interest.....	74,037,259.30
Advances to Municipalities and others on deferred repayment terms, including \$13,932.73 accrued interest.....	2,876,862.07
Real Estate, at cost or at values placed by the Board of Directors on properties taken over under Section 34 of The National Housing Act, 1944, less provision of \$8,208,198.84 for depreciation.....	123,107,566.79
Expenditures Recoverable under Federal-Provincial Agreements.....	442,006.51
Construction Expenditures for the National Research Council, financed by Corporation debentures.....	1,012,331.57
Office Furniture and Sundry Equipment, less provision of \$339,672.96 for depreciation.....	312,611.49
Contractors' and other security deposits lodged with the Department of Finance.....	445,250.00
Other Assets.....	151,285.88
	<u><u>\$445,150,097.03</u></u>

NOTE:—No provision has been made in the above statement for possible losses in respect of joint loans made with lending institutions and guarantees and other commitments under the Housing Acts, which are obligations of His Majesty under these Acts.

D. B. MANSUR,

President

C. D. ARMITAGE,

Chief Accountant

HOUSING CORPORATION

AT 31st DECEMBER, 1951

LIABILITIES

Accounts Payable and Sundry Accrued Charges.....	\$ 2,279,839.41
Contractors' Holdbacks and Deposits from Contractors and Others.....	3,993,960.67
Payments received on uncompleted Agreements for Sale and Prepaid Rents.....	1,082,432.91
Employees' Retirement Fund.....	143,090.04
Reserve for Guaranteed Rentals and Buy-Back Premiums	414,489.03
Due to the Receiver General under Section 31 of the Central Mortgage and Housing Corporation Act.	12,987,099.98
Borrowings from the Government of Canada under Section 23 of the Central Mortgage and Housing Corporation Act, evidenced by debentures of the Corporation, including \$1,791,371.36 accrued interest (for lending under the Housing Acts).....	199,291,371.36
Borrowings from the Government of Canada under Section 34 of The National Housing Act, 1944, evidenced by debentures of the Corporation, including \$1,721,893.51 accrued interest (for acquisition and construction of real estate).....	116,070,984.31
Borrowings from the Government of Canada under Section 35 of The National Housing Act, 1944, evidenced by debentures of the Corporation, including \$28,625.00 accrued interest (for acquisition and construction of real estate under Federal-Provincial Agreements).	2,028,625.00
Unrealized Capital Surplus, including Surplus arising from valuations of property acquired under Section 34 of The National Housing Act, 1944.	76,858,204.32
Capital: Authorized and paid up.....	25,000,000.00
Reserve Fund.....	5,000,000.00
	<hr/>
	<u>\$445,150,097.03</u>

AUDITORS' REPORT

To the Minister of Resources and Development, Ottawa.

We have examined the above Balance Sheet of Central Mortgage and Housing Corporation as at 31st December, 1951, and have received all the information and explanations we have required. We report that, in our opinion, it is properly drawn up so as to exhibit a true and correct view of the state of the Corporation's affairs as at that date, according to the best of our information, the explanations given to us and as shown by the books of the Corporation.

(Sgd.) JEAN VALIQUETTE, C.A.,

(Sgd.) WM. H. CAMPBELL, C.A.,

*of the firm of
Anderson & Valiquette*

*of the firm of Campbell,
Glendinning and Dever.*

Ottawa, Canada—16th February, 1952.

CENTRAL MORTGAGE AND HOUSING CORPORATION
STATEMENT OF INCOME AND EXPENDITURE FOR THE YEAR
ENDED 31st DECEMBER, 1951

INCOME:

Interest earned on loans under the Housing Acts.....	\$ 7,103,355.92	
<i>Less:</i> Interest on borrowings from the Government of Canada for lending under the Housing Acts.....	4,844,916.09	2,258,439.83
Property Rentals.....	13,138,900.39	
<i>Less:</i> Interest on borrowings from the Government of Canada for investment in completed properties.....	2,320,041.00	10,818,859.39
<i>Other Income</i>		
Interest earned on Agreements for Sale.....	2,661,235.18	
Fees earned for services provided under Agreements.....	1,118,501.83	
Miscellaneous.....	160,036.93	3,939,773.94
		<u>17,017,073.16</u>

EXPENDITURE:*Administration:*

Salaries, Head Office and Branches....	2,951,076.86
Pension Fund, Retirement Fund, Group and Unemployment Insurance and Medical Examinations.....	565,784.21
Directors' Fees and Expenses.....	7,272.24
Provision for Auditors' Fees and Expenses.....	27,000.00
Legal Expenses.....	34,442.50
Office Supplies and Expenses.....	326,098.32
Telephone and Telegraph.....	135,392.34
Rental and Expenses of Administrative Premises.....	229,540.84
Travel Expenses and use of employee-owned cars.....	428,485.86
Information services, films and plans....	26,765.07
Depreciation on furniture and equipment.....	93,288.92
Other Expenses.....	189,008.62
Sub-Total.....	<u>5,014,155.78</u>

Property Expenses:

Operating Expenses of Special Projects..	1,161,626.96
Repairs and Maintenance of Properties..	2,416,855.15
Payments to Municipalities in lieu of taxes and for services.....	1,816,383.86
Depreciation on Real Estate.....	3,403,858.31
	<u>8,798,724.28</u>

<i>Deduct:</i> Loss on disposal of assets through Crown Assets Disposal Corporation....	44,921.38	13,812,880.06
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Loss on Sales of Corporation Owned Real Estate.....	15,234.70	3,204,193.10
Balance transferred to Reserve Fund.....		<u>\$ 3,144,037.02</u>

**CENTRAL MORTGAGE AND HOUSING CORPORATION
RESERVE FUND**

Credit Balance as at 31st December, 1950..	\$ 5,000,000.00
<i>Add:</i> Income less Expenditure for the year ended 31st December, 1951...	3,144,037.02
<i>Add:</i> Proceeds from sales of properties acquired under Section 34 of The National Housing Act, 1944, and accumulated depreciation thereon..	9,843,062.96
	<u>12,987,099.98</u>
	17,987,099.98
<i>Deduct:</i>	
Amount transferred to the credit of the Receiver General.....	<u>12,987,099.98</u>
Credit Balance as at 31st December, 1951, as limited by Section 31 of the Central Mortgage and Housing Cor- poration Act.....	<u><u>\$ 5,000,000.00</u></u>

CENTRAL MORTGAGE AND HOUSING CORPORATION
SCHEDULE OF LOANS UNDER THE HOUSING ACTS FOR THE YEAR ENDED 31st DECEMBER, 1951

	Balance 31st December, 1950						Balance 31st December, 1951	
	No. of Loans Out- standing	Value	No. of New Loans	Advances During 1951	No. of Loans Paid in Full	Repayments During 1951	No. of Loans Out- standing	Value
<i>Joint Loans:</i> (Corporation's Share).....	81,505	\$111,487,382.71	21,937	\$66,030,721.97	2,964	\$ 8,456,184.51	100,478	\$169,061,920.17
<i>Direct Loans:</i> Limited Dividend Housing Com- panies.....	15	2,754,481.69	3	711,093.31	Nil	157,328.33	18	3,308,246.67
Loans under Section 31A.....	1,083	37,135,860.50	328	20,378,108.23	35	4,958,337.35	1,376	52,555,631.38
Mining, Lumbering, Logging and Fishing Industries.....	3	220,944.78	1	65,021.63	Nil	28,370.64	4	257,595.77
Loans under Section 29 of the Central Mortgage and Housing Corporation Act.....	140	809,057.01	Nil	26,778.52	140	835,835.53	Nil	Nil
	1,241	40,920,343.98	332	21,181,001.69	175	5,979,871.85	1,398	56,121,473.82
<i>Mortgages arising from Sales of Properties.....</i>	395	2,383,919.41	1,626	9,938,755.40	9	1,557,849.68	2,012	10,764,825.13
GRAND TOTAL.....	83,141	\$154,791,646.10	23,895	\$97,150,479.06	3,148	\$15,993,906.04	103,888	\$235,948,219.12
ADD: Accrued Interest.....								709,751.06
								<u>\$236,657,970.18</u>

CENTRAL MORTGAGE AND HOUSING CORPORATION
AGREEMENTS FOR SALE—31st DECEMBER, 1951

	Balance 31st December, 1950		Sales and Other Charges During 1951		Repayments During 1951		Balance 31st December, 1951	
	No. of Agree- ments Out- stand- ing	Value	No. of Sales	Value	No. of Agree- ments Paid in Full or Can- celled	Total Repayments	No. of Agree- ments Out- stand- ing	Value
Total.....	10,419	\$31,756,214.66	11,543	\$54,263,862.54	334	\$12,702,454.55	21,628	\$73,317,622.65
ADD: Accrued Interest.....								719,636.65
								<u>\$74,037,259.30</u>

CENTRAL MORTGAGE AND SCHEDULE OF REAL ESTATE

	Balance 31st December, 1950		Additions During 1951	
	No. of Units	Book Value	No. of Units	Amount
<i>Business Premises for Corporation Use.....</i>	129	\$ 468,424.59	5	\$ 1,422,972.90
<i>Constructed for Rental</i>				
Warworkers' Houses.....	7,793	2,514,624.22	1	3,846,803.55
Servicemen's Houses:				
1947 Programme and prior—Completed	15,896	47,688,000.00	Nil	Nil
1948 Programme—Completed.....	8,163	55,269,921.28	9	367,219.82
1948 Programme—Under Construction	9	45,430.77	(9)	(45,430.77)
1949 Programme—Completed.....	3,482	22,633,115.00	635	6,511,990.12
1949 Programme—Under Construction	904	5,215,475.43	(633)	(3,207,343.65)
Multiple Dwellings Completed.....	623	5,255,720.97	Nil	43,623.94
Housing Acquired from Limited Dividend Companies:				
Single Houses.....	1,628	12,931,097.02	Nil	Nil
Garages.....	291			
Multiple Dwellings.....	1,143	8,280,520.67	Nil	155,168.41
Garages.....	232			
Corporation's Share of Expenditures on rental housing projects under Federal- Provincial Agreements—Under Con- struction.....	Nil	605,341.73	Nil	896,628.51
	40,164	160,439,247.09	3	8,568,659.93
<i>Acquired Under Guarantee Agreements.....</i>	210	1,322,463.06	5	46,012.35
<i>Leasehold Properties</i>				
Home Conversion Plan.....	691	602,775.55	Nil	Nil
Staff House—Hamilton.....	1	190,000.00	Nil	Nil
	692	792,775.55	Nil	Nil
<i>Other Real Estate</i>				
Vacant Land.....	Nil	1,292,169.27	Nil	278,900.70
Corporation's Share of Expenditures on Land Assembly projects under Federal- Provincial Agreements—Vacant Land..	Nil	270,870.14	Nil	1,359,756.47
Sundry.....	819	520,052.00	50	450,785.24
	819	2,083,091.41	50	2,089,442.41
GRAND TOTALS.....	42,014	\$165,106,001.70	63	\$12,127,087.59

HOUSING CORPORATION

AS AT 31st DECEMBER, 1951

Dispositions During 1951		Balance 31st December, 1951			
No. of Units	Book Value	No. of Units	Book Value	Depreciation	Book Value after Depreciation
31	\$ 35,821.94	103	\$ 1,855,575.55	\$ 34,474.35	\$ 1,821,101.20
3,817	4,851,000.91	3,977	1,510,426.86	Nil	1,510,426.86
7,929	23,787,000.00	7,967	23,901,000.00	2,949,727.66	20,951,272.34
560	3,491,669.25	7,612	52,145,471.85	2,590,390.42	49,555,081.43
Nil	Nil	Nil	Nil	Nil	Nil
Nil	Nil	4,117	29,145,105.12	813,383.56	28,331,721.56
75	734,131.78	196	1,274,000.00	Nil	1,274,000.00
Nil	Nil	623	5,299,344.91	365,508.16	4,933,836.75
1,221 } 266 } 7 } Nil }	9,744,251.82 7.00	407 } 25 } 1,136 } 232 }	3,186,845.20 8,435,682.08	283,895.79 790,831.18	2,902,949.41 7,644,850.90
Nil	249,999.99	Nil	1,251,970.25	Nil	1,251,970.25
13,875	42,858,060.75	26,292	126,149,846.27	7,793,736.77	118,356,109.50
194	1,219,612.32	21	148,863.09	Nil	148,863.09
482	400,251.30	209	202,524.25	172,372.50	30,151.75
Nil	Nil	1	190,000.00	189,999.00	1.00
482	400,251.30	210	392,524.25	362,371.50	30,152.75
Nil	544,497.67	Nil	1,026,572.30	12,001.68	1,014,570.62
Nil	189,823.37	Nil	1,440,803.24	Nil	1,440,803.24
688	669,256.31	181	301,580.93	5,614.54	295,966.39
688	1,403,577.35	181	2,768,956.47	17,616.22	2,751,340.25
15,270	\$45,917,323.66	26,807	\$131,315,765.63	\$8,208,198.84	\$123,107,566.79

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PART I
NATIONAL HOUSING ACT OPERATIONS

CENTRAL MORTGAGE AND HOUSING CORPORATION

TABLE 1

NET LOANS APPROVED UNDER THE
DOMINION HOUSING ACT, 1935, THE NATIONAL HOUSING ACT, 1938,
AND THE NATIONAL HOUSING ACT, 1944

October 1, 1935 — December 31, 1951⁽¹⁾

Period and Housing Act	Number of Loans	Number of Housing Units	Amount (\$'000)
Dominion Housing Act, 1935:			
1935 (Oct. 1—Dec. 31).....	73	97	514
1936.....	550	788	3,778
1937.....	1,311	1,817	7,524
1938 (Jan. 1—July 31).....	1,149	2,197	7,803
Sub-Total.....	3,083	4,899	19,619
National Housing Act, 1938:			
1938 (Aug. 1—Dec. 31).....	1,198	1,697	6,037
1939.....	4,315	5,973	19,142
1940.....	4,897	5,621	16,721
1941.....	4,370	4,323	13,508
1942.....	1,138	1,093	3,170
1943.....	1,721	1,721	5,454
1944.....	1,393	1,393	4,855
1945 (Jan. 1—Jan. 31) ⁽²⁾	-407	-407	-1,368
Sub-Total.....	18,625	21,414	67,519
National Housing Act, 1944:			
1945 (Feb. 1—Dec. 31).....	4,838	5,387	22,511
1946.....	7,341	11,827	55,951
1947.....	8,886	10,933	53,230
1948.....	15,313	18,776	104,291
1949.....	18,047	25,166	140,830
1950.....	33,934	42,280	284,487
1951.....	14,918	19,303	123,677
Sub-Total.....	103,277	133,672	784,977
Total.....	124,985	159,985	872,115

⁽¹⁾ Annual figures represent the total number of approvals plus reinstatements and increases minus cancellations, decreases and withdrawals.

⁽²⁾ In 1945 cancellations exceeded approvals under The National Housing Act, 1938.

TABLE 2
NET LOANS APPROVED AND CONSTRUCTION PROGRESS OF N.H.A. UNITS, BY PROVINCE, 1951

Province	Population (000)	Net Loans Approved				Construction Progress of N.H.A. Units			
		Number of Loans	Number of Housing Units	Amount (\$000)	Units per 1,000 Population	Number of Housing Units Under Construction as at December 31, 1950	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units Under Construction as at Dec. 31, 1951
Newfoundland.....	361	33	33	239	.91	13	41	29	25
Prince Edward Island.....	98	7	7	41	.07	18	8	17	9
Nova Scotia.....	643	173	187	1,210	.29	250	216	339	127
New Brunswick.....	516	123	126	869	.24	114	133	165	82
Quebec.....	4,056	2,630	4,233	26,035	1.04	6,701	4,669	6,226	5,144
Ontario.....	4,598	7,700	9,416	63,523	2.05	7,788	10,615	11,382	7,021
Manitoba.....	776	1,010	1,100	6,810	1.42	747	1,152	1,336	563
Saskatchewan.....	832	135	137	797	.16	220	146	217	149
Alberta.....	939	1,983	2,659	16,162	2.83	2,012	2,438	2,134	2,316
British Columbia.....	1,165	1,124	1,405	8,011	1.21	1,186	1,506	1,802	890
Yukon and Northwest Territories.....	25	—	—	—	—	—	—	—	—
CANADA (1).....	14,009	14,918	19,303	123,697	1.38	19,049	20,924	23,647	16,326

(1) Gross loans approved during 1951 numbered 17,905 for 23,012 units amounting to \$152,457,874; this volume was reduced by cancellations, reinstatements and other changes involving 2,987 loans for 3,709 units and \$28,760,669 to yield net loans approved as shown above.

TABLE 3
NET LOANS APPROVED AND CONSTRUCTION PROGRESS OF N.H.A. UNITS, BY MAJOR CITY ⁽¹⁾, 1951

Area	Population (000)	Net Loans Approved				Construction Progress of N.H.A. Units			
		Number of Loans	Number of Housing Units	Amount (\$000)	Units per 1,000 Population	Number of Housing Units Under Construction as at December 31, 1950	Number of Housing Units Completed	Number of Housing Units Under Construction as at Dec. 31, 1951	
<i>Metropolitan Areas ⁽²⁾</i>									
Calgary.....	142	818	839	5,190	5.91	833	1,014	805	
Edmonton.....	181	992	1,647	10,012	9.10	929	838	1,345	
Halifax.....	132	101	122	791	.92	149	214	67	
Hamilton.....	271	736	804	5,346	2.97	610	968	455	
London.....	128	659	689	4,418	5.38	598	825	461	
Montreal.....	1,370	2,012	3,370	20,890	2.46	5,681	4,883	4,563	
Ottawa.....	285	474	740	5,063	2.60	720	764	703	
Quebec.....	271	132	253	1,494	.93	279	432	131	
Saint John.....	77	18	17	129	.22	17	26	10	
St. John's.....	67	18	18	132	.27	1	10	8	
Toronto.....	1,109	2,580	3,783	26,428	3.41	3,268	4,992	2,724	
Vancouver.....	544	776	1,000	5,781	1.84	839	1,335	578	
Victoria.....	103	201	239	1,327	2.32	157	245	175	
Windsor.....	163	325	325	2,219	1.99	212	474	152	
Winnipeg.....	351	938	1,026	6,346	2.92	627	1,237	455	
Sub-Total.....	5,194	10,780	14,872	95,566	2.86	14,920	18,257	12,632	

⁽¹⁾ Major cities are municipalities with a population of 30,000 and over.

⁽²⁾ Includes a few dwelling units situated in parts of municipalities which cut across metropolitan boundaries but lie outside these areas.

TABLE 3
NET LOANS APPROVED AND CONSTRUCTION PROGRESS OF N.H.A. UNITS, BY MAJOR CITY, 1951.—Continued

Area	Population (000)	Net Loans Approved				Construction Progress of N.H.A. Units			
		Number of Loans	Number of Housing Units	Amount (\$000)	Units per 1,000 Population	Number of Housing Units Under Construction as at Dec. 31, 1950	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units Under Construction as at Dec. 31, 1951
<i>Other Major Cities</i>									
Brantford.....	36	25	25	138	.69	41	28	44	25
Fort William.....	35	13	13	81	.37	28	14	26	16
Kingston.....	33	39	77	428	2.33	68	85	64	89
Kitchener.....	45	194	198	1,253	4.40	127	214	181	160
Oshawa.....	41	124	124	793	3.02	89	117	117	89
Peterborough.....	38	122	122	750	3.21	120	148	147	121
Port Arthur.....	31	19	19	124	.61	41	25	26	26
Regina.....	70	42	43	262	.61	105	47	86	66
St. Catharines.....	38	20	21	161	.55	30	27	35	22
Sarnia.....	34	298	349	2,389	10.26	29	279	174	134
Saskatoon.....	53	68	69	400	1.30	65	70	85	50
Sault Ste. Marie.....	32	17	19	123	.59	30	25	43	12
Sherbrooke.....	50	55	79	449	1.58	45	85	97	33
Sudbury.....	42	21	72	468	1.71	41	28	53	16
Sydney.....	31	9	9	62	.29	24	13	20	17
Three Rivers.....	46	41	45	311	.98	63	52	62	53
Sub-Total.....	655	1,107	1,284	8,192	1.96	946	1,257	1,274	929
Other Areas.....	8,160	3,031	3,147	19,939	.39	3,183	3,698	4,116	2,765
CANADA.....	14,009	14,918	19,303	123,697	1.38	19,049	20,974	23,647	16,326

CENTRAL MORTGAGE AND HOUSING CORPORATION

TABLE 4—NET LOANS APPROVED AND CONSTRUCTION PROGRESS OF N.H.A. UNITS, BY TYPE OF LOAN, 1951

Type of Loan	Net Loans Approved			Construction Progress, of N.H.A. Units			
	Number of Loans	Number of Housing Units	Amount (\$000)	Number of Housing Units Under Construction as at December 31, 1950	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units Under Construction as at Dec. 31, 1951
(a) N.H.A. 1944, Part I <i>Joint Loans for Home Owners</i> (basic):							
Owner-Occupancy	3,777	3,856	25,912	2,204	3,598	3,019	2,783
Integrated Housing	18	18	88	152	16	11	157
For Sale	10,778	11,250	73,827	2,170	9,027	5,479	5,718
Sub-Total	14,573	15,124	99,827	4,526	12,641	8,509	8,658
(b) N.H.A. 1944, Part I <i>Joint Loans for Home Owners</i> (with additional loan):							
Owner-Occupancy	-195	-205	-1,272	3,163	837	3,184	816
Integrated Housing	-43	-43	-285	378	38	342	74
For Sale	-1,194	-1,360	-10,526	7,683	3,482	8,731	2,434
Sub-Total	-1,432	-1,608	-12,083	11,224	4,357	12,257	3,324
(c) N.H.A. 1944, Part I <i>Joint Loans for Home Owners</i> (higher ratio):							
Owner-Occupancy	49	50	398	—	11	—	11
For Sale	1,059	1,082	8,774	—	707	115	592
Sub-Total	1,108	1,132	9,172	—	718	115	603
(d) N.H.A. 1944, Part II <i>Loans for Rental Purposes:</i>							
For Rent	324	3,114	16,744	743	2,708	829	2,622
Limited-Dividend Companies	6	174	953	40	—	—	40
Primary Industries	1	8	48	—	—	—	—
Sub-Total	331	3,296	17,745	783	2,708	829	2,662

CENTRAL MORTGAGE AND HOUSING CORPORATION

TABLE 4.—NET LOANS APPROVED AND CONSTRUCTION PROGRESS OF N.H.A. UNITS, BY TYPE OF LOAN, 1951.—*Continued*

Type of Loan	Net Loans Approved			Construction Progress of N.H.A. Units			
	Number of Loans	Number of Housing Units	Amount (\$000)	Number of Housing Units Under Construction as at December 31, 1950	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units Under Construction as at Dec. 31, 1951
(e) N.H.A. 1944, Section 31A							
<i>Direct Loans for Home Owners (basic):</i>							
Owner-Occupancy	176	183	964	23	122	47	98
For Sale	-1	-1	-4	—	6	—	6
Co-operatives	—	—	18	25	—	—	25
<i>Direct Loans for Home Owners (with additional loan):</i>							
Owner-Occupancy	-30	-30	-149	77	8	65	20
For Sale	—	—	—	—	10	2	8
<i>Direct Loans for Home Owners (Defence Workers):</i>							
For Sale	167	167	1,527	—	1	—	1
<i>Direct Loans for Rental Purposes:</i>							
For Rent	2	56	183	—	12	10	2
For Rental Insurance	23	983	6,489	2,391	341	1,813	919
<i>Direct Loans for Rural Housing:</i>							
Owner-Occupancy	1	1	8	—	—	—	—
Sub-Total	338	1,359	9,036	2,516	500	1,937	1,079
(f) N.H.A. 1944, Parts I, II and Section 31A							
<i>Joint and Direct Loans for Home Owners and Rental Purposes:</i>							
Owner-Occupancy	3,777	3,854	25,853	5,467	4,576	6,315	3,728
Integrated Housing	-25	-25	-197	530	54	353	231
For Sale	10,809	11,138	73,599	9,853	13,233	14,327	8,759
Co-operatives	—	—	18	25	—	—	25
For Rent	326	3,170	16,927	743	2,720	839	2,624
For Rental Insurance	23	983	6,488	2,391	341	1,813	919
Limited-Dividend Companies	6	174	953	40	—	—	40
Primary Industries	1	8	48	—	—	—	—
Rural Housing	1	1	8	—	—	—	—
Total	14,918	19,303	123,697	19,049	20,924	23,647	16,326

CENTRAL MORTGAGE AND HOUSING CORPORATION

TABLE 5—NET DIRECT LOANS APPROVED FOR HOME OWNERSHIP, BY LOCALITY, 1951

Locality	Part I, Section 31A						Part III, Section 31A		
	Home Ownership			Defence Workers			Rural Housing		
	No. of Loans	No. of Units	Amount (\$'000)	No. of Loans	No. of Units	Amount (\$'000)	No. of Loans	No. of Units	Amount (\$'000)
<i>Metropolitan Areas</i>									
Calgary.....	—	—	—	—	—	—	—	—	—
Edmonton.....	—	—	—	—	—	—	—	—	—
Halifax.....	1	1	4	—	—	—	—	—	—
Hamilton.....	—	—	—	—	—	—	—	—	—
London.....	1	1	6	—	—	—	—	—	—
Montreal.....	2	2	11	—	—	—	—	—	—
Ottawa.....	10	10	85	—	—	—	—	—	—
Quebec.....	—	—	—	—	—	—	—	—	—
Saint John.....	1	1	6	—	—	—	—	—	—
St. John's.....	1	1	8	—	—	—	—	—	—
Toronto.....	9	9	58	167	167	1,527	—	—	—
Vancouver.....	2	2	12	—	—	—	—	—	—
Victoria.....	—	—	—	—	—	—	—	—	—
Windsor.....	—	—	—	—	—	—	—	—	—
Winnipeg.....	—	—	—	—	—	—	—	—	—
Sub-Total...	27	27	189	167	167	1,527	—	—	—
<i>Other Major Cities</i>									
Brantford.....	1	1	5	—	—	—	—	—	—
Fort William.....	—	—	—	—	—	—	—	—	—
Kingston.....	—	—	—	—	—	—	—	—	—
Kitchener.....	—	—	—	—	—	—	—	—	—
Oshawa.....	—	—	—	—	—	—	—	—	—
Peterborough.....	—	—	—	—	—	—	—	—	—
Port Arthur.....	—	—	—	—	—	—	—	—	—
Regina.....	—	—	—	—	—	—	—	—	—
St. Catharines.....	—	—	—	—	—	—	—	—	—
Sarnia.....	—	—	—	—	—	—	—	—	—
Saskatoon.....	—	—	—	—	—	—	—	—	—
Sault Ste. Marie.....	-1	-1	-4	—	—	—	—	—	—
Sherbrooke.....	—	—	—	—	—	—	—	—	—
Sudbury.....	—	—	—	—	—	—	—	—	—
Sydney.....	—	—	—	—	—	—	—	—	—
Three Rivers.....	—	—	—	—	—	—	—	—	—
Sub-Total...	—	—	1	—	—	—	—	—	—
<i>Other Localities</i>									
Amos, P.Q.....	2	3	12	—	—	—	—	—	—
Andrew, Alta.....	1	1	4	—	—	—	—	—	—
Asbestos, P.Q.....	-1	-1	-6	—	—	—	—	—	—
Assiniboia, Sask.....	2	2	11	—	—	—	—	—	—
Atikokan, Ont.....	1	1	5	—	—	—	—	—	—
Bashaw, Alta.....	-1	-1	-4	—	—	—	—	—	—
Batiscan, P.Q.....	1	1	5	—	—	—	—	—	—
Beauharnois, P.Q.....	1	2	18	—	—	—	—	—	—
Beausejour, Man.....	1	1	6	—	—	—	—	—	—
Black Lake, P.Q.....	1	1	5	—	—	—	—	—	—
Blewater, Ont.....	-1	-1	-4	—	—	—	—	—	—

CENTRAL MORTGAGE AND HOUSING CORPORATION

TABLE 5—NET DIRECT LOANS APPROVED FOR HOME OWNERSHIP, BY LOCALITY, 1951.—Continued

Locality	Part I, Section 31A						Part III, Section 31A		
	Home Ownership			Defence Workers			Rural Housing		
	No. of Loans	No. of Units	Amount (\$000)	No. of Loans	No. of Units	Amount (\$000)	No. of Loans	No. of Units	Amount (\$000)
<i>Other Localities</i>									
Brooks, Alta.	3	3	18	—	—	—	—	—	—
Campbell River, B.C.	1	1	6	—	—	—	—	—	—
Carlyle, Sask.	1	1	4	—	—	—	—	—	—
Castor, Alta.	1	1	4	—	—	—	—	—	—
Chambly, P.Q.	1	1	5	—	—	—	—	—	—
Chandler, P.Q.	1	1	5	—	—	—	—	—	—
Chateauguay, P.Q.	—	—	2	—	—	—	—	—	—
Clinton, Ont.	1	1	5	—	—	—	—	—	—
Cochrane, Alta.	1	1	4	—	—	—	—	—	—
Cookshire, P.Q.	1	1	5	—	—	—	—	—	—
Coaldale, Alta.	1	1	4	—	—	—	—	—	—
Cupar, Sask.	1	1	5	—	—	—	—	—	—
Dryden, Ont.	2	2	11	—	—	—	—	—	—
East Angus, P.Q.	1	1	5	—	—	—	—	—	—
Elrose, Alta.	-1	-1	-4	—	—	—	—	—	—
Erneston, Ont.	1	1	5	—	—	—	—	—	—
Espanola, Ont.	1	1	4	—	—	—	—	—	—
Estevan, Sask.	1	1	5	—	—	—	—	—	—
Fruitvale, B.C.	1	1	5	—	—	—	—	—	—
Goulburn, Ont.	1	1	5	—	—	—	—	—	—
Grande-Riviere, P.Q.	1	1	4	—	—	—	—	—	—
Grandes-Bergeronnes, P.Q.	-1	-1	-6	—	—	—	—	—	—
Grand Forks, B.C.	2	2	11	—	—	—	—	—	—
Grand Prairie, Alta.	3	3	15	—	—	—	—	—	—
Harbour Grace, Nfld.	-1	-1	-4	—	—	—	—	—	—
Hanover, Ont.	1	1	6	—	—	—	—	—	—
Hartland, N.S.	1	1	5	—	—	—	—	—	—
Hawkesbury, Ont.	2	2	12	—	—	—	—	—	—
Humboldt, Sask.	2	2	10	—	—	—	—	—	—
Jasper, Alta.	2	2	10	—	—	—	—	—	—
Kensington, P.E.I.	1	1	4	—	—	—	—	—	—
Kipling, Sask.	-1	-1	-4	—	—	—	—	—	—
La Tuque, P.Q.	2	2	10	—	—	—	—	—	—
Liberty, Alta.	-1	-1	-3	—	—	—	—	—	—
Lloydminster, Alta.	20	20	101	—	—	—	—	—	—
Lloydminster, Sask.	3	3	13	—	—	—	—	—	—
Magog, P.Q.	-1	-1	-5	—	—	—	—	—	—
Markham, Ont.	1	1	6	—	—	—	—	—	—
Markham Twp., Ont.	1	1	6	—	—	—	—	—	—
Masson, P.Q.	1	1	4	—	—	—	—	—	—

TABLE 5—NET DIRECT LOANS APPROVED FOR HOME OWNERSHIP, BY LOCALITY, 1951.—Continued

Locality	Part I, Section 31A						Part II, Section 31A		
	Home Ownership			Defence Workers			Rural Housing		
	No. of Loans	No. of Units	Amount (\$000)	No. of Loans	No. of Units	Amount (\$000)	No. of Loans	No. of Units	Amount (\$000)
<i>Other Localities</i>									
Matheson, Ont. . .	1	1	6	—	—	—	—	—	—
Meadow Lake, Sask.	-1	-1	-3	—	—	—	—	—	—
Melfort, Sask. . .	2	2	11	—	—	—	—	—	—
Mont-Laurier, P.Q.	1	1	4	—	—	—	—	—	—
Nelson, B.C. . . .	1	1	5	—	—	—	—	—	—
North Battleford, Sask. . . .	1	1	5	—	—	—	—	—	—
North Bay, Ont. .	-1	-1	-6	—	—	—	—	—	—
Notre-Dame-de-Portneuf, P.Q. . .	1	1	4	—	—	—	—	—	—
Oakville, Ont. . .	1	1	6	—	—	—	—	—	—
Peace River, B.C. .	1	1	4	—	—	—	—	—	—
Perth, Ont.	1	1	5	—	—	—	—	—	—
Ponoka, Alta. . . .	—	—	—	—	—	—	1	1	8
Port Moody, B.C. .	1	1	6	—	—	—	—	—	—
Quesnel, B.C. . . .	3	3	18	—	—	—	—	—	—
Richvale, Ont. . .	3	3	18	—	—	—	—	—	—
River de Chute, N.B.	—	—	1	—	—	—	—	—	—
Riviere-Malbaie, P.Q.	-1	-1	-6	—	—	—	—	—	—
Rodney, Ont. . . .	2	2	10	—	—	—	—	—	—
Rosetown, Sask. .	4	4	21	—	—	—	—	—	—
Ruskin, B.C. . . .	1	1	6	—	—	—	—	—	—
Russell, Man. . . .	1	1	5	—	—	—	—	—	—
St. Albert, Alta. .	-1	-1	-6	—	—	—	—	—	—
St-Basile-le-Grand, P.Q. . .	1	1	5	—	—	—	—	—	—
St-Bruno (Lac-St-Jean Co.), P.Q.	-1	-1	-5	—	—	—	—	—	—
St-Eustache-sur-le-Lac, P.Q. . . .	1	1	5	—	—	—	—	—	—
St-Hyacinthe, P.Q.	-2	-2	-10	—	—	—	—	—	—
St-Jerome (Lac-St-Jean Co.), P.Q.	-1	-1	-4	—	—	—	—	—	—
St-Joseph-de-la-Rive (Charles-voix Co.), P.Q. .	1	1	3	—	—	—	—	—	—
St-Joseph (Riche-lieu Co.), P.Q. . .	3	3	17	—	—	—	—	—	—
St-Jovite, P.Q. . .	1	1	6	—	—	—	—	—	—
St-Lazare, Man. .	1	1	5	—	—	—	—	—	—
St-Luc (St-Jean Co.), P.Q. . . .	1	1	5	—	—	—	—	—	—
St-Marcel (Riche-lieu Co.), P.Q. .	-1	-1	-3	—	—	—	—	—	—

CENTRAL MORTGAGE AND HOUSING CORPORATION

TABLE 5—NET DIRECT LOANS APPROVED FOR HOME OWNERSHIP, BY LOCALITY, 1951—Continued

Locality	Part I, Section 31A						Part III, Section 31A		
	Home Ownership			Defence Workers			Rural Housing		
	No. of Loans	No. of Units	Amount (\$000)	No. of Loans	No. of Units	Amount (\$000)	No. of Loans	No. of Units	Amount (\$000)
<i>Other Localities</i>									
St-Odilon-de-Cranbourne, P.Q.	2	4	16	—	—	—	—	—	—
Ste-Rose-West (Jesus Island), P.Q.	-1	-1	-6	—	—	—	—	—	—
St-Sauveur, P.Q.	1	1	6	—	—	—	—	—	—
St-Simeon (Charlevoix Co.), P.Q.	1	1	4	—	—	—	—	—	—
Sault-au-Mouton, P.Q.	1	1	4	—	—	—	—	—	—
Shawinigan Falls, P.Q.	1	1	5	—	—	—	—	—	—
Shelburne, N.S.	1	1	5	—	—	—	—	—	—
Sidney, B.C.	1	1	6	—	—	—	—	—	—
Smithers, B.C.	1	1	6	—	—	—	—	—	—
Sorel, P.Q.	10	11	59	—	—	—	—	—	—
Spalding, Sask.	-1	-1	-5	—	—	—	—	—	—
Taschereau, P.Q.	1	1	3	—	—	—	—	—	—
Terrebonne, P.Q.	-1	-1	-6	—	—	—	—	—	—
Trenton, N.S.	1	1	4	—	—	—	—	—	—
Unity, Sask.	1	1	5	—	—	—	—	—	—
Valleyfield, P.Q.	—	—	-1	—	—	—	—	—	—
Varennnes, P.Q.	3	5	10	—	—	—	—	—	—
Ville-Marie, P.Q.	4	4	22	—	—	—	—	—	—
Wainwright, Alta.	—	—	2	—	—	—	—	—	—
Warren, Man.	1	1	6	—	—	—	—	—	—
Waterloo, P.Q.	-1	-1	-5	—	—	—	—	—	—
Windsor Mills, P.Q.	1	1	6	—	—	—	—	—	—
Winfield, B.C.	—	—	-1	—	—	—	—	—	—
Williams Lake, B.C.	1	1	5	—	—	—	—	—	—
Yarmouth, N.S.	—	—	1	—	—	—	—	—	—
Sub-Total	118	125	639	—	—	—	1	1	8
Total	145	152	829	167	167	1,527	1	1	8

CENTRAL MORTGAGE AND HOUSING CORPORATION

TABLE 6—NET DIRECT LOANS APPROVED FOR RENTAL PURPOSES, BY LOCALITY, 1951

Locality	Section 31A						Section 9 Limited Dividend Companies			Section 9A Primary Industries		
	Rental Purposes			Rental Insurance								
	No. of Loans	No. of Units	Amount (\$000)	No. of Loans	No. of Units	Amount (\$000)	No. of Loans	No. of Units	Amount (\$000)	No. of Loans	No. of Units	Amount (\$000)
<i>Metropolitan Areas</i>												
Calgary.....	—	—	—	—	—	—	—	—	—	—	—	—
Edmonton.....	—	—	—	11	504	3,036	—	—	—	—	—	—
Halifax.....	—	—	—	1	8	46	—	—	—	—	—	—
Hamilton.....	—	—	—	—	—	—	1	50	362	—	—	—
London.....	—	—	—	—	—	—	—	—	—	—	—	—
Montreal.....	—	—	—	-3	-134	-612	—	—	—	—	—	—
Ottawa.....	—	—	—	3	78	435	—	—	—	—	—	—
Quebec.....	—	—	—	—	—	—	—	—	—	—	—	—
Saint John.....	—	—	—	—	—	—	—	—	—	—	—	—
St. John's.....	—	—	—	—	—	—	—	—	—	—	—	—
Toronto.....	—	—	—	8	448	3,155	—	—	—	—	—	—
Vancouver.....	1	54	175	1	11	59	3	54	90	—	—	—
Victoria.....	—	—	—	—	—	—	—	—	—	—	—	—
Windsor.....	—	—	—	—	—	—	—	—	—	—	—	—
Winnipeg.....	—	—	—	—	—	—	—	—	—	—	—	—
Sub-Total.....	1	54	175	21	915	6,119	4	104	452	—	—	—
<i>Other Major Cities</i>												
Brantford.....	—	—	—	—	—	—	—	—	—	—	—	—
Fort William.....	—	—	—	—	—	—	—	—	—	—	—	—
Kingston.....	—	—	—	—	—	—	—	—	—	—	—	—
Kitchener.....	—	—	—	—	—	—	—	—	—	—	—	—
Oshawa.....	—	—	—	—	—	—	—	—	—	—	—	—
Peterborough.....	—	—	—	—	—	—	—	—	—	—	—	—
Port Arthur.....	—	—	—	—	—	—	—	—	—	—	—	—
Regina.....	—	—	—	—	—	—	—	—	—	—	—	—
St. Catharines.....	—	—	—	—	—	—	—	—	—	—	—	—
Sarnia.....	—	—	—	1	52	294	—	—	—	—	—	—
Saskatoon.....	—	—	—	—	—	—	—	—	—	—	—	—
Sault Ste. Marie.....	—	—	—	—	—	—	—	—	—	—	—	—
Sherbrooke.....	—	—	—	—	—	—	—	—	—	—	—	—
Sudbury.....	—	—	—	—	—	—	1	50	350	—	—	—
Sydney.....	—	—	—	—	—	—	—	—	—	—	—	—
Three Rivers.....	—	—	—	—	—	—	—	—	—	—	—	—
Sub-Total.....	—	—	—	1	52	294	1	50	350	—	—	—
<i>Other Localities</i>												
Ajax, Ont.....	—	—	—	—	—	—	1	20	151	—	—	—
Contrecoeur, P.Q.....	1	2	8	—	—	—	—	—	—	—	—	—
Granby, P.Q.....	—	—	—	1	16	77	—	—	—	—	—	—
Malartic, P.Q.....	—	—	—	—	—	—	—	—	—	1	8	48
Sub-Total.....	1	2	8	1	16	77	1	20	151	1	8	48
Total.....	2	56	183	23	983	6,490	6	174	953	1	8	48

TABLE 7
NET LOANS APPROVED, BY TYPE OF HOUSE, 1951

Type of House	Number of Housing Units	Amount (\$000)
Single family—1-storey	8,488	55,439
Single family—1½-storeys	3,941	26,894
Single family—2-storeys	1,415	10,412
Sub-Total	13,844	92,745
Semi-detached	490	3,423
Duplex	336	1,570
Triplex	90	397
Double Duplex	686	3,583
Row house	81	483
Apartment building	3,776	21,496
Sub-Total	5,459	30,952
Total	19,303	123,697

TABLE 8
NET LOANS APPROVED, BY SIZE OF LOAN, 1951

Size of Loan	For Home Owners N.H.A. 1944 Part I and Section 31A Number of Housing Units	For Rental Purposes N.H.A. 1944 Part II and Section 31A Number of Housing Units	For Rural Housing N.H.A. 1944 Section 31A Number of Housing Units	Total Number of Housing Units
Less than \$3,000.....	21	74	—	95
\$3,000—\$3,499.....	26	155	—	181
\$3,500—\$3,999.....	89	200	—	289
\$4,000—\$4,499.....	123	206	—	329
\$4,500—\$4,999.....	426	108	—	534
\$5,000—\$5,499.....	1,325	1,259	—	2,584
\$5,500—\$5,999.....	1,718	584	—	2,302
\$6,000—\$6,499.....	2,710	895	—	3,605
\$6,500—\$6,999.....	1,834	349	—	2,183
\$7,000—\$7,499.....	1,930	308	—	2,238
\$7,500—\$7,999.....	1,475	192	—	1,667
\$8,000—\$8,499.....	1,180	—	1	1,181
\$8,500—\$8,999.....	1,958	5	—	1,963
\$9,000 and over.....	152	—	—	152
Total.....	14,967	4,335	1	19,303

TABLE 9
NET RENTAL INSURANCE PROJECTS APPROVED, BY PROVINCE, 1951

Province	Number of Projects	Number of Housing Units	Total Estimated Costs (\$000)	Average Floor Area (Sq. Ft.)	Average Number of Standard Rooms	Maximum Annual Rent (\$000)
Newfoundland.....	—	—	—	—	—	—
Prince Edward Island.....	—	—	—	—	—	—
Nova Scotia.....	1	8	77	816	4.0	8
New Brunswick.....	—	—	—	—	—	—
Quebec (1).....	1	—30	—199	—	—	—18
Ontario.....	11	784	6,919	866	3.6	789
Manitoba.....	—	—	—	—	—	—
Saskatchewan.....	—	—	—	—	—	—
Alberta (1).....	—1	—44	—314	—	—	—40
British Columbia.....	2	31	228	764	3.6	28
CANADA.....	14	749	6,711	857	3.6	767

(1) Cancellation or reduction of projects approved in 1950; in Quebec, projects were reduced in size by 46 housing units, exceeding the approval in 1951 of 1 project for 16 housing units.

TABLE 10
COMPLETED CONSTRUCTION AND ACTUAL EXPENDITURES, DIRECT HOUSING OPERATIONS,
APRIL 1, 1941 — DECEMBER 31, 1951

Year	Projects	Completed Construction		Actual Expenditures			
		Housing Units (Number)	Supplementary Buildings (Number)	Housing (\$'000)	Supplementary Buildings (\$'000)	Land, Improvements and Other Outlay (\$'000)	Total (\$'000)
1941 (April 1—December 31).....	13	1,666	4	7,863	463	2,364	10,690
1942.....	29	7,635	74	21,721	2,794	5,914	30,429
1943.....	20	6,326	113	16,938	7,712	5,497	30,147
1944.....	3	1,591	51	4,858	2,585	1,927	9,370
1945.....	23	1,556	5	9,561	225	969	10,755
1946.....	63	6,997	9	34,314	47	2,179	36,540
1947.....	88	5,421	9	26,701	21	1,893	28,615
1948.....	87	6,934	8	49,180	39	4,165	53,384
1949.....	78	7,804	4	38,635	160	5,233	44,028
1950.....	42	3,841	3	12,945	168	4,347	17,460
1951 ⁽¹⁾	2	707	1	2,395	1,310	3,070	6,775
Total.....	448	50,478	281	225,111	15,524	37,558	278,193

⁽¹⁾ Expenditures in 1951 include \$740,367 for land improvements and services recoverable from municipalities. An additional amount of \$3,387,487 was also expended on permanent improvements on projects constructed in previous years.

TABLE 11
APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS,
BY PROVINCE, 1951

Province	Appropriations		Expenditures During the Year					Construction Progress of Direct Housing Operations			
	Unexpended as of Dec. 31, 1950 ⁽¹⁾ (\$000)	Approved during 1951 (\$000)	Unexpended as of Dec. 31, 1951 (\$000)	Housing (\$000)	Supplementary Buildings (\$000)	Land, Improvements and Other Outlay (\$000)	Total ⁽²⁾ (\$000)	Number of Housing Units under Construction as at December 31, 1950	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1951
Newfoundland.....	17	10	13	4	—	10	14	—	—	—	—
Prince Edward Island.....	—9	9	—1	—	—	1	1	—	—	—	—
Nova Scotia.....	26	130	—42	165	22	11	198	—	—	—	—
New Brunswick.....	445	164	498	28	—	83	111	—	—	224	196
Quebec.....	1,241	107	403	858	—	87	945	420	—	65	10
Ontario.....	4,892	1,940	4,261	676	1,276	619	2,571	75	—	—	—
Manitoba.....	488	60	294	79	—	175	254	—	—	—	—
Saskatchewan.....	496	21	343	119	—	55	174	93	—	93	—
Alberta.....	737	15	468	164	1	119	284	109	—	109	—
British Columbia.....	5,323	1,477	5,317	302	11	1,170	1,483	216	8	216	8
CANADA.....	13,656	3,933	11,554	2,395	1,310	2,330	6,035	913	8	707	214

(1) Revised to exclude unexpended balances for construction completed prior to 1950.

(2) In addition to the above expenditures \$740,367 expended during 1951 for land improvements and services is recoverable from municipalities. An additional amount of \$3,387,487 was also expended during 1951 on permanent improvements on projects constructed in previous years.

TABLE 12—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS,
BY LOCALITY, 1951

Locality	Appropriations			Expenditures During the Year			Construction Progress of Direct Housing Operations				
	Unex- pended as of Dec. 31, 1950 (\$000)	Ap- proved during 1951 (\$000)	Unex- pended as of Dec. 31, 1951 (\$000)	Housing (\$000)	Supple- men- tary Build- ings (\$000)	Land, Improve- ments and Other Outlay (\$000)	Total (\$000)	Number of Housing Units under Construction as at December 31, 1950	Number of Housing Units Started	Number of Housing Units Com- pleted	Number of Housing Units under Construction as at December 31, 1951
<i>Metropolitan Areas</i>											
Calgary.....	158	—	66	33	1	58	92	—	—	—	—
Edmonton.....	340	—	177	115	—	48	163	109	—	109	—
Halifax.....	29	22	15	7	22	7	36	—	—	—	—
Hamilton.....	41	—	17	6	—	18	24	—	—	—	—
London.....	—	—	—	—	—	—	—	—	—	—	—
Montreal.....	1,207	106	389	856	—	68	924	420	—	224	196
Ottawa.....	2,209	—	904	—	1,269	36	1,305	—	—	—	—
Quebec.....	—	—	—	—	—	—	—	—	—	—	—
Saint John.....	236	106	239	25	—	78	103	—	—	—	—
St. John's.....	17	10	13	4	—	10	14	—	—	—	—
Toronto.....	—	—	—	—	—	—	—	—	—	—	—
Vancouver.....	4,104	1,506	4,166	295	11	1,138	1,444	216	8	216	8
Victoria.....	—13	3	—18	5	—	3	8	—	—	—	—
Windsor.....	210	—	88	61	—	61	122	—	—	—	—
Winnipeg.....	420	41	242	80	—	139	219	—	—	—	—
Sub-Total.....	8,958	1,794	6,298	1,487	1,303	1,664	4,454	745	8	549	204

TABLE 12—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS,
BY LOCALITY, 1951.—Continued

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations			
	Unex- pended as of Dec. 31, 1950 (\$000)	Ap- proved during 1951 (\$000)	Unex- pended as of Dec. 31, 1951 (\$000)	Housing (\$000)	Supple- men- tary Build- ings (\$000)	Land, Improve- ments and Other Outlay (\$000)	Total (\$000)	Number of Housing Units under Construction as at December 31, 1950	Number of Housing Units Started	Number of Housing Units Com- pleted	Number of Housing Units under Construction as at December 31, 1951
<i>Other Major Cities</i>											
Brantford.....	49	—	44	3	—	2	5	—	—	—	—
Fort William.....	73	7	53	—	7	20	27	—	—	—	—
Kingston.....	—	—	—	—	—	—	—	—	—	—	—
Kitchener.....	—	—	—	—	—	—	—	—	—	—	—
Oshawa.....	—	—	—	—	—	—	—	—	—	—	—
Peterborough.....	146	—	132	1	—	13	14	—	—	—	—
Port Arthur.....	117	—	94	5	—	18	23	—	—	—	—
Regina.....	201	—	101	75	—	25	100	93	—	93	—
St. Catharines.....	—	—	—	—	—	—	—	—	—	—	—
Sarnia.....	108	—	105	—	—	3	3	—	—	—	—
Saskatoon.....	96	—	79	4	—	13	17	—	—	—	—
Sault Ste. Marie.....	1	—	6	—5	—	—	—	—	—	—	—
Sherbrooke.....	—	—	—	—	—	—	—	—	—	—	—
Sudbury.....	—	—	—	—	—	—	—	—	—	—	—
Sydney.....	—	—	—	—	—	—	—	—	—	—	—
Three Rivers.....	—	—	—	—	—	—	—	—	—	—	—
Sub-Total.....	791	7	614	83	7	94	184	93	—	93	—

TABLE 12—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1951.—Continued

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations			
	Unexpended as of Dec. 31, 1950 (\$000)	Approved during 1951 (\$000)	Unexpended as of Dec. 31, 1951 (\$000)	Housing (\$000)	Supplementary Buildings (\$000)	Land, Improvements and Other Outlay (\$000)	Total (\$000)	Number of Housing Units under Construction as at December 31, 1950	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1951
<i>Other Localities</i>											
Ajax, Ont.	957	337	872	102	—	320	422	—	—	—	—
Amherst, N.S.	3	—	1	1	—	1	2	—	—	—	—
Arnprior, Ont.	1	—	1	—	—	—	—	—	—	—	—
Aylmer, P.Q.	4	—	2	—	—	2	2	—	—	—	—
Barrie, Ont.	40	—	26	-3	—	17	14	—	—	—	—
Belleville, Ont.	38	—	24	—	—	12	14	—	—	—	—
Bracebridge, Ont.	1	—	—	1	—	—	1	—	—	—	—
Brandon, Man.	68	20	52	—	—	36	36	—	—	—	—
Brockville, Ont.	23	—	18	1	—	4	5	—	—	—	—
Campbellton, N.B.	-10	1	-10	—	—	1	1	—	—	—	—
Charlottetown, P.E.I.	-9	9	—	—	—	—	—	—	—	—	—
Chicoutimi, P.Q.	9	—	4	—	—	13	13	—	—	—	—
Cobourg, Ont.	2	—	1	1	—	—	1	—	—	—	—
Collingwood, Ont.	2	—	2	—	—	—	—	—	—	—	—
Courtenay, B.C.	2	—	—	—	—	2	2	—	—	—	—
Cowansville, P.Q.	14	—	12	—	—	1	2	—	—	—	—
Cranbrook, B.C.	424	1,595	1,492	478	—	49	527	75	—	65	10
Deep River, Ont.	—	—	3	-2	—	—	-2	—	—	—	—
Dryden, Ont.	8	—	2	1	—	5	6	—	—	—	—
Essex, Ont.	7	—	2	—	—	5	5	—	—	—	—
Farnham, P.Q.	4	—	2	2	—	—	2	—	—	—	—
Fort Erie, Ont.	11	—	5	-1	—	7	6	—	—	—	—
Fort Frances, Ont.	—	—	—	2	—	—	2	—	—	—	—
Fredericton, N.B.	219	57	269	2	—	5	7	—	—	—	—
Galt, Ont.	18	—	10	2	—	6	8	—	—	—	—

TABLE 12—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1951.—Continued

Locality	Appropriations		Expenditures During the Year				Construction Progress of Direct Housing Operations			
	Unex- pended as of Dec. 31, 1950 (\$'000)	Ap- proved during 1951 (\$'000)	Unex- pended as of Dec. 31, 1951 (\$'000)	Housing (\$'000)	Supple- men- tary Build- ings (\$'000)	Land, Improve- ments and Other Outlay (\$'000)	Total (\$'000)	Number of Housing Units Started	Number of Housing Units Com- pleted	Number of Housing Units under Construction as at December 31, 1951
<i>Other Localities</i>										
Guelph, Ont.....	21	—	10	3	—	8	11	—	—	—
Kamsack, Sask.....	18	—	8	6	—	4	10	—	—	—
Leduc, Alta.....	6	—	—	2	—	5	7	—	—	—
Lethbridge, Alta.....	45	—	37	8	—	—	8	—	—	—
Lloydminster, Sask.	6	—	3	3	—	—	3	—	—	—
Lloydminster, Sask.	8	—	8	—	—	—	—	—	—	—
Meaford, Ont.....	15	—	124	8	—	—	8	—	—	—
Medicine Hat, Alta.	43	—	35	6	—	2	8	—	—	—
Moose Jaw, Sask....	—	8	7	—	—	—	—	—	—	—
New Glasgow, N.S....	—	—	2	—	—	1	1	—	—	—
Newmarket, Ont.....	3	—	—	—	—	—	—	—	—	—
Niagara Falls and Stamford, Ont.....	9	—	4	4	—	1	5	—	—	—
Niagara-on-the- Lake, Ont.....	2	—	1	1	—	—	1	—	—	—
North Battleford, Sask.....	75	—	74	1	—	—	1	—	—	—
Orillia, Ont.....	—	—	—	1	—	—	1	—	—	—
Pembroke, Ont.....	—	—	—	—	—	—	—	—	—	—
Penticton, B.C.....	1	—	—	—	—	12	12	—	—	—
Port Alberni, B.C....	23	—	19	—	—	4	4	—	—	—
Ponoka, Alta.....	11	—	10	—	—	1	1	—	—	—
Port Hope, Ont.....	2	—	1	1	—	—	1	—	—	—
Prince Albert, Sask.	9	—	2	7	—	—	7	—	—	—
Prince George, B.C.	11	—	—	—	—	11	11	—	—	—
Red Deer, Alta.....	59	—	55	—	—	5	4	—	—	—

TABLE 12—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1951.—Continued

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations			
	Unex- pended as of Dec. 31, 1950 (\$000)	Ap- proved during 1951 (\$000)	Unex- pended as of Dec. 31, 1951 (\$000)	Housing (\$000)	Supple- men- tary Build- ings (\$000)	Land Improve- ments and Other Outlay (\$000)	Total (\$000)	Number of Housing Units Started	Number of Housing Units Com- pleted	Number of Housing Units under Construction as at December 31, 1951	
<i>Other Localities</i>											
Rouyn, P.Q.....	7	—	7	—	—	—	—	—	—	—	
St. Thomas, Ont....	11	-3	7	—	—	1	1	—	—	—	
Saanich, B.C.....	1,037	—	1,037	—	—	—	45	—	—	—	
Stellarton, N.S.....	-14	39	-20	45	—	—	1	—	—	—	
Stirling, Ont.....	23	—	22	—	—	1	9	—	—	—	
Stratford, Ont.....	63	—	54	1	—	8	7	—	—	—	
Swift Current, Sask.	15	—	8	1	—	6	1	—	—	—	
Thorold, Ont.....	11	—	10	—	—	1	2	—	—	—	
Trail, B.C.....	3	—	1	2	—	—	—	—	—	—	
Trenton, N.S.....	10	60	-44	111	—	3	114	—	—	—	
Trenton, Ont.....	283	—	280	—	—	3	3	—	—	—	
Val-d'Or, P.Q.....	11	—	8	—	—	3	3	—	—	—	
Vernon, B.C.....	142	-32	110	—	—	—	—	—	—	—	
Waterloo, Ont.....	3	—	2	1	—	—	1	—	—	—	
Weyburn, Sask.....	13	21	20	11	—	3	14	—	—	—	
Wingham, Ont.....	-40	—	-42	2	—	—	2	—	—	—	
Woodstock, Ont.....	8	—	—	7	—	1	8	—	—	—	
Yorkton, Sask.....	20	—	12	6	—	2	8	—	—	—	
Sub-Total.....	3,907	2,132	4,642	825	—	572	1,397	75	65	10	
CANADA.....	13,656	3,933	11,554	2,395	1,310	2,330	6,035	913	707	214	

CENTRAL MORTGAGE AND HOUSING CORPORATION

TABLE 13
RENTAL HOUSING UNITS FOR SALE AND SOLD, BY PROVINCE, 1951

Province	Number of Housing Units for Sale 1946-1951	Number of Housing Units Sold 1946-1950	Housing Units Sold, 1951	
			Number	Purchase Price (\$000)
Newfoundland.....	—	—	—	—
Prince Edward Island.....	2	2	—	—
Nova Scotia.....	2,304	1,943	352	614
New Brunswick.....	1,343	440	584	2,951
Quebec.....	5,307	2,503	2,054	8,735
Ontario.....	16,584	5,973	7,762	33,641
Manitoba.....	1,175	94	281	1,109
Saskatchewan.....	2,405	758	836	3,553
Alberta.....	2,230	769	1,056	4,817
British Columbia.....	4,335	2,960	1,016	4,270
CANADA.....	35,685	15,458	13,941	59,690

TABLE 14
RENTAL HOUSING UNITS FOR SALE AND SOLD, BY LOCALITY, 1951

Locality	Number of Housing Units for Sale 1946-1951	Number of Housing Units Sold 1946-1950	Housing Units Sold, 1951	
			Number	Purchase Price (\$000)
<i>Metropolitan Areas</i>				
Calgary.....	854	215	498	2,341
Edmonton.....	936	467	353	1,598
Halifax.....	1,642	1,398	239	320
Hamilton.....	1,301	537	734	2,504
London.....	417	51	196	1,254
Montreal.....	2,633	791	1,324	5,540
Ottawa.....	865	176	326	1,709
Quebec.....	487	205	241	1,035
Saint John.....	568	189	244	1,523
St. John's.....	—	—	—	—
Toronto.....	875	265	536	3,555
Vancouver.....	1,882	1,360	453	1,648
Victoria.....	778	532	232	1,191
Windsor.....	2,220	685	1,101	4,136
Winnipeg.....	900	69	212	812
Sub-Total.....	16,358	6,940	6,689	29,166
<i>Other Major Cities</i>				
Brantford.....	698	233	295	1,338
Fort William.....	452	348	59	227
Kingston.....	413	320	79	467
Kitchener.....	214	54	145	896
Oshawa.....	122	46	51	195
Peterborough.....	659	571	88	560
Port Arthur.....	200	129	31	119
Regina.....	700	203	264	1,136
St. Catharines.....	624	129	431	1,909
Sarnia.....	510	253	180	850
Saskatoon.....	850	295	286	1,235
Sault Ste. Marie.....	400	154	202	766
Sherbrooke.....	135	69	50	195
Sudbury.....	—	—	—	—
Sydney.....	—	—	—	—
Three Rivers.....	57	16	39	304
Sub-Total.....	6,034	2,820	2,200	10,197

CENTRAL MORTGAGE AND HOUSING CORPORATION

TABLE 14—RENTAL HOUSING UNITS FOR SALE AND SOLD, BY LOCALITY,
1951.—Continued

Locality	Number of Housing Units for Sale 1946-1951	Number of Housing Units Sold 1946-1950	Housing Units Sold, 1951	
			Number	Purchase Price (\$000)
<i>Other Localities</i>				
Acton	50	10	38	152
Ajax	600	—	456	1,576
Almaville	10	10	—	—
Amherst	152	120	24	53
Amqui	1	1	—	—
Arnprior	25	4	19	95
Arvida	378	378	—	—
Beauharnois	100	74	26	88
Bow Island	15	15	—	—
Brampton	75	27	37	154
Brandon	150	25	33	141
Bridgewater	3	3	—	—
Brockville	52	29	23	152
Brownsburg	56	54	2	6
Campbellford	30	2	6	30
Cap-de-la-Madeleine	100	81	9	32
Carleton Place	25	—	15	64
Carleton-Sur-Mer	1	—	1	5
Charlottetown	2	2	—	—
Chatham, Ont.	145	41	73	465
Chicoutimi	100	68	23	75
Clinton	50	12	38	152
Cobourg	20	6	12	51
Cochrane	50	6	20	81
Collingwood	220	62	86	285
Cornwall	127	84	28	106
Cowansville	30	7	19	107
Dieppe	200	200	—	—
Elmira	50	3	42	175
Englehart	25	6	12	49
Exeter	50	17	29	117
Farnham	1	1	—	—
Fort Erie	242	170	58	166
Fort Frances	25	—	11	46
Frankford	100	100	—	—
Fredericton	215	35	154	585
Galt	150	61	68	299
Georgetown	70	—	70	277
Goderich	75	—	61	241
Gravenhurst	50	6	42	179
Guelph	186	25	131	671
Hespeler	20	1	17	70
Ingersoll	35	8	5	20
Jonquiere	124	49	63	238
Kamloops	165	119	16	70
Kelowna	150	98	15	60
Kenora	44	—	11	46
Kimberley	172	87	60	267
Kirkland Lake	100	20	50	199
Lake Cowichan	100	45	42	164
Lakeview	75	—	75	246
La-Tuque	75	53	11	35

CENTRAL MORTGAGE AND HOUSING CORPORATION

TABLE 14—RENTAL HOUSING UNITS FOR SALE AND SOLD, BY LOCALITY, 1951.—Continued

Locality	Number of Housing Units for Sale 1946-1951	Number of Housing Units Sold 1946-1950	Housing Units Sold, 1951	
			Number	Purchase Price (\$000)
<i>Other Localities</i>				
Leamington.....	100	13	56	251
Lethbridge.....	200	35	102	446
Lindsay.....	125	27	78	311
Listowel.....	65	—	42	167
Liverpool.....	50	44	6	14
Lucan.....	25	—	5	21
Malton.....	200	—	—	—
Medicine Hat.....	150	29	89	375
Melville.....	75	13	31	121
Merritton.....	92	34	54	159
Midland.....	100	31	55	200
Moncton.....	300	—	163	742
Moose Jaw.....	350	155	66	265
Nelson.....	50	17	24	105
New Glasgow.....	138	68	69	183
New Liskeard.....	31	8	18	73
Niagara Falls.....	397	164	151	553
Nobel.....	240	240	—	—
North Battleford.....	100	15	33	136
North Bay.....	75	43	32	129
Oakville.....	50	12	19	83
Orillia.....	96	82	9	26
Owen Sound.....	163	34	110	544
Palmerston.....	30	1	10	41
Paris.....	50	3	30	130
Parry Sound.....	75	52	14	40
Penetanguishene.....	30	—	20	78
Penticton.....	100	93	4	17
Perth.....	50	5	30	125
Pictou.....	299	299	—	—
Portage La Prairie.....	125	—	36	156
Port Alberni.....	150	—	62	261
Port Elgin.....	3	—	1	5
Port Hope.....	122	25	92	388
Preston.....	100	20	61	248
Prince Albert.....	150	31	87	367
Prince George.....	100	33	34	156
Prince Rupert.....	523	523	—	—
Redcliff.....	25	—	4	17
Renfrew.....	125	68	37	132
Revelstoke.....	40	6	9	41
Rock Island.....	50	50	—	—
Rossland.....	125	47	65	290
St. Georges-de-Beauce.....	21	—	14	78
St. Joseph-de-Sorel.....	150	137	12	36
St. Mary's.....	35	1	16	66
St. Paul l'Ermite.....	37	37	—	—
Ste-Therese.....	100	57	35	115
St. Thomas.....	65	12	52	350
Salisbury.....	3	3	—	—
Shediac.....	4	—	4	24
Sioux Lookout.....	35	—	17	71

CENTRAL MORTGAGE AND HOUSING CORPORATION

TABLE 14—RENTAL HOUSING UNITS FOR SALE AND SOLD, BY LOCALITY
1951.—Continued

Locality	Number of Housing Units for Sale 1946-1951	Number of Housing Units Sold 1946-1950	Housing Units Sold, 1951	
			Number	Purchase Price (\$000)
<i>Other Localities</i>				
Smith's Falls.....	150	22	112	463
Sorel.....	200	198	2	6
Stellarton.....	5	5		
Stirling.....	25		18	73
Stratford.....	208	28	135	764
Sutherland.....	30	12	4	17
Tilbury.....	98	12	74	319
Timmins.....	200	94	38	162
Trenton.....	196	7	135	604
Uxbridge.....	17		6	25
Val-d'Or.....	1		1	5
Valleyfield.....	10	10		
Walkerton.....	25	2	14	57
Wallaceburg.....	50	31	18	54
Waterloo, P.Q.....	25	22	3	9
Welland.....	783	373	377	1,049
Wetaskiwin.....	50	8	10	40
Weyburn.....	25	8	12	49
Wheatley.....	10		4	15
Woodstock, N.B.....	50	13	18	72
Woodstock, Ont.....	35	14	15	47
Yarmouth.....	15	6	14	44
Yorkton.....	125	41	53	227
Sub-Total.....	13,293	5,698	5,052	20,327
CANADA.....	35,685	15,458	13,941	59,690

TABLE 15
RENTAL HOUSING UNITS UNDER MANAGEMENT AS AT DECEMBER 31, 1951 ⁽¹⁾

Province	Single Units			Multiple Units			Home Conversion Units			All Projects		
	Total	Occupied by Veterans	Vacant	Total	Occupied by Veterans	Vacant	Total	Occupied by Veterans	Vacant	Total	Occupied by Veterans	Vacant
Newfoundland.....	51	51	—	—	—	—	—	—	—	51	51	—
Prince Edward Island.....	29	29	—	—	—	—	—	—	—	29	29	—
Nova Scotia.....	444	427	1	10	5	2	—	—	—	454	432	3
New Brunswick.....	797	785	—	205	190	2	—	—	—	1,002	975	2
Quebec.....	2,289	2,081	6	536	522	—	81	43	—	2,906	2,646	6
Ontario.....	9,519	7,685	35	488	485	2	71	57	—	10,078	8,227	57
Manitoba.....	3,462	3,462	—	5	5	—	—	—	—	3,467	3,467	—
Saskatchewan.....	1,882	1,880	—	—	—	—	—	—	—	1,882	1,880	—
Alberta.....	1,616	1,596	3	106	106	—	—	—	—	1,722	1,702	3
British Columbia.....	2,746	2,572	60	371	371	—	68	49	—	3,185	2,992	60
CANADA.....	22,835	20,568	125	1,721	1,684	6	220	149	—	24,776	22,401	131

⁽¹⁾ Including housing units acquired under agreements with builders and being held for sale.

CENTRAL MORTGAGE AND HOUSING CORPORATION

TABLE 16—RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY PROVINCE, 1951

Province	Newfoundland	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario	Manitoba	Saskatchewan	Alberta	British Columbia	CANADA
<i>Gross Revenue (\$000)</i>											
Housing rentals.....	25.2	13.4	210.8	568.7	1,610.4	5,187.1	1,300.7	802.3	876.7	1,539.3	12,134.6
Staff houses and cafeterias.....	3.4	—	—	—	—	583.0	—	—	—	—	586.4
Ajax Plant revenue.....	—	—	—	—	—	316.2	—	—	—	—	316.2
Deep River Village revenue.....	—	—	—	—	—	135.3	—	—	—	—	135.3
Sub-Total.....	28.6	13.4	210.8	568.7	1,610.4	6,221.6	1,300.7	802.3	876.7	1,539.3	13,172.5
<i>Less: Adjustments to revenue reported in 1950 (not allocated).....</i>	—	—	—	—	—	—	—	—	—	—	8.5
Total.....	—	—	—	—	—	—	—	—	—	—	13,164.0
<i>Expenditures (\$000)</i>											
Physical maintenance of property:											
(a) Wages and materials.....	3.7	3.0	33.2	112.8	289.1	917.7	92.4	66.6	82.1	221.4	1,822.0
(b) Heat, light, power and water.....	—	—	.1	29.6	58.1	77.4	1.5	.2	11.1	63.7	241.7
(c) Extraordinary expenditures.....	—	—	.1	11.9	39.7	196.2	10.4	.6	.4	14.6	273.9
(d) Miscellaneous.....	—	—	1.1	2.7	24.4	31.5	2.5	2.2	1.8	12.1	78.3
Cost of operating staff houses and cafeterias.....	2.9	—	—	—	—	566.1	—	—	—	—	569.0
Ajax Plant operating expenses.....	—	—	—	—	—	426.4	—	—	—	—	426.4
Deep River Village operating expenses.....	—	—	—	—	—	185.0	—	—	—	—	185.0
Municipal charges.....	2.2	2.2	26.2	75.8	336.8	731.9	166.7	82.5	121.3	161.0	1,706.6
Provision for fire loss.....	.1	.1	1.1	2.6	7.7	27.8	7.3	4.4	4.3	7.5	62.9
Provision for uncollectable rents.....	.1	—	.5	.9	6.4	7.7	1.2	.6	.2	3.8	21.4
Sub-Total.....	9.0	5.3	62.3	236.3	762.2	3,167.7	282.0	157.1	221.2	484.1	5,387.2
<i>Add: 1951 expenditures not allocated</i>	—	—	—	—	—	—	—	—	—	—	18.1
<i>Add: Adjustments to expenditures reported in 1950 (not allocated)</i>	—	—	—	—	—	—	—	—	—	—	8.3
Total.....	—	—	—	—	—	—	—	—	—	—	5,413.6
Net Income before adjustments (\$000)	19.6	8.1	148.5	332.4	848.2	3,053.9	1,018.7	645.2	655.5	1,055.2	7,785.3
<i>Less: Net Adjustments</i>	—	—	—	—	—	—	—	—	—	—	34.9
Net Income (\$000).....	—	—	—	—	—	—	—	—	—	—	7,750.4
Number of Housing Units.....	51	29	454	1,002	2,906	10,078	3,467	1,882	1,722	3,185	24,776

TABLE 17—RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1951

Metropolitan Areas	Calgary	Edmonton	Haltifax	Hamilton	London	Montreal	Ottawa	Quebec	Saint John	St. John's	Toronto	Vancouver	Victoria	Windsor	Winnipeg	Sub-total
<i>Gross Revenue (\$000)</i>																
Housing rentals.....	236.6	420.3	114.4	294.1	129.7	1,133.4	582.3	101.6	6318.5	25.2	338.1	1,017.4	188.0	1,006.1	1,192.5	7,198.2
Staff houses and cafeterias...	—	—	—	360.3	—	—	172.4	—	—	3.4	25.1	—	—	—	—	561.2
Ajax Plant revenue.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Deep River Village revenue...	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total.....	236.6	420.3	114.4	654.4	229.7	1,133.4	754.7	101.6	6318.5	28.6	363.2	1,017.4	188.0	1,006.1	1,192.5	7,759.4
<i>Expenditures (\$000)</i>																
Physical maintenance of property:																
(a) Wages and materials.....	30.0	38.0	17.2	168.4	37.0	208.7	116.5	41.9	81.8	3.7	28.8	149.8	23.2	126.8	74.8	1,146.6
(b) Heat, light, power & water	—	11.1	1.1	7.7	7.7	47.3	47.2	10.6	29.6	—	12.9	55.0	4.3	5.5	1.5	228.5
(c) Extraordinary expenditures.....	4.4	—	—	19.0	4.6	9.8	16.9	16.3	10.7	—	1.4	13.6	5.5	32.4	3.0	128.6
(d) Miscellaneous.....	6.6	1.0	7.7	2.5	1.7	7.5	7.7	16.5	1.6	—	4.1	8.5	2.6	1.7	2.5	59.2
Cost of operating staff houses and cafeterias.....	—	—	—	364.6	—	—	177.9	—	—	2.9	18.7	—	—	—	—	564.1
Ajax Plant operating expenses.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Deep River Village operating expenses.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Municipal charges.....	33.9	59.4	10.7	13.6	35.8	266.5	72.1	12.3	40.3	2.2	72.8	114.5	20.9	174.6	156.2	1,085.8
Provision for fire loss.....	1.3	1.9	6.6	2.1	1.0	5.4	2.3	4.1	1.3	1.1	1.7	4.6	9.9	5.5	6.6	35.7
Provision for uncollectable rents.....	—	2.2	3.3	1.1	3.3	4.5	3.3	5.5	6.6	1.1	3.3	2.2	4.4	1.7	1.2	12.7
Total.....	66.2	111.6	29.6	571.0	88.1	549.7	440.9	98.5	165.9	9.0	140.7	348.2	52.8	343.2	245.8	3,261.2
Net Income (\$000).....	170.4	308.7	84.8	83.4	141.6	583.7	313.8	3.1	152.6	19.6	222.5	669.2	135.2	662.9	946.7	4,498.2
Number of Housing Units.....	439	793	237	764	408	1,981	943	125	538	51	529	2,129	309	2,140	3,189	14,575

(1) Includes Leduc and Wetaskiwin.

(2) Includes Dartmouth, Liverpool and Yarmouth.

(3) Includes Dundas and Oakville.

(4) Includes Ingersoll, Lucan, St. Thomas and Woodstock, Ont.

(5) Includes Brownsburg, Ste-Therese and Pointe-aux-Trembles.

(6) Includes Hull and Aylmer, P.Q.

(7) Includes Lauzon, St-Georges-de-Beauce, St-Louis-de-Courville.

(8) Includes Woodstock, N.B.

(9) Includes Brampton, Long Branch, Malton and Newmarket.

(10) Includes New Westminster and Sea Island.

(11) Includes Courtenay, Cumberland, Esquimalt and Lake Cowichan.

(12) Includes Chatham, Essex, Leamington, Tilbury and Wheatley.

(13) Includes Selkirk.

CENTRAL MORTGAGE AND HOUSING CORPORATION

TABLE 17—RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1951.—Continued

Other Major Cities	Brantford (1)	Fort William (2)	Kingston (3)	Kitchener (4)	Oshawa (5)	Peterborough (6)	Port Arthur (7)	Regina (8)	St. Catharines (9)	Sarnia (10)	Sault Ste. Marie (11)	Sherbrooke (12)	Sudbury (13)	Three Rivers (14)	Sub- Total
<i>Gross Revenue (\$000)</i>															
Housing rentals.....	174.1	181.8	92.7	200.7	—	292.7	—	283.1	227.9	137.8	162.8	62.5	—	—	1,933.3
Staff houses and cafeterias.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant revenue.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Deep River Village revenue.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total.....	174.1	181.8	92.7	200.7	—	292.7	—	283.1	227.9	137.8	162.8	62.5	—	—	1,933.3
<i>Expenditures (\$000)</i>															
Physical maintenance of property:															
(a) Wages and materials.....	35.0	15.2	7.0	40.5	—	36.7	—	27.3	59.0	16.3	13.0	5.9	—	—	289.5
(b) Heat, light, power & water.....	4.9	—	3.3	—	—	.1	—	—	—	—	.2	—	—	—	8.5
(c) Extraordinary expenditures.....	4.7	7.2	—	5.0	—	5.3	—	.2	6.6	—	—	.2	—	—	30.5
(d) Miscellaneous.....	4.1	.5	4.6	.3	—	.3	—	.9	.6	.3	.7	—	—	—	12.6
Cost of operating staff houses and cafeterias.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant operating expenses.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Deep River Village operating expenses.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Municipal charges.....	15.5	27.5	11.5	25.1	—	40.3	—	32.0	14.3	19.6	9.1	13.0	—	—	221.4
Provision for fire loss.....	1.0	.9	.4	1.0	—	1.5	—	1.5	1.5	.7	1.0	.3	—	—	10.5
Provision for uncollectable rents.....	.3	.8	.2	.4	—	.7	—	—	.2	.2	.1	.3	—	—	3.2
Total.....	65.5	52.1	27.0	72.3	—	84.9	—	61.9	82.2	37.1	24.1	19.7	—	—	576.2
Net Income (\$000).....	108.6	129.7	65.7	128.4	—	207.8	—	221.2	145.7	100.7	138.7	42.8	—	—	1,357.1
Number of Housing Units.....	354	418	149	341	—	606	—	680	519	265	383	120	—	—	4,025

(1) Includes Paris.

(2) Includes Port Arthur.

(3) Includes Brockville, Cornwall and Napanee.

(4) Includes Elmira, Galt, Preston and Waterloo, Ont.

(5) Includes Cobourg, Lindsay and Port Hope.

(6) Includes Merriton, Niagara-on-the-Lake and Thorold.

(7) Includes Wallaceburg.

(8) Includes Sutherland.

(9) Includes Cowansville, Farnham, Rock Island and Waterloo, P.Q.

(10) Includes Cap-de-la-Madeleine, La-Tuque and St-Joseph-de-Sorel.

CENTRAL MORTGAGE AND HOUSING CORPORATION

TABLE 17—RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1951.—Continued

Other Localities	Ajax (1)	Am- herst	Bran- don	Camp- bell- ton	Char- lotte- town	Chi- cou- tими (2)	Coll- ing- wood-River (3)	Deep Sala- berry (4)	Dry- den	Fer- nie	Fort Fran- ces	Fred- erick- ton	Ger- ald- ton	Guelph (5)	Kel- owna (6)
<i>Gross Revenue (\$000)</i>															
Housing rentals.....	325.1	19.5	77.1	42.8	13.4	44.1	102.9	—	29.2	18.0	16.6	120.9	34.6	136.5	92.8
Staff houses and cafeterias.....	25.2	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant revenue.....	316.2	—	—	—	—	—	—	135.3	—	—	—	—	—	—	—
Deep River Village revenue.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total.....	666.5	19.5	77.1	42.8	13.4	44.1	102.9	135.3	29.2	18.0	16.6	120.9	34.6	136.5	92.8
<i>Expenditures (\$000)</i>															
Physical maintenance of property:															
(a) Wages and materials.....	43.3	3.2	13.1	10.2	3.0	3.0	11.4	—	1.8	3.6	.9	10.6	7.7	26.6	16.3
(b) Heat, light, power and water.....	.1	—	—	—	—	—	—	—	—	2.2	—	—	—	—	—
(c) Extraordinary expenditures.....	7.6	—	7.4	.7	—	11.9	.4	—	.3	—	—	.5	.1	.6	.1
(d) Miscellaneous.....	.3	—	—	—	—	—	—	—	—	—	—	—	—	.3	—
Cost of operating staff houses and cafeterias.....	4.9	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant operating expenses.....	426.4	—	—	—	—	—	—	185.0	—	—	—	—	—	—	—
Deep River Village operating expenses.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Municipal charges.....	94.1	2.6	10.5	7.2	2.2	7.1	9.8	—	3.7	—	2.4	17.4	—	17.5	11.1
Provision for fire loss.....	1.8	.1	.4	.2	.1	.2	.6	.5	.1	.1	.1	.6	.2	.7	.6
Provision for uncollectable rents.....	.3	.1	—	—	—	.1	.2	.6	—	—	—	.2	—	.2	.6
Total.....	578.8	6.0	31.4	18.3	5.3	22.3	22.4	185.0	5.9	5.9	3.4	29.3	8.0	45.9	28.7
Net Income (\$000).....	87.7	13.5	45.7	24.5	8.1	21.8	80.5	49.7	23.3	12.1	13.2	91.6	26.6	90.6	64.1
Number of Housing Units.....	504	41	192	97	29	77	204	—	50	44	39	226	100	238	227

(1) Includes Acton, Fergus, Georgetown and Hespeler.

(2) Includes Oshawa and Uxbridge.

(3) Includes Jonquiere.

(4) Includes Chesley, Meaford and Owen Sound.

(5) Includes Beauharnois.

(6) Includes Kamloops, Revelstoke and Vernon.

(7) Operating loss to March 31, 1951—Date returned to Atomic Energy Commission.

TABLE 17—RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1951.—Continued

Other Localities	Ken- ora (1)	Kim- ber- ley (1)	Kirk- land Lake (4)	Leth- bridge	Lloyd- min- ster	Medi- cine Hat (4)	Mon- ton (4)	Moose Jaw aimo	New Glas- gow (6)	Nia- gara Falls (6)	North Bay (7)	Orillia (8)	Pen- tic- ton
<i>Gross Revenue (\$000)</i>													
Housing rentals.....	10.9	27.3	98.0	94.2	22.6	70.8	86.5	89.1	76.9	117.2	40.6	103.8	44.5
Staff houses and cafeterias.....	—	—	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant revenue.....	—	—	—	—	—	—	—	—	—	—	—	—	—
Deep River Village revenue.....	—	—	—	—	—	—	—	—	—	—	—	—	—
Total.....	10.9	27.3	98.0	94.2	22.6	70.8	86.5	89.1	76.9	117.2	40.6	103.8	44.5
<i>Expenditures (\$000)</i>													
Physical maintenance of property:													
(a) Wages and materials.....	4.4	10.8	10.7	9.3	1.3	3.7	10.2	11.1	12.8	24.3	.7	11.1	1.5
(b) Heat, light, power and water.....	—	—	—	—	—	—	—	—	—	—	—	.2	—
(c) Extraordinary expenditures.....	.5	—	.4	—	—	—	.5	—	.1	—	—	80.4	.1
(d) Miscellaneous.....	.1	—	1.3	—	—	.1	.6	.4	.4	.1	—	.2	—
Cost of operating staff houses and cafeterias.....	—	—	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant operating expenses.....	—	—	—	—	—	—	—	—	—	—	—	—	—
Deep River Village operating expenses.....	—	—	—	—	—	—	—	—	—	—	—	—	—
Municipal charges.....	—	1.8	5.5	11.1	3.4	7.7	10.9	7.4	12.9	12.8	3.7	13.4	1.8
Provision for fire loss.....	.1	.2	.6	.5	.1	.4	.5	.5	.1	.7	.1	.6	.2
Provision for uncollectable rents.....	—	.1	.4	—	—	—	.1	.1	.1	—	—	.2	.1
Total.....	5.1	12.9	18.9	20.9	4.8	11.9	22.8	19.5	26.7	37.9	4.6	106.1	3.7
Net Income (\$000).....	5.8	14.4	79.1	73.3	17.8	58.9	63.7	69.6	50.2	79.3	36.0	-2.3 (9)	40.8
Number of Housing Units.....	33	55	240	212	50	153	141	229	176	224	102	231	103

(1) Includes Cranbrook.

(2) Includes Cochrane, Englehart, Kearns, Larder Lake and Timmins.

(3) Includes Redcliff.

(4) Includes Port Elgin.

(5) Includes Stellarton and Trenton, N.S.

(6) Includes Fort Erie.

(7) Includes New Liskeard.

(8) Includes Barrie, Bracebridge, Gravenhurst, Midland, Nobel, Parry Sound and Penetanguishene.

(9) Operating loss as a result of rehabilitation and major repairs at Nobel.

CENTRAL MORTGAGE AND HOUSING CORPORATION

TABLE 17—RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1951.—Continued

Other Localities	Port Prairie	Port Albini	Prince Albert	Prince George	Red Deer	Renfrew (7)	Sioux Lookout	Smith's Falls	Stratford (4)	Swift Current	Trail (5)	Trenton, Ont. (6)	Val- d'Or (7)	Welland	Weyburn	Yorkton (6)	Sub- Total	CANADA
<i>Gross Revenue (\$000)</i>																		
Housing rentals.....	31.1	42.1	65.5	14.4	54.8	65.7	7.0	28.4	175.6	32.9	88.3	142.9	56.9	48.5	26.0	79.7	3,003.1	12,134.6
Staff houses and cafeterias.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	25.2	586.4
Ajax Plant revenue.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	316.2	316.2
Deep River Village revenue.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	135.3	135.3
Sub-Total.....	31.1	42.1	65.5	14.4	54.8	65.7	7.0	28.4	175.6	32.9	88.3	142.9	56.9	48.5	26.0	79.7	3,479.8	13,172.5
<i>Less: Adjustments to revenue reported in 1950 (not allocated)</i>	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	8.5
Total.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	13,164.0
<i>Expenditures (\$000)</i>																		
Physical maintenance of property:																		
(a) Wages and materials.....	4.5	4.0	5.1	.2	1.1	6.5	.6	14.3	25.0	.7	10.4	20.0	.9	5.2	1.1	6.3	385.9	1,822.0
(b) Heat, light, power and water.....	—	—	—	—	—	.6	—	.1	1.2	—	.4	1.0	—	.2	—	.4	4.7	241.7
(c) Extraordinary expenditures.....	—	—	—	—	.1	—	—	—	.2	—	—	.4	—	.2	—	.1	114.8	273.9
(d) Miscellaneous.....	—	—	.1	—	.1	—	—	—	—	—	—	—	—	—	—	—	6.5	78.3
Cost of operating staff houses and cafeterias.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.9	569.0
Ajax Plant operating expenses.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	426.4	426.4
Deep River Village operating expenses.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	185.0	185.0
Municipal charges.....	—	.1	7.3	—	9.2	7.8	—	.8	20.5	5.5	10.5	15.1	9.6	11.3	4.0	10.1	399.4	1,706.6
Provision for fire loss.....	.3	.2	.4	.1	.2	.3	.1	.2	1.0	.2	.5	.7	.2	.3	.1	.3	16.7	62.9
Provision for uncollectable rents.....	—	.1	.1	.1	—	.1	—	—	.3	—	.2	.5	.2	.2	—	—	5.5	21.4
Sub-Total.....	4.8	4.4	13.0	.4	10.6	15.3	.7	15.4	48.2	6.4	22.0	37.7	10.9	17.4	5.2	17.6	1,549.8	5,387.2
Add: 1951 expenditures not allocated.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	18.1
Add: Adjustments to expenditures reported in 1950 (not allocated).....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	8.3
Total.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5,413.6
Net income before adjustments (\$000).....	26.3	37.7	52.5	14.0	44.2	50.4	6.3	13.0	127.4	26.5	66.3	105.2	46.0	31.1	20.8	62.1	1,930.0	7,785.3
Less: Net Adjustments.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	34.9
Net Income (\$000).....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	7,750.4
Number of Housing Units.....	86	88	132	33	125	136	18	41	330	75	197	286	128	33	55	176	6,176	24,776

(1) Includes Ponoka.

(2) Includes Armprior and Pembroke.

(3) Includes Carleton Place and Perth.

(4) Includes Clinton, Exeter, Goderich, Listowel, Palmerston, St. Mary's, Walkerton, Wingham.

(5) Includes Kamsack and Melville.

(6) Includes Nelson and Rossland.

(7) Includes Belleville, Campbellford and Stirling.

(8) Includes Rouyn.

(9) Includes Kamsack and Melville.

TABLE 18
APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF HOUSING BUILT
UNDER FEDERAL-PROVINCIAL AGREEMENTS, BY LOCALITY, 1951

Locality	Appropriations			Expenditures During the Year ⁽¹⁾			Construction Progress of Federal-Provincial Housing Operations			
	Unex- pended as of Dec. 31, 1950 (\$000)	Ap- proved during 1951 (\$000)	Unex- pended as of Dec. 31, 1951 (\$000)	Housing (\$000)	Supple- ment ary Build- ings (\$000)	Land, Improve- ments and Other Outlay (\$000)	Total (\$000)	Number of Housing Units under Construction as at December 31, 1950	Number of Housing Units Com- pleted	Number of Housing Units under Construction as at December 31, 1951
Brockville, Ont. ⁽²⁾ ...	—	35	32	—	—	3	3	—	—	—
Guelph, Ont. ⁽²⁾ ...	—	160	156	—	—	4	4	—	—	—
Kitchener, Ont. ⁽²⁾ ...	—	165	158	—	—	7	7	—	—	—
Saint John, N.B.	—	751	292	448	—	11	459	—	—	88
St. John's, Nfld.	514	309	62	405	—	47	452	140	140	37
St. Thomas, Ont.	—	309	309	—	—	—	—	—	—	—
Vancouver, B.C.	-22	1,407	1,307	37	—	41	78	—	—	66
Windsor, Ont.	—	2,400	2,345	55	—	—	55	—	—	—
CANADA.	492	5,227	4,661	945	—	113	1,058	140	140	191

⁽¹⁾ Includes both Federal and Provincial shares.

⁽²⁾ Combined land assembly and rental housing project.

TABLE 19
LAND ASSEMBLY PROJECTS UNDER FEDERAL-PROVINCIAL AGREEMENTS,
BY LOCALITY, 1951

Locality	Appropriations and Expenditures				Area (Acres)	Number of Lots
	Unexpended as of December 31, 1950 (\$000)	Approved during 1951 (\$000)	Expenditures, Land and Improvements, 1951 ⁽¹⁾ (\$000)	Unexpended as of December 31, 1951 (\$000)		
Atikokan, Ont.	—	—	14	-14	54.7	200
Brockville, Ont. ⁽²⁾	—	336	28	308	179.0	385
Corner Brook, Nfld.	—	267	3	264	40.0	202
Guelph, Ont. ⁽²⁾	—	835	23	812	77.2	365
Kingston, Ont.	-75	—	4	-79	123.0	615
Kitchener, Ont. ⁽²⁾	-58	1,672	72	1,600	218.4	910
London, Ont.	—	516	192	266	224.0	819
Long Branch, Ont.	-127	—	1	-1	299.1	(3)
Ottawa, Ont.	—	—	127	-254	230.0	683
Saint John, N.B.	—	—	2	-2	—	—
St. John's, Nfld.	—	1,061	627	434	152.0	576
St. Thomas, Ont.	-17	531	177	337	61.0	255
Trail, B.C.	—	274	91	183	55.0	277
Windsor, Ont.	-2	704	240	462	76.8	325
CANADA	-279	6,196	1,601	4,316	1,790.2	5,612

⁽¹⁾ Includes both Federal and Provincial shares.

⁽²⁾ Combined land assembly and rental housing project.

⁽³⁾ Not available.

CENTRAL MORTGAGE AND HOUSING CORPORATION

TABLE 20
EXPENDITURES ON HOUSING RESEARCH AND
COMMUNITY PLANNING, 1946-1951

Type of Expenditure	1946 \$	1947 \$	1948 \$	1949 \$	1950 \$	1951 \$
<i>Central Mortgage and Housing Corporation</i>						
Economic and Related Research.....	45,656	92,648	99,837	99,649	72,997	86,732
Architectural Investiga- tions.....	2,996	65,417	10,877	92,966	19,202	28,193
Technical Investigations..						799
Community Planning....	17,305	34,182	5,986	2,296	7,244	6,840
Other Housing Investi- gations.....					23,428	24,898
Information Services.....	2,923	41,427	30,079	9,738	27,373	24,401
Sub-Total.....	68,880	233,674	146,779	204,649	150,244	171,863
<i>Grants to Other Government Departments and Institutions</i>						
Economic and Related Research.....	39,138	33,330	24,345	7,853	8,699	14,794
Architectural Investiga- tions.....		11,222		5,800		7,500
Technical Investigations..						
Community Planning....	52,357	88,201	78,398	50,567	57,742	96,420
Other Housing Investi- gations.....			34,889	32,043	26,535	
Information Services.....						
Sub-Total.....	91,495	132,753	137,632	96,263	92,976	118,714
<i>Central Mortgage and Housing Corporation and Grants to Other Government Departments</i>						
Economic and Related Research.....	84,794	125,978	124,182	107,502	81,696	101,527
Architectural Investiga- tions.....	2,996	76,639	10,877	98,766	19,202	35,663
Technical Investigations..						799
Community Planning....	69,662	122,383	84,384	52,863	64,986	103,259
Other Housing Investi- gations.....			34,889	32,043	49,963	24,928
Information Services.....	2,923	41,427	30,079	9,738	27,373	24,401
Total.....	160,375	366,427	284,411	300,912	243,220	290,577

PART II
OTHER OPERATIONS

TABLE 21
 APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF HOUSING FOR THE
 DEPARTMENT OF NATIONAL DEFENCE, BY PROVINCE, 1951

Province	Appropriations			Expenditures During the Year				Construction Progress of Housing Operations			
	Unexpended as of Dec. 31, 1950 (\$'000)	Approved during 1951 (\$'000)	Unexpended as of Dec. 31, 1951 (\$'000)	Housing (\$'000)	Supplementary Buildings (\$'000)	Land, Improvements and Other Outlay (\$'000)	Total (\$'000)	Number of Housing Units under Construction as at December 31, 1950	Number of Housing Units Completed	Number of Housing Units Started	Number of Housing Units under Construction as at December 31, 1951
Newfoundland.....	43	71	6	3	—	19	22	96	—	—	—
Prince Edward Island.....	635	—	258	185	—	192	377	626	96	—	649
Nova Scotia.....	5,476	1,853	2,773	4,176	—	380	4,556	84	174	197	67
New Brunswick.....	1,039	276	283	811	—	221	1,032	130	75	92	274
Quebec.....	3,428	2,035	2,502	2,610	—	351	2,961	1,451	255	111	786
Ontario.....	16,356	3,675	8,088	10,148	—	1,795	11,943	296	512	1,177	67
Manitoba.....	2,526	1,755	2,855	1,163	—	263	1,426	428	234	8	453
Saskatchewan.....	—	2,309	2,269	38	—	2	40	513	340	15	113
Alberta.....	4,214	2,931	4,562	2,284	—	299	2,583	—	—	—	—
British Columbia.....	6,167	3,397	3,951	4,673	—	940	5,613	—	—	—	—
Yukon, Northwest Territories and Labrador (1).....	—	762	739	23	—	—	23	277	404	360	321
CANADA.....	39,798	19,064	28,286	26,114	—	4,462	30,576	3,901	1,836	2,999	2,738

(1) Revised to exclude unexpended balances for construction completed prior to December 31, 1950, and transfers to direct housing operations.

(2) Appropriations and expenditures refer to Whitehorse, Y.T.; construction progress covers houses built at Churchill, Dawson Creek, Fort Nelson, Goose Bay, and Whitehorse.

TABLE 22
 APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF HOUSING FOR THE
 DEPARTMENT OF NATIONAL DEFENCE, BY LOCALITY, 1951

Locality	Appropriations			Expenditures During the Year				Construction Progress of Housing Operations			
	Unex- pended as of Dec. 31, 1950 (\$000)	Ap- proved during 1951 (\$000)	Unex- pended as of Dec. 31, 1951 (\$000)	Housing (\$000)	Supple- men- tary Build- ings (\$000)	Land, Improve- ments and Other Outlay (\$000)	Total (\$000)	Number of Housing Units Started	Number of Housing Units Com- pleted	Number of Housing Units under Construc- tion as at December 31, 1951	
Albro Lake (Halifax Co.), N.S.	18	—	1	1	—	16	17	—	—	—	
Angus, Ont.	—	2	2	—	—	—	—	—	—	—	
Aylmer, Ont.	—	1	1	—	—	—	—	—	—	—	
Bagorville, P.Q.	2,145	142	490	1,565	—	232	1,797	170	72	148	
Barriefield, Ont.	3,261	—	739	2,224	—	298	2,522	6	339	81	
Belmont Park (Esquimalt), B.C.	2,706	265	541	2,163	—	267	2,430	15	258	113	
Bouchard, P.Q.	33	—	33	—	—	—	—	—	—	—	
Boundary Bay, B.C.	140	395	313	148	—	74	222	—	35	—	
Buckmaster's Field (St. John's), Nfld.	-20	27	2	5	—	—	5	—	—	—	
Calder (Edmonton), Alta.	6	5	3	7	—	1	8	—	—	—	
Camp Borden, Ont.	2,656	172	1,028	1,527	—	273	1,800	—	126	102	
Canadian Services College (Esquimalt), B.C.	12	—	9	1	—	2	3	—	—	—	
Centralia, Ont.	1,401	14	480	772	—	163	935	—	136	90	
Chatham, N.B.	879	185	255	641	—	168	809	65	60	57	
Chilliwack, B.C.	544	68	132	321	—	159	480	—	55	—	
Claresholm, Alta.	—	3	1	2	—	—	2	—	—	—	
Clinton, Ont.	232	11	79	94	—	70	164	—	—	—	
Comox, B.C.	—	1,305	1,305	—	—	—	—	—	—	—	
Cornwallis (Annapolis Co.), N.S.	73	288	204	77	—	80	157	—	—	—	
Coverdale, N.B.	142	—	5	96	—	41	137	—	24	—	
Currie Barracks (Calgary), Alta.	2,124	947	2,060	930	—	81	1,011	68	133	103	

TABLE 22
 APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF HOUSING FOR THE
 DEPARTMENT OF NATIONAL DEFENCE, BY LOCALITY, 1951.—Continued

Locality	Appropriations		Expenditures During the Year				Construction Progress of Housing Operations			
	Unex- pended as of Dec. 31, 1950 (\$000)	Ap- proved during 1951 (\$000)	Unex- pended as of Dec. 31, 1951 (\$000)	Housing (\$000)	Supple- men- tary Build- ings (\$000)	Land, Improve- ments and Other Outlay (\$000)	Total (\$000)	Number of Housing Units under Construc- tion as at December 31, 1950	Number of Housing Units Com- pleted	Number of Housing Units under Construc- tion as at December 31, 1951
Currie Field (Calgary), Alta.	69	40	87	-6	—	28	22	35	35	—
Debert, N.S.	39	50	13	58	—	18	76	15	15	5
Dundurn, Sask.	—	64	26	38	—	—	38	—	6	6
Eastern Passage (Halifax Co.), N.S.	—	300	300	—	—	—	—	—	—	—
Edmonton, Alta.	993	690	980	571	—	132	703	52	84	100
Esquimalt, B.C.	173	301	288	110	—	76	186	15	15	—
Gimli, Man.	—	1	1	—	—	—	—	—	—	—
Gloucester (Carleton Co.), Ont.	—	6	5	—	—	1	1	—	—	—
Greenwood, N.S.	597	1,062	1,061	446	—	152	598	140	40	40
Halifax, N.S.	—	20	18	—	—	2	2	—	—	—
Hammond Plains (Halifax Co.), N.S.	—	19	-1	17	—	3	20	—	2	2
Kenna's Hill (St. John's), Nfld.	-23	43	3	-2	—	19	17	—	—	—
London, Ont.	—	867	829	36	—	2	38	—	—	—
MacDonald, Man.	—	5	5	—	—	—	—	—	—	—
McGivney, N.B.	18	91	23	75	—	11	86	8	8	10
Moose Jaw, Sask.	—	991	990	—	—	1	1	—	—	—
Namoo, Alta.	2,709	47	694	1,833	—	229	2,062	97	213	250
North Bay, Ont.	1,674	197	346	1,362	—	163	1,525	—	170	61
Penhold, Alta.	—	1,027	1,010	17	—	—	17	—	—	—
Petawawa, Ont.	950	139	524	390	—	175	565	44	44	—
Pictou, Ont.	396	4	158	139	—	103	242	32	32	—
Portage La Prairie, Man.	—	11	8	3	—	—	3	—	—	—

TABLE 22
APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF HOUSING FOR THE
DEPARTMENT OF NATIONAL DEFENCE, BY LOCALITY, 1951.—Continued

Locality	Appropriations		Expenditures During the Year				Construction Progress of Housing Operations			
	Unex- pended as of Dec. 31, 1950 (\$000)	Ap- proved during 1951 (\$000)	Unex- pended as of Dec. 31, 1951 (\$000)	Housing (\$000)	Supple- men- tary Build- ings (\$000)	Land, Improve- ments and Other Outlay (\$000)	Total (\$000)	Number of Housing Units under Construc- tion as at December 31, 1950	Number of Housing Units Com- pleted	Number of Housing Units under Construc- tion as at December 31, 1951
Quebec, P.Q.	—	7	6	—	—	1	1	152	—	62
Rivers, Man.	1,121	—	439	622	—	60	682	135	90	234
Rockcliffe (Ottawa), Ont.	3,322	52	1,246	1,837	—	291	2,128	80	245	50
St-Hubert, P.Q.	591	697	758	473	—	57	530	—	9	15
St-Jean, P.Q.	—	199	199	—	—	—	—	—	15	—
St-Therese, P.Q.	—	263	263	—	—	—	—	—	2	2
Saskatoon, Sask.	—	1,254	1,254	—	—	—	—	52	52	—
Sea Island, B.C.	421	60	198	225	—	58	283	144	100	100
Shearwater (Halifax Co.), N.S.	347	1,002	676	567	—	106	673	—	144	—
Sleepy Cove (Halifax Co.), N.S.	1,267	200	896	440	—	131	571	—	—	—
Suffield, Alta.	377	173	283	240	—	27	267	76	76	—
Summerside, P.E.I.	635	—	258	185	—	192	377	96	96	—
Trenton, Ont.	2,463	15	1,006	1,278	—	194	1,472	372	28	155
Tuft's Cove (Halifax Co.), N.S.	4,510	82	1,083	3,401	—	108	3,509	471	50	502
Uplands (Ottawa), Ont.	—	2,195	1,643	488	—	64	552	—	63	63
Valcartier, P.Q.	659	728	755	571	—	61	632	—	61	61
Winnipeg, Man.	138	1,537	1,505	98	—	72	170	—	5	5
Yukon, Northwest Territories and Labrador (1)	—	762	739	23	—	—	23	277	404	321
CANADA	39,798	19,064	28,286	26,114	—	4,462	30,576	3,901	2,999	2,738

(1) Appropriations and expenditures refer to Whitehorse, Y.T.; construction progress covers houses built at Churchill, Dawson Creek, Fort Nelson, Goose Bay and Whitehorse.

TABLE 23
CONSTRUCTION CONTRACTS REQUESTED AND AWARDED, AND VALUE OF WORK COMPLETED,
DEFENCE CONSTRUCTION PROJECTS, BY PROVINCE, 1951 ⁽¹⁾

Province	Contracts Requested		Contracts Awarded		Value of Work Completed ⁽²⁾ (\$000)
	Number	Value (\$000)	Number	Value (\$000)	
Newfoundland.....	3	1,286	—	111	94
Prince Edward Island.....	8	606	9	1,158	873
Nova Scotia.....	23	15,342	17	13,523	4,598
New Brunswick.....	13	5,476	14	6,220	4,230
Quebec.....	64	41,872	54	38,977	21,682
Ontario.....	174	66,835	146	57,940	26,614
Manitoba.....	50	22,893	39	18,151	8,822
Saskatchewan.....	21	13,370	13	2,812	1,630
Alberta.....	66	27,165	52	21,816	7,740
British Columbia.....	34	15,418	32	15,557	6,363
Labrador.....	2	2,108	1	1,968	1,629
Northwest Territory.....	4	469	4	469	111
Yukon Territory.....	2	1,360	2	1,360	2,803
Not Localized.....	4	732	5	747	844
CANADA.....	468	214,932	388	180,809	88,033

⁽¹⁾ November 22, 1950—December 31, 1951.

⁽²⁾ Expenditures plus holdback.

TABLE 24
APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, 1951

Province	Number of Projects	Number of Housing Units	Estimated Costs			
			Land (\$000)	Construction (\$000)	Equipment and Other (\$000)	Total (\$000)
Newfoundland.....	—	—	—	—	—	—
Prince Edward Island.....	—	—	—	—	—	—
Nova Scotia.....	—	—	—	—	—	—
New Brunswick.....	4	110	33	695	53	781
Quebec.....	2	10	1	40	—	41
Ontario.....	—	—	—	—	—	—
Manitoba.....	—	—	—	—	—	—
Saskatchewan.....	—	—	—	—	—	—
Alberta.....	—	—	—	—	—	—
British Columbia.....	—	—	—	—	—	—
CANADA.....	6	120	34	735	53	822



