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Annual Report

TO THE
MINISTER OF RESOURCES AND DEVELOPMENT
For the Year 1950



CENTRAL MORTGAGE AND HOUSING CORPORATION

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February 24th, 1951

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 1950. In accordance with the by-laws of the Corporation I also send you the Accounts for the year 1950 which have been signed by the President and Chief Accountant and certified by the auditors of the Corporation.

The volume of house building in 1950 is now estimated to have been about the same as in 1949. Dwellings started of all kinds, including conversions, numbered about 95,000 units in 1950, and dwellings completed approximately 92,000. The carry-over of uncompleted residential units at the end of the year at 61,000 continued to be large. The data in this report differ from those shown in the 1949 report because the new figures include housing in Newfoundland.

During 1949 and the early months of 1950 there was some doubt that effective demand for new housing would be sufficient to sustain the current volume of new housing starts. Even before June, 1950, the demand for new housing had strengthened. The very changed international and domestic conditions of the second half of 1950 have removed any likelihood of insufficient effective demand. Experience in the last six months indicates that effective demand for new housing accommodation, both home ownership and rental, has never been stronger. During recent years there has been a reluctance by many prospective home owners to purchase because current sale prices appeared high in relation to those experienced in the past. Purchasers now seem to view the current sale price of houses more favourably because of the feeling of many new home owners that the price of houses may be higher in the future than it is at present.

Supply difficulties made themselves felt towards the end of the year. During the first quarter of 1950, 6% more dwellings were started than in 1949. During the second and third quarters the increase was 3%. In the last quarter, however, dwellings started declined by 7%. We may be

entering 1951 with a trend towards a lower level of house building, mainly because of physical shortages rather than any slackening in demand.

The regional distribution of housing completions indicates that large urban centres and industrial towns continued to expand their housing at a high rate, while smaller communities and rural areas experienced a decline in the volume of house building. In relation to population, housing completions in British Columbia and the Prairies were somewhat less than in 1949, with increases in the Maritimes and Quebec. In Ontario housing completions were about the same as last year. Comparative housing completions in relation to population, based on the 1949 population estimates, are:

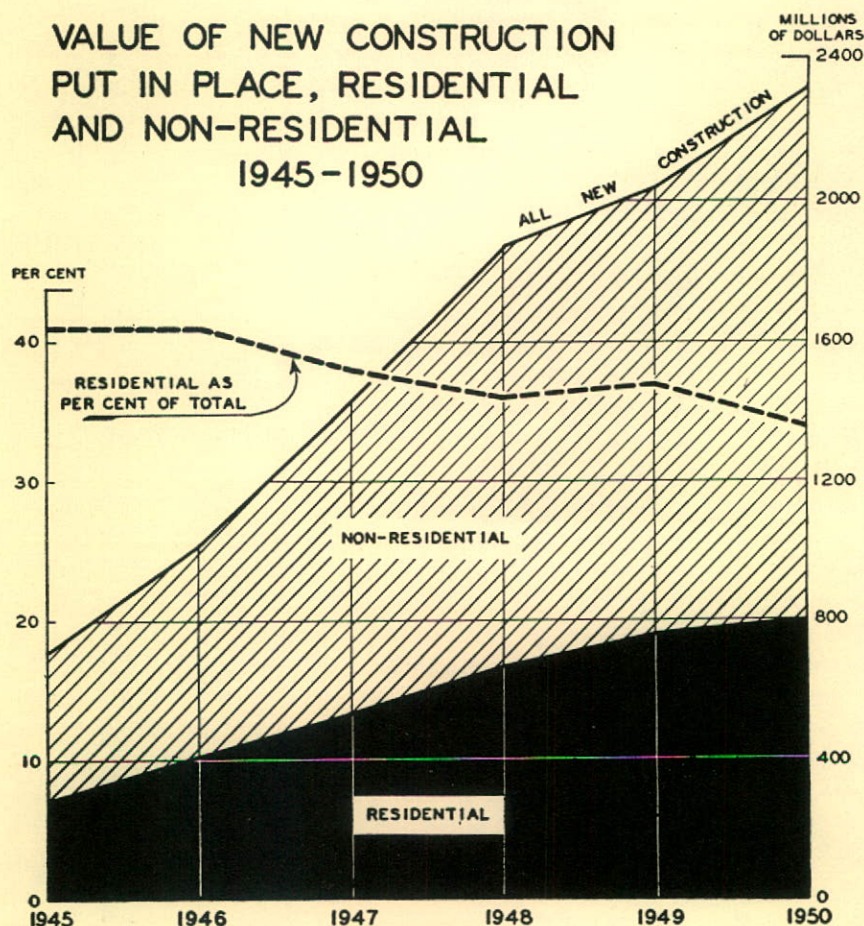
Housing Completions per 1,000 Population

REGION	ALL AREAS		CENTRES OF 5,000 POPULATION AND OVER	
	1950	1949	1950	1949
British Columbia....	8.0	9.6	9.7	11.3
Prairies.....	5.8	7.3	11.0	12.1
Ontario.....	7.4	7.3	9.2	8.4
Quebec.....	7.3	6.2	9.9	8.8
Maritimes.....	4.5	4.0	5.8	5.9
Canada.....	6.8	6.8	9.5	9.1

During the first half of the year building materials of all types were in good supply. It is estimated that for the year as a whole the output of construction materials of all kinds was 8% greater than in 1949. However, in the fourth quarter shortages of building materials became apparent, particularly in products of steel. Anticipatory buying was taking place and some concern was being expressed by builders about the availability of building materials for residential use in 1951. It is believed that the decrease in starts in the fourth quarter of 1950 as compared with the same period in 1949 can be attributed in part to difficulties and doubts of home owners and builders concerning their ability to obtain materials. There is a marked difference of opinion between builders about intended new starts during 1951. Some builders believe that it will require a full effort to complete their carry-over of unfinished construction. Other builders, particularly in areas in which building materials are still readily available, are planning new starts in amounts equal to or greater than the number of residential units they started in 1950. At the moment there is no unanimity of intention among builders as to their intended operations in 1951.

The volume of residential construction work put in place, including major improvements and alterations, changed little from 1949 to 1950. But a rise in residential construction costs contributed to an increase in the value of new residential construction work put in place to \$813 million in 1950 as compared with \$767 million in 1949. For the first time since the war the physical volume of house building has not risen substantially. It is believed that some material shortages towards the end of the year, together with increasing difficulty in finding serviced land, are the reasons for this change, rather than any easing in effective demand. While the value of residential construction rose only by 6%, construction of all other kinds increased by 15%. As indicated in Figure 1, housing during

VALUE OF NEW CONSTRUCTION PUT IN PLACE, RESIDENTIAL AND NON-RESIDENTIAL 1945-1950



- FIGURE 1 -

1950, as a proportion of all new construction, declined to 34% from 37% in 1949.

Residential construction is that part of the construction industry least able to secure building materials in periods of shortages. It is likely that the increase of construction of other kinds in 1950 was in itself a contributing factor to the relative decline in the residential sector. This trend is likely to continue in a period when the demand for building materials and labour outruns available supply. The immediate prospect gives little encouragement that housing will form a larger proportion of construction of all kinds in 1951.

During 1950 the number of families in Canada increased by about 72,000. This is some 7,000 less than in 1949 and the reduction is occasioned mainly by decreased immigration. The marriage rate remained at about the 1949 level of 123,000, as did the dissolution of families at about 52,000. The number of non-family households in Canada increased by about 15,000 during 1950. This brings the total net increase in family and non-family households to 87,000 during the year. It is estimated that in 1950 there were 92,000 new dwellings completed. The number of dwellings destroyed, demolished and abandoned during the year was about 9,000. As a result, the net increase in the housing stock amounted to 83,000 as compared with the increase in family and non-family households of 87,000.

This difference of 4,000 brings the excess of the number of families and non-family household groups over the number of available dwellings to about 424,000, an increase of about 1% over 1949. This is not a measurement of the need for new houses because not all families and household groups require a separate dwelling. Shared accommodation on a voluntary basis, whether for social or economic reasons, has been and will continue to be an important element of housing occupancy. On the other hand, variation in the excess of families and other household groups over the number of available dwellings is an indication of changes in the over-all housing position.

Direct participation by the Federal Government in the 1950 housing programme, including 3,841 rental units for veterans and 3,207 units for married personnel of the three Armed Services, represented 8% of all completions, as compared with 10% in 1949. About 30% of all completions were financed for private owners under the National Housing Act, as compared with 24% in 1949. Housing completions publicly assisted in these ways represented about 38% of all completions in 1950 as compared with 34% in 1949.

During the year the lending institutions approved mortgage loans for new, non-farm, residential real estate for \$319 million as compared with \$212 million in 1949. Their total mortgage loan commitments, including

loans on existing property and farms, amounted to \$527 million as compared with \$393 million in 1949. This increased volume of new mortgage business taxed the resources of the lending institutions with respect to monies available to finance all applications under the National Housing Act. As a result, many companies placed their National Housing Act loans on a quota basis, and during 1950 lending institutions became more selective as to locations, mortgage risks and builders. The result was a tendency to limit lending to the major communities. Because of this condition, interest rates on conventional loans became firmer and for the first time since 1945 competition lessened between companies both with respect to conventional loans and loans under the National Housing Act.

The residential construction cost index — with a 1939 base of 100 — advanced from 208 to 233 during the year. This index, which showed little variation in 1949, rose by 5% during the first half of 1950 and by another 7% in the last half of the year. For 1950 as a whole, costs averaged 6% above 1949. These increases in construction costs are now fully reflected in the prices at which old and new houses are being sold.

The Defence Supplies Act vests in the Minister of Trade and Commerce the exclusive power, subject to certain listed exceptions, to construct projects on behalf of the Department of National Defence. The Act also provides that the Minister of Trade and Commerce may employ the Canadian Commercial Corporation or any company to which The Government Companies Operation Act applies to exercise such powers under his direction.

Until last November, the Canadian Commercial Corporation had been employed to procure the construction of defence projects. As the volume of construction work was to be substantially increased, it became evident that enlarged facilities and organization would be required. As an alternative to the reorganization and expansion of the Construction Branch of Canadian Commercial Corporation, it was decided to use the facilities of the organization of this Corporation, already available to the Government, and presently being used for the construction of married quarters for the Department of National Defence. Accordingly arrangements were made by which Wartime Housing Limited would undertake this work, as from November 22, 1950, using the facilities and decentralized construction organization of this Corporation.

Wartime Housing Limited was incorporated under The Dominion Companies Act in 1941. Although it was set up primarily for the purpose of constructing houses for war workers, its charter provided it with all the powers normally possessed by a commercial construction company. It therefore has the corporate power to arrange for and supervise the construction of defence projects. As it is subject to The Government Com-

panies Operation Act, it is qualified to act as an agent of the Minister of Trade and Commerce under The Defence Supplies Act. Letters Patent have been issued by the Secretary of State changing its name to Defence Construction Limited.

A management contract has been entered into under which this Corporation will manage the affairs of Defence Construction Limited. The Corporation has expanded its supervisory and construction staff at Head Office, as well as at the Regional and Branch offices, and as the volume of defence construction increases further expansion will take place. Under the contract, administration expenses incurred by the Corporation on this account are recoverable from Defence Construction Limited. Payments to contractors and other construction costs will be paid by Defence Construction Limited and will not form part of the accounts of the Corporation, as was the case for the married quarters programme for the Department of National Defence. It is likely that these new duties will become an increasing part of the activities of the Corporation — reversing the trend of recent years during which direct construction by the Corporation was decreasing because of the termination of the veterans' rental housing programme.

The defence programme will have an important effect upon housing in 1951. New residential construction is likely to be reduced by the diversion of labour and materials to projects necessary for the defence programme. The completion of houses now under construction and new starts at the 1950 rate would require more material than appears to be available. There is the danger that the larger the number of starts the fewer will be the completions. A decline in the number of starts in 1951 would therefore assist in bringing the maximum number of houses into occupancy during the year.

LENDING OPERATIONS

Joint Loans

During 1950 the Corporation joined with lending institutions in approving loans for 38,081 housing units, including 2,774 dwellings for rent. The comparable figure for 1949 was 19,829, including 2,210 units for rent.

An amendment to the National Housing Act in 1949 made available to owner-builders and house purchasers an additional amount of loan not exceeding one-sixth of the basic loan, provided that the Corporation considered the sale price to be "fair and reasonable." The basic loan is established at 80% of the lending value. The lending institutions finance 75% of the basic loan and the Corporation the balance. The additional loan is financed entirely by the Corporation. During the year commitments were given for 31,901 loans which included the additional one-sixth provision. Of the units financed by these loans, 18,900 had been sold to approved purchasers by the end of the year.

Thirty lending institutions operate on the joint loan basis under the National Housing Act. The large number of loans during 1950 in itself indicates that they have co-operated to the fullest extent with the Corporation.

The Corporation maintained its policy that the gross debt service, the amount paid annually for principal, interest, taxes and insurance, should generally not exceed 23% of a home-owner's gross income. The average ratio of gross debt service to income at 19.3% compares with 18.5% in 1949 and 18% in 1948. This is a national average from which there were minor variations throughout the country.

Sixty-eight per cent of the joint loans on single-family dwellings approved during 1950, were for an amortization period of 20 years, as compared with 72% in 1949. The number of loans for periods of less than 20 years, decreased to 5% from 7% while loans with 25-year amortization increased to 24% from 11%. Loans carrying 30-year repayment periods decreased to 3% in 1950 from 10% in 1949. The average loan per dwelling unit during the year was \$6,766, as compared with \$5,604 in 1949 (Table 7).

In 1950 the Corporation continued to accept Integrated projects with an agreed sale price approximately 5% less than that established under the fair and reasonable price pattern. The difference may be construed as the consideration for the buy-back guarantee which the Corporation gives to the builder should he be unable to sell any of the houses at the agreed price when completed. Because of the strength of the real estate market and the lower sale price of houses built under the Integrated Housing Plan, the volume of loans under this Plan again decreased, numbering 936 housing units in 1950 against 2,502 units in 1949. During the year, the majority of units on which loans were approved under the Plan were built in Winnipeg and Edmonton. In all, loans were made in 10 cities, as compared to 24 cities in 1949 and 78 cities in 1948. The percentage of Integrated housing units sold to veterans in 1950 varied by locality from 10% to 90%, the national average being 55%. The Integrated Housing Plan originated in 1945 and from its inception to the end of 1950 a net total of 16,913 housing units was approved.

The majority of National Housing Act loans were again for the purpose of financing bungalows and one-and-a-half storey dwellings, rather than two-storey houses (Table 7). During the year the average livable floor area for bungalows continued to increase. In 1949 8% of all dwellings financed by joint loans had an area of less than 800 square feet; in 1950 the proportion was 4%. This trend is desirable because of the pressures to reduce the area of a dwelling below a reasonable size as building costs increase.

The steady rise in land values continues to be a problem. Speculation in land raises the cost of housing without providing additional service.

In establishing land values for loan purposes, the policy of the Corporation is to relate the value of the land to the value of the dwelling placed upon it. As evidence of the current trend, the value of land exceeded 10% of the total reproduction value in 51% of joint loans on single-family dwellings financed under the National Housing Act in 1950. This compares with 9%, 28% and 36% in 1947, 1948 and 1949, respectively.

Under the National Housing Act procedure, at least four inspections are required during construction of all housing units. These inspections are the responsibility of the lending institutions, which are authorized to charge the borrower \$20.00 per single-family dwelling, including appraisal fee. Inspections are made to determine the amount of advances available to the borrower during construction and to ensure that the Corporation's Building Standards are followed by the borrower. To assist in maintaining standards of construction at a satisfactory level, the Corporation also makes periodic inspections.

The continuing policy of decentralization of authority to field offices played an important part in the administration of National Housing Act loans. Regional and Branch offices approved more than 90% of total joint loans without reference to Head Office, except for record purposes.

The number of loans approved under The Dominion Housing Act, 1935, and the National Housing Acts, 1938 and 1944, now total 110,573 amounting to \$753 million for 141,158 housing units (Table 1). The distribution of loans by provinces and urban centres is indicated in Tables 2 and 3.

Direct Loans (Section 31A)

Operations under this section of the National Housing Act are carried out when financing is not available through approved lending institutions. The reasons for the lack of such financing are, in general, the remoteness of the areas and the attendant difficulties in providing inspection services; or the shortage of funds available for mortgage investment purposes; or, in the case of rental insurance projects, the lack of guarantees during the construction period.

Direct loans made by the Corporation during the year were:

To home owners (non-farm), 434 for \$2.4 million on 476 dwelling units; to home owners (farm), three for \$13,900 on three dwelling units; for rental purposes, three for \$14,360 on three dwelling units; and on Rental Insurance projects, 183 for \$21.3 million on 4,091 dwelling units.

The geographical distribution of these loans is shown in Tables 5 and 6.

Loans to Limited-Dividend Companies

Under the sponsorship of local groups, two additional limited-dividend companies were formed in 1950 to obtain loans under Section 9 of the

National Housing Act. This Section provides for loans up to 90% of the lending value of a low-rental project, at an interest rate of 3% per annum. Loans approved totalled \$379,125 for 94 housing units. Of four loans made during the year, two were to existing limited-dividend companies to finance extensions to completed projects while the others were to the new companies to finance new projects. These were supplemented by municipal grants or contributions from service clubs. The types of housing units included single-family, semi-detached and multiple dwellings for rental to low-income groups, such as widows and old-age pensioners, at rentals within their means.

Loans to Primary Industries

Section 9A enables companies engaged in the primary industries of logging, lumbering, fishing and mining to construct housing accommodation for employees. While numerous enquiries were received, only one loan was approved in 1950, amounting to \$55,280; this was for the construction of eight single-family dwellings to be rented to the employees of the borrower at rentals approved by the Corporation.

GUARANTEES

Rental Insurance Plan

The Rental Insurance Plan is designed to encourage builders and investors to provide an additional supply of rental accommodation by removing some of the attendant risk. To qualify for a rental insurance contract, the housing units of the project must have an average floor area in excess of 700 square feet and contain an average of 3.5 standard rooms and 1.5 bedrooms. The maximum rent may not exceed \$80 per month for a fully-serviced housing unit of 800 square feet; exceptions are allowed in high taxation areas and for fireproof construction, in which cases, the maximum rent may not exceed \$84. The maximum is adjusted to the extent that the unit is more or less than 800 square feet and in accordance with the services supplied.

During the year arrangements were made with builders and investors for 4,311 housing units. Large Rental Insurance projects, each of approximately 500 housing units, were commenced in Ottawa and Edmonton.

The 1950 distribution of insured rental housing units by region was: Ontario 45.1%, Quebec 38.5%, Prairies 12.6%, British Columbia 3.6% and Maritimes .2%. The national average monthly rental per housing unit was \$70.00, and the average number of standard rooms per housing unit was four, which were the same as for 1949. The applicants' average estimated cost per housing unit was \$7,379 for an average floor area of

909 square feet, compared with \$6,978 and 920 square feet for 1949. The Rental Insurance Plan originated in July, 1948, and from its inception to the end of 1950, 14,019 housing units were approved. During this period the lending institutions financed 25.8% of the housing units accepted by the Corporation under the Rental Insurance Plan with 6.3% of the housing units having no mortgage commitments made at December 31, 1950. These figures exclude the purchase of mortgages on completed rental insurance projects by the lending institutions (Table 9).

Double Depreciation

Applications continued to be made under the Income War Tax Act for Double Depreciation on rental housing projects. Applications covering 2,470 housing units were approved, of which 2,081 housing units were under the Rental Insurance Plan.

Because the legislation applies only to housing projects commenced before December 31, 1949, activity in this field will continue to decline and eventually cease early in 1951. In the years 1947 to 1950, inclusive, applications were approved for a total of 5,901 units (Table 21).

Land Assembly

Section 11B of the National Housing Act guarantees to approved lending institutions the recovery of their investment, together with 2% interest per annum, when such investment is for the acquisition and development of land for housing purposes.

One of the principal limitations on new housing construction is the lack of serviced land and the reluctance or inability of municipalities and private builders to finance these services. The Section is directed towards a solution of this problem.

At the beginning of 1950 six sponsored land assembly projects were under development. Two of these were completed and development was commenced on one new project of 425 lots. At the end of the year, 1,400 of the 1,724 serviced lots in the five projects still under guarantee had been sold or optioned. Negotiations are in progress for the development of another project to provide some 650 lots.

In addition to land assembly initiated by lending institutions during 1950, the Corporation completed two projects and made arrangements for the development of two others. The Corporation also owns seven parcels of raw land which are available for development.

Home Extension Loans and Home Improvement Loans

During 1950 one home extension loan was approved under Part IV of the Act. Total home extension loan approvals to December 31, 1950, number 40 for 70 units and total \$119,090.

At the year-end the banks reported that of the 40 loans approved to date a balance of \$18,077.18 is outstanding and none of the loans was in arrears.

Proclamation of Part IV of the Act with respect to home improvement loans remains deferred except in the Province of Saskatchewan where it was proclaimed in the area of Kamsack, Saskatchewan, following cyclone damage in August, 1944, and in British Columbia in the area which was flooded in 1948. Applications have not been received from these areas.

Grants in Aid of Slum Clearance

The Regent Park re-development in the City of Toronto is the only project for which a grant has been approved under Section 12 of the National Housing Act. The Government of Canada has approved a grant of \$1,150,000 to assist in the acquisition of land. Covering 42 acres of land, it is to have 1,056 housing units when re-development is completed. At the end of 1950, 118 housing units were completed and occupied. Construction of an additional 160 units was nearing completion and tenders have been called for 160 more. Three hundred and three parcels of land have been acquired, comprising approximately 53 per cent of the area designated for re-development.

MORTGAGE ADMINISTRATION

As direct loans under Section 31A of the National Housing Act continued to increase in volume, arrangements were made early in 1950 to decentralize both approvals and processing to the Regional Offices. The change was made gradually upon the organization of a mortgage administration section in each of the Regional Offices and was completed in November. Advances to builders and trusteeing of purchasers' deposits under the Integrated Housing Plan, as well as sales agreement administration, were also included in the decentralization programme.

A change in the accounting procedure between the lending institutions and the Corporation, with respect to the Corporation's share of joint loans, was effected in 1950. Previously advances to the companies and repayments to the Corporation were made on an individual loan basis. These are now handled on a bulk accounting basis with net settlements of the difference between advances on new loans and repayments on existing loans being effected each month. Under this system the companies are required to submit only at the end of each year a detailed listing of outstanding accounts.

Net advances to the lending institutions during 1950 totalled \$52,724,-386.41 and at the year end 81,505 loans were outstanding, totalling \$111,487,382.71.

The contingent liability under the pool guarantee agreement with the lending institutions on account of The National Housing Act, 1938, amounts to \$4,636,897.28 and under The National Housing Act, 1944, to \$12,-902,459.04.

At the end of the year 228 loans were reported as being three months or more in arrears. The delinquent accounts represented approximately .28% of loans outstanding.

During 1950 net losses sustained on Housing Act loans amounted to \$59,707.51.

The total amount of direct mortgages under administration at the end of 1950 was \$43,304,263.39, excluding loans approved but on which funds had not been advanced. These include loans under Sections 9, 9A and 31A and mortgages taken under Section 3B to secure the balance of purchase price of properties sold on a deferred payment plan. Twenty-three direct loans were in arrears for three months or more. At the end of the year 10,419 sales agreement accounts were under administration, representing the balance of purchase price on war workers' and veterans' units sold to individuals. Thirty-five of these accounts were in arrears for three months or more. Included in monthly payments received from direct loan borrowers and sales agreement purchasers, is an amount for annual taxes and fire insurance premiums. From these monies \$878,776.40 was paid out in taxes and \$170,822.90 in fire insurance premiums on behalf of these borrowers and purchasers.

Early in the year one of the lending institutions expressed interest in purchasing some of the loans on rental insurance projects which were made by the Corporation under Section 31A of the National Housing Act. By the end of the year this company had completed the purchase of 21 of these loans, totalling \$2.5 million.

Under its commitment to purchase from Integrated builders in the event of non-sale, the Corporation has acquired a total of 342 housing units. These acquisitions cover houses in 25 projects undertaken by 19 builders. The percentage of units acquired up to the end of the year to units constructed was 2.1%.

From the inception of the Rental Insurance Plan in 1948 to the end of 1950 undertakings to insure have been issued for 267 projects.

Assistance to Lending Institutions

Section 29 of the Central Mortgage and Housing Corporation Act enables the Corporation to provide funds in various ways to ensure the continued operations of lending institutions under the National Housing Act. During the year, the first use of this Section was made involving the purchase of the lending institutions' interest in 140 joint loans. These were

acquired at a cost of \$576,914.27 by direct advance and by transfer of \$235,093.43 from Joint Loans Account, representing the Corporation's share, for a total of \$812,007.70.

CONSTRUCTION

For the first time in four years there was a marked decline in the amount of direct construction undertaken by the Corporation. The decline is attributable to the termination of the veterans' rental housing programme and a reduction in the programme of permanent married quarters for the Department of National Defence from a 1949 total of 4,415 units to 3,345 units in 1950.

Veterans' Rental Programme

At the beginning of the year, 3,731 veterans' rental units were under construction. Additional units numbering 1,023 were started in 1950 and 3,841 were completed, leaving a carry-over at December 31, 1950, of 913 units, with approximately 500 units not yet started (Tables 11 and 12).

Permanent Married Quarters for Department of National Defence

At the beginning of 1950, 2,766 houses were under construction and an additional 3,436 were started during the year, excluding units in remote areas. Houses completed and turned over to the Department of National Defence numbered 2,578, leaving 3,624 under construction at the end of the year and 489 to be placed under contract. Completions averaged approximately 215 units per month. Water, sewer, road and electrical distribution facilities are being completed at the same time as the houses. Fill and grading required for landscaping has been undertaken on most of the earlier projects with a view to completion of extensive landscaping work in the Spring of 1951 (Tables 19 and 20).

At the request of the Department of National Defence, the Corporation carried out landscaping and servicing work on their 1948 projects, particularly on those sites where 1948 and 1949 projects are combined.

Department of National Defence Schools

The Department of National Defence housing programme has required the provision of 32 schools. The contract for the first school was awarded in May and since that time all but three schools have been placed under contract. Construction progress indicates that the first school is likely to be available for use well before the close of the school year in June.

Permanent Improvements

At the beginning of the year contracts were outstanding for the construction of permanent improvements to 1,544 houses. In 1950 similar

work was undertaken on an additional 435 houses, bringing the year's programme to 1,979. Plans and specifications for the work remained substantially the same as in 1949, but provision was made for more adequate rehabilitation of grading and landscaping around the houses following installation of foundations. At the end of the year, work was continuing on 443 houses. With completion of work on approximately 2,000 additional houses proposed for 1951, the programme of permanent improvements to be installed in war workers' houses will have been terminated.

FEDERAL-PROVINCIAL PROJECTS

An amendment to the National Housing Act in 1949 provided for housing developments that might be undertaken jointly by the Government of Canada and any province. The federal legislation was broad in its scope and provided that, following an agreement between a provincial government and the Government of Canada, Central Mortgage and Housing Corporation might undertake jointly with the province projects for the assembly of land and its development, the construction of houses for sale and the construction of rental housing projects and their operation. The legislation further provided that the capital costs, profits and losses on such undertakings are to be shared 75% by the Corporation and 25% by the province.

Seven of the provinces—Newfoundland, New Brunswick, Quebec, Ontario, Manitoba, Saskatchewan and British Columbia—have enacted complementary legislation which provides that the Corporation and the province can proceed with projects under Section 35 of the National Housing Act. Prince Edward Island, Nova Scotia and Alberta have not so far enacted complementary legislation.

Newfoundland was the first province to make a proposal and as a result a low-rental housing project, consisting of 140 family housing units in a multiple development, has been undertaken in the City of St. John's. Rents to be paid by the tenants are computed on the basis of income. A rental schedule has been agreed on; this is based on the tenant paying about 20% of the family income as rent. The project will be managed by the St. John's Housing Authority, the members of which will be appointed by the Lieutenant-Governor in Council, in accordance with the Newfoundland legislation.

At the end of the year negotiations were well advanced with the Province of British Columbia to proceed with a low-rental housing project in the City of Vancouver. Authority from both the Government of Canada and the Government of the Province of British Columbia has been formally given for the project which will consist of 200 family housing units to be built near Little Mountain in the City. This project differs from the New-

foundland development in that it is to be serviced with heat and hot water. Here, too, rents are to be based on income. However, because the owners of the project are to provide services, the ratio will be 25% of the income in the case of the Vancouver project, as against the 20% in St. John's, Newfoundland, for unheated accommodation. Discussions are proceeding in respect of land assembly projects in both British Columbia and Newfoundland.

Section 35 of the National Housing Act has been implemented in London, Windsor, Ottawa, St. Thomas and Kingston, Ontario, because of a shortage of serviced residential lots. The Province of Ontario has therefore entered into five separate agreements with the Federal Government and Central Mortgage and Housing Corporation for the acquisition of land for land assembly projects. These agreements provide that the Province will be responsible for acquiring title to the land in the name of Central Mortgage and Housing Corporation, the land to be held in trust for the Province and the Corporation. The Province will also arrange for the subdivision and for the design, engineering and installation of services. When serviced, the building lots will be sold by the Corporation for use by builders and private individuals. The Corporation will make payment in the first instance of all charges forming a part of the cost of the project and will keep a record of such costs as well as all receipts from the sale of the lots. As disbursements are made, the Province will be requested to pay its share to the Corporation. Receipts from the sale of lots will be shared by the Corporation and the Province.

Land assembly projects in Ontario are of considerable size, with the approximate areas to be utilized as follows: London, 133 acres; Windsor, 77 acres; Ottawa, 210 acres; St. Thomas, 71 acres; Kingston, 133 acres.

Need for serviced residential lots appears to be present in many other municipalities and negotiations are under way to enter into agreements concerning land assembly projects in St. John's, Newfoundland, and Atikokan, Ontario. Discussions have also taken place between the Province of New Brunswick and the Corporation in respect of both a low-rental housing project and land assembly project in the City of Saint John.

REAL ESTATE ADMINISTRATION

Principal features of the year were inauguration of the sales programme of veterans' rental projects constructed under the 1945-1947 plans, and termination of direct arrangements with municipalities for veterans' rental housing. Two other significant developments were the transfer of ownership to and administration by the Corporation of Deep River and the constitution of the Ajax Development Project as an Improvement

District. The year also saw the introduction of a standard system of collection of rentals and monthly sales payments through the chartered banks.

The number of sales of war workers' and veterans' houses, combined with the number of returns of Home Conversion Projects to the owners, exceeded the number of houses constructed under the 1948 and 1949 veterans' rental housing programmes. As a result, there was a slight decline in the number of residential units owned and managed by the Corporation.

The Corporation owns and operates housing projects in more than 200 cities, towns and villages in all provinces. The continued co-operation of Canadian municipalities, which has been amply demonstrated in dealings with the Corporation and Wartime Housing Limited during a period of almost ten years, is appreciated.

Property Management

There were under administration 38,656 units of rental housing at the end of the year, as compared with 41,348 at the end of 1949. Distribution between single and multiple units (apartments or suites) and by provinces is shown in Table 15. Rental revenue for 1950 totalled \$16.3 million. This represented a small increase in comparison to 1949 because higher rental houses were being added to the real estate portfolio, while the number of lower rental war workers' and pre-1948 veterans' houses decreased because of sales. Rentals three months or more in arrears amounted to \$2,600.

Property maintenance, as in the two previous years, corresponded to that usually undertaken by private landlords. Increased emphasis was given to landscaping and general project improvement. Maintenance expenses were at about the same level as in 1949, notwithstanding the general rise in costs. A detailed analysis of administrative expenses of rental projects is given in Tables 16 and 17.

All allocations of rental housing are made according to a point rating system which gives preference to veterans of World War II. An applicant's priority is based on length and sphere of service with the Armed Forces, number of dependents, pensionable disability, present housing accommodation and ability to pay rent. In recognition of the fact that a large number of local high priority applicants have not benefited from the veterans' rental housing, although their applications have been in force for two or more years, all new applications submitted since November, 1950, are not considered to be eligible until after a waiting period of six months. The system is not infallible, but it has been proved to be the fairest and most efficient method of allotting veterans' rental housing, and is supported by the Canadian Legion and other organizations interested in the welfare of Canada's veterans.

Allocations to vacancies in existing veterans' units and former war workers' units numbered 4,033, while those to newly constructed units taken over during the year numbered 3,841, for a total of 7,874. As a result of the allocation of vacancies in former war workers' projects to veterans, the number of units occupied by non-veterans decreased from 6,804 to 4,734.

The number of veterans' applications for rental accommodation on hand decreased by slightly more than 7% during the year to approximately 39,400 at December 31, 1950.

Sales of Rental Housing Units

Carrying out the decision taken in the latter part of 1949 to make the balance of pre-1948 veterans' rental housing units available for sale, a further 9,932 units, of the 19,645 of this category constructed, were made available for sale during 1950. Of the 3,541 units previously available for sale, 2,163 remained unsold at the beginning of 1950 and were carried over into the 1950 sales programme, thus bringing total offerings of this class of unit during the year to 12,095. More than one-half of this total was not, however, merged into the sales programme until early summer. Sales for the year reached 2,788 units, 75% of which were made during the last seven months. All told, 4,020 of these units had been sold to individuals by the end of 1950.

An additional 1,353 of the 17,000 war workers' houses constructed during World War II were offered for sale during the year. This brought the total number of houses in this class to 10,952 units of which 7,328 had been sold to individuals by December 31, 1950. This figure comprises 5,341 sales in the period 1946-1949 and 1,987 sales in 1950.

In addition to sales to individuals, 150 pre-1948 veterans' units and 835 war workers' units were disposed of en bloc to the respective municipalities. Of the 1,976 single dwelling units previously acquired from Housing Enterprises of Canada Ltd., 630 units were sold to individuals in 1950. Some 479 units acquired under the Integrated Housing Plan guarantee were also disposed of during the year.

In all, 6,869 units of all classes, representing a total of \$26.1 million (See Tables 13 and 14), were sold during 1950. From the inception of the sales programme in 1946 to December 31, 1950, total value of sales of 15,375 units has amounted to \$62.7 million.

Payments to Municipalities in Lieu of Taxes

In excess of \$2.6 million was disbursed by the Corporation to 216 municipalities, either in the form of payments in lieu of taxes at fixed rates or

collections in trust equivalent to taxes with respect to its various housing projects.

The Corporation undertakes to make collections in trust where the municipalities desire to obtain a payment in lieu of taxes greater than the standard rates provided in the original arrangement for pre-1948 projects. Eighty-five municipalities have taken advantage of the plan while 67 remain at the standard rates of payment. These increases are accompanied by a corresponding increase in monthly rentals payable by the tenants. The greater amounts substantially conform to the level of payments in lieu of taxes under the 1948 and 1949 veterans' rental housing programmes of \$70, \$75 and \$80 per annum for two, three and four bedroom units respectively. The Corporation is prepared to act on applications by municipalities which as yet have not applied for higher payments in lieu of taxes with respect to pre-1948 projects.

Payments in lieu of taxes at standard rates amounted to \$1.9 million in 1950 (described as Municipal Charges in Table 16) as compared to \$1.5 million in 1949.

Fire Prevention

Fire damage and the number of fires in 1950 were relatively small. As compared to a fire loss reserve account of \$2.00 per rental unit, actual repair cost of fire damage amounted to an average of 76c per unit. The increase over the 49c loss per unit in 1949 was mainly accounted for by a few large fires in older and more hazardous property.

During 1950, Staff Houses, Hostels, etc., suffered losses amounting to \$164; in Emergency Shelters no fire damage resulted; and in Home Conversion Property, fully covered by insurance, the total fire damage amounted to \$27.75.

Increased emphasis was given to the fire prevention programme and its cost amounted to 57c per unit as compared with 12c in 1949. The Corporation recognizes that the co-operation of the tenants in the prevention of fire is the major contribution to any success attained in reducing fire losses. Fire losses resulting from careless smoking habits and the use of matches continue to account for the largest percentage of fires. These are hazards entirely within the control of the occupants of the houses.

Home Conversion Plan

The policy which was adopted in 1947 to return these properties to the owners was given special attention during 1950. The leasehold interest of the Corporation was surrendered on 63 properties. At the year-end the number of projects still being operated by the Corporation was 93 comprising the 735 housing units shown in Table 15. The Corporation's leases with

the owners expire during 1951 on 26 of these remaining properties, representing 201 housing units. As the majority of the tenants are veterans of World War II, the Corporation endeavours to arrange for the owners to accept existing tenancies.

Arrangements for Department of National Defence Schools

Schooling arrangements between the Department of National Defence and the provinces continued to be negotiated by the Corporation. The basis of the provision of educational facilities at service camps was the same as during 1949 and as outlined in the report for that year. Good progress was made toward establishing terms of operation in the provinces of Newfoundland and Quebec, and agreements were concluded with respect to new or expanded camp sites in other provinces. There remain a number of locations where schooling arrangements were under consideration at the end of the year and will be negotiated during 1951.

Ajax Development Project

Administrative and developmental activities expanded during 1950. Municipal status has been achieved in the form of The Improvement District of Ajax, governed by a Board of Trustees appointed by the Provincial Government. Ordinary civic services, heretofore operated by the Corporation, are being turned over to the Municipality as rapidly as possible.

Continuing industrial interest was experienced during the year. Twenty industries are now in operation or nearing that stage with employment in excess of 800 persons. Impact of the troubled international situation has been reflected in the rapid expansion of one firm allied with the aircraft industry. The British and Austrian interests, mentioned in the 1949 report, have constructed an additional 15,000 square feet of industrial space and plan a further extension of 45,000 feet early in 1951. Private construction of rental factory space is expected in 1951.

The 900 single-family dwellings owned by the Corporation are fully occupied by tenants. Sale of these houses into private ownership will commence in 1951.

Corporation development in progress and in engineering stages includes servicing of additional residential lands, construction of a shopping centre and a trunk sanitary sewer and improvements to the central steam plant.

Laurentian Terrace, Ottawa

Laurentian Terrace was constructed during the war as a Government-owned hostel for junior female employees of Government Departments in

Ottawa, to be administered by a Board of Management representing the Departments of the Secretary of State and Public Works and the Civil Service Commission.

Under authority of Order-in-Council P.C. 5654 dated November 8, 1949, the Terrace was transferred to Central Mortgage and Housing Corporation, such transfer to be effective from October 1, 1949.

The hostel contains accommodation for 360 persons, consisting of 14 single rooms and 172 double rooms, dining room and common rooms. The average percentage of vacancy during 1950 was 10%.

Deep River, Ontario

Deep River was established to accommodate personnel employed in the development of the Chalk River Atomic Energy Project. During the initial stages the town was administered by Defence Industries Limited, a Crown company. In 1947 administration was transferred to the National Research Council.

The town consists of 452 single-family dwellings, a series of dormitories and a staff hotel to accommodate single employees, a cafeteria, substantial shopping and recreational facilities, a hospital, a public school, central heating plant and full complement of hydro, water, sewer and fire protection services.

Effective April 1, 1950, ownership and administration of Deep River were transferred to the Corporation. Since that time 75 new family dwellings have been added and more houses may be required in view of the probable expansion of the Chalk River Plant by the National Research Council.

Up to the present there is no privately owned real estate in Deep River. The services of a "municipal" nature are administered by the Corporation. Revenues are not sufficient to meet operating costs but provision to meet deficits up to \$132,000 per annum is made by Government through the National Research Council.

RESEARCH AND INFORMATION

Part V of the National Housing Act has enabled the Corporation to conduct a broad programme of housing investigations through its Economic Research Department and in collaboration with the Dominion Bureau of Statistics and also to aid in the improvement of house design and in the development of community planning. The Corporation also provides an Information Service through the publication of bulletins and other communications to the press and radio. During the year, total expenditures on research and information amounted to \$243,220, of which \$150,244 was

spent directly by the Corporation, the remainder being allocated in the form of grants and payments to Universities and to other government agencies.

Economic and Related Research

The housing forecast for 1950 indicated a continuation of a high volume of residential construction for Canada as a whole, accompanied by declining activity in a number of communities and in some regions. Amendments to the National Housing Act assented to on December 10, 1949, had made provision for such contingencies by making possible joint Federal-provincial housing projects (Section 35) and by providing for an additional one-sixth of basic loans to widen the band of home ownership (Section 4, sub-section 3). Economic research work undertaken during the year aimed primarily at obtaining new information in these two fields. Developmental work to fill gaps in analytical and statistical knowledge about housing conditions continued, as did the issuance of the Corporation's periodic economic publications.

To throw light on local housing conditions, a series of manuals was prepared containing preliminary data on population, families, labour force, incomes, shelter costs, housing stock, dwelling completions and other relevant information required for an appraisal in approximate terms of physical housing needs in 39 communities. Since the initiative for joint housing projects under Section 35 of the National Housing Act rests with provincial and municipal governments, this background information was made available to provincial authorities for release to municipalities which might be interested.

Several investigations were undertaken in the mortgage field. A survey was made of the economic status and other characteristics of house purchasers with mortgage loans under the National Housing Act in 1948 and 1949. In the latter year 66% of purchasers who bought or built homes had incomes of \$3,500 or less per annum, representing a group usually described as the lower and middle income thirds. A sample test survey of mortgage registrations, discharges and foreclosures in the Province of Ontario was undertaken to determine the sources and terms of mortgage credit presently available. The results of this survey will be included in the Corporation's regular annual issue of "Mortgage Lending in Canada, 1950".

Another project during the year was the development of a new residential construction cost index on a quarterly basis for 1949 and 1950, based on information supplied by house builders and the Corporation's regional and local offices. The purpose of this new index is to bring out not only changes in building material costs and construction wage rates, but also changes in building efficiency which affects labour cost, and variations in builders'

overhead and profits. To throw light on the geographical variations, the index is compiled separately for each of the five major regions. At the beginning of the year a forecast of housing demand during 1950 was prepared, based on data obtained by the Corporation's regional and field offices in about 130 communities with populations of 5,000 and over. The results of this survey were included in "Private and Public Investment in Canada, Outlook 1950" tabled by the Minister of Trade and Commerce in Parliament on April 21, 1950.

Periodic publications of the Corporation released during the year included quarterly issues of "Housing in Canada", which summarizes all available data of substance on housing conditions. Several new statistical series were included in this publication: estimates of total new construction activity, by quarter, with the residential component shown separately; series on immigration to and emigration from Canada, by country of origin and destination; mortgage registrations and discharges in Greater Toronto and Ontario; single and multiple dwelling completions in Canada; distribution of workers employed in construction activity by the number of hours worked per week; labour income in the construction industry as compared with total labour income; sales of primary iron and steel shapes distributed according to the end use to which the material is put. In addition a section on Newfoundland was incorporated into each issue of "Housing in Canada", summarizing available data. Two other publications were the annual issue of "Mortgage Lending in Canada" and quarterly issues of "Housing Progress Abroad", containing both domestic and foreign statistics relating to housing and the credit situation. The Corporation continued its survey of starts and completions in cities and towns with populations of 5,000 and over, with the results supplemented by sample surveys of the Dominion Bureau of Statistics in smaller communities, published in the Bureau's monthly housing bulletins.

The study of residential real estate in Canada which represents a part of the Corporation's endeavour to fill gaps in the background knowledge of the economics of housing was completed during the year. The report is sponsored by the Corporation and is to be published by the University of Toronto Press, with the release of the book scheduled for spring, 1951.

Total expenditures for economic and related research involved \$81,696, of which \$72,997 was spent directly by the Corporation and \$8,699 involved payments to Government departments.

Housing Design

Efforts were continued in 1950 to improve housing designs. Small house plans, which are made available to the public through the Corporation, were revised and improvements incorporated.

A number of architects across Canada were invited to prepare improved small house plans which would suit conditions in various parts of the country. As a result, 26 new small house plans were developed for distribution to the public.

That this activity continues to affect the standard of Canadian single family dwellings is evident from the fact that 7% of the houses financed by joint loans were constructed from plans made available through the Corporation.

Efforts are also being made to encourage improvement in multi-family dwelling design in both loaning operations and activity under Section 35 of the N. H. A. A study into the various types of multiple-family dwellings is continuing and should provide useful data for architects and builders in the development of improved multiple-family housing.

Housing Investigations

The Corporation sponsored an experimental local housing survey which was conducted by staff of the University of Toronto in an Ontario municipality. This was intended to develop a survey technique which could be used by any community in determining its own housing conditions and needs by door-to-door investigation. Such survey methods may be of particular use in substantiating a municipality's claims for the need for projects under the terms of Section 35 of the National Housing Act.

The three Rural Housing Committees in the Prairie provinces, the Maritimes and British Columbia have continued to receive the support of the Corporation. The B. C. Committee has published a bulletin on the layout of farmstead buildings. The Prairie Committee, through its research groups in the Universities of Manitoba, Saskatchewan and Alberta, has continued its work on the design of farm houses, on the water supply and hygiene of rural houses and on the requirements of housing in cold climates.

Building Research

Building research conducted by the Corporation is operational in character, and consists of investigations into the performance of materials, construction methods and mechanical equipment employed in the direct construction operations. This work is undertaken in conjunction with the Division of Building Research, National Research Council, which provides technical assistance and meets some of the research needs of the Corporation. The Division of Building Research has collaborated with the Corporation in its field investigations of foundation failures owing to soil conditions, flood damage, premature failures of exterior painting, performance of roofing materials, thermal insulants, heating equipment, domestic water conductors and domestic hot water heaters, in addition to the ex-

amination and assessment of unconventional building systems proposed for use in connection with Corporation lending operations.

On the basis of technical data, test reports and recorded field experience, the Corporation determines the eligibility of building products and practices for employment in the construction of housing being financed under the terms of the National Housing Act. These data are supplied by Corporation field staff, the Division of Building Research, the Department of Resources and Development, the Department of Public Works and other governmental and private agencies. The Corporation does not attempt to duplicate facilities available in either governmental or commercial testing laboratories but rather formulates its views from their findings and its own experience.

Minimum Building Standards for National Housing Act construction are also established by the Corporation. These standards are constantly under review to permit inclusion of new building methods or materials considered suitable for their intended purpose.

The Corporation assisted in the Building Code work of the National Research Council and the formulation of building product performance standards by the Canadian Government Specifications Board and the Canadian Standards Association.

Community Planning

As a means of aiding the development of community planning throughout Canada, a substantial grant was again made to the Community Planning Association of Canada, which has also raised money from its own membership and through grants from provincial governments. During the year this association conducted a number of regional conferences and also issued two monthly publications and a number of special reports such as those on new housing legislation and on the methods of land subdivision.

During the year a manual of Urban Mapping was published by the Corporation and arrangements made for its distribution through provincial officials and professional organizations. This manual may be of substantial assistance in systematizing the processes of survey preceding community planning. A report on Planning Legislation has also been completed and further steps have been taken for studies of planning procedures in collaboration with provincial authorities.

The Corporation has also continued to aid in the education of graduates wishing to enter the planning profession, grants for this purpose having been made to the Universities of McGill and British Columbia.

Information Services

Although some activities were expanded in 1950, the Corporation's

information programme followed closely the established pattern of previous years.

Corporation booklets designed to explain the facilities of the National Housing Act were revised and reprinted and new booklets were produced. More printed pieces were distributed to the public than in any other year. The popularity of the Corporation's small house design booklets was reflected in the distribution of 215,650 copies and record sales of 7,922 sets of working drawings.

Travelling exhibits were more widely displayed in 1950. The Corporation continued to co-operate with the National House Builders' Association and, with additional suitable outlets available, 21 appearances were made in major summer and fall exhibitions and Better Home Shows throughout Canada. The itinerary included Quebec, Montreal, Ottawa, Toronto, Winnipeg, Vancouver, New Westminster, Calgary, Regina, Edmonton, Saskatoon, London, Hamilton, Peterborough, Kitchener-Waterloo, Trois Rivières and Sherbrooke. While displays concentrated on illustrating basic points in sound house construction and good house design, thousands of Canadians also discussed their housing problems and plans with Corporation personnel at the exhibits.

In the field of audio-visual information, two sound and colour 16 mm films were produced and prints distributed. "Pride of Possession", a 17-minute film, tells the story of the home-ownership provisions of the National Housing Act and offers helpful advice to anyone building or buying a house. "On to Fortune", a 12-minute film, was produced to advertise the facilities available to new industry in the Ajax Development Project at Ajax, Ontario. Prints of this film were distributed in Canada and abroad.

More than 100 English and French daily and weekly newspapers carried out an important educational programme during the year using material supplied by the Corporation through its "Newspaper Feature Service." This service included articles on good house construction, matrices of house designs and the "N.H.A. Design-of-the-Month", a special feature illustrating the types of single-family dwellings being financed under N.H.A. While distribution was confined to newspapers requesting the service, the response was greater than in 1949 when the series was inaugurated. Reflecting more interest in housing generally, there was an increase in the volume of requests for photographs and for feature articles and material on financing and specific housing projects.

In radio, the Corporation co-operated with the Canadian Association of Broadcasters in providing, for member stations, a script on the National Housing Act with particular reference to the 1949 amendments. Assistance was also given to the Canadian Broadcasting Corporation in programming housing events of national interest. A monthly bulletin of housing infor-

mation for broadcasting purposes was discontinued and efforts were concentrated on assistance to individual radio stations as requested.

Special events included opening ceremonies at various veterans' rental housing projects throughout the country. Activity in this field was featured by a programme marking completion of the 5,000th unit to be constructed in Greater Montreal under the Rental Insurance Plan.

As in other years, the handling of a heavy volume of enquiries from the public was one of the main functions. The "Builders' Bulletin," a means of direct communication with the builders in Canada, was issued as required. A quarterly report on housing and community planning in Canada was again prepared for the Secretariat of the United Nations.

Expenditures in this field in 1950 amounted to \$27,373.

ACCOUNTS

The Financial Statement of the Corporation covering the fiscal year ended December 31, 1950, 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

Increases in lending operations under the National Housing Act have resulted in substantially increased interest revenues. Revenues from rented housing units operated have been in keeping with the comparatively small addition to acquisitions by way of construction during the year less sales of units formerly under rental.

Because of an increased number of housing units sold under deferred repayment terms, interest earned on Agreements for Sale has increased in 1950 by \$424,361.14 over that reported in 1949.

COMPARATIVE STATEMENT OF INCOME AND EXPENDITURE

	1949	1950
Gross Revenue—		
Interest on Loans		
Rentals		
Interest on Agreements for Sale		
Other Income.....	\$17,006,128.91	\$21,294,121.83
Less: Expenditures—		
Administration.....	\$3,383,179.71	\$4,000,260.89
Maintenance and Depreciation of properties..	7,697,587.22	9,814,939.27
Interest on Borrowings..	1,893,166.69	4,220,479.83
Loss on Disposal of Real Estate and Other Assets	12,973,933.62	396,442.96
		18,432,122.95
Net Income Transferred to Reserve Fund.....	\$ 4,032,195.29	\$ 2,861,998.88

CENTRAL MORTGAGE AND HOUSING CORPORATION

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

	<i>Revenue</i>	<i>Expenditure</i>	<i>Loss</i>
Ajax Development.....	\$ 275,515.73	\$ 401,169.92	\$125,654.19
Buckmaster's Field Hostel—St. John's, Nfld.	8,391.68	8,904.28	512.60
Deep River Village.....	245,562.12	*395,373.15	149,811.03
Hamilton Staff House.....	341,671.02	349,300.43	7,629.41
Laurentian Terrace.....	169,633.64	178,115.67	8,482.03
	<u>\$1,040,774.19</u>	<u>\$1,332,863.45</u>	<u>\$292,089.26</u>
<i>Deduct:</i>			
*Subsidy Recoverable from Atomic Energy Control Commission re Deep River Village		99,000.00	99,000.00
	<u>\$1,040,774.19</u>	<u>\$1,233,863.45</u>	<u>\$193,089.26</u>

BALANCE SHEET

Assets

Cash on hand consists in part of balances at field points and awaiting transfer to Head Office. 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 and others, contribution accrued from National Research Council for operation of Deep River and miscellaneous charges.

The balance of \$35,491.74 shown as due from the Minister of Resources and Development on Current Account represents the net difference between certain expenditures, recoverable under various sections of the Housing Acts and for Emergency Shelter operations, and recoveries from defaulting borrowers of payments made on Home Improvement Loan Guarantees.

All losses suffered during the year which are covered by guarantees and are recoverable from the Minister under the provisions of 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. Of these losses \$454,371.21 was on account of losses on the sale of properties built by and taken over from Housing Enterprises of Canada Ltd.

These items are summarized as follows:

Losses on Joint Loans including those representing the Corporation's share.....		\$61,199.97
Losses on sale of property in respect of direct loans under Sections 9 and 11 of The National Housing Act, 1944.....		464,639.16
		<u>\$525,839.13</u>
<i>Deduct:</i>		
Profits from sales of property on terminated joint loans under The National Housing Act, 1944.....	\$ 878.34	
Profits from land assembly transactions under Section 11B of The National Housing Act, 1944.....	\$24,566.98	\$25,445.32
		<u>\$500,393.81</u>

Advances under the Integrated Housing Plan at the first floor joist stage of construction have been declining, as the use of this method of financing house construction for private builders has diminished.

The almost complete disposal of building materials acquired for free issue to contractors has reduced inventories of construction materials to \$80,629.64 and only essential maintenance materials are now held at projects under administration. Inventories in the latter category total \$141,257.77 to make a grand total as shown on the Balance Sheet of \$221,887.41

Loan balances under the Housing Acts have increased by \$78,411,092.09 from \$76,948,957.47 to \$155,360,049.56.

During 1950 the increasing volume of joint loans made desirable a revision in the detailed method of accounting with the lending institutions. As this change was made during the accounting period, the lending institutions were unable to report at the year-end the gross amount of advances and repayments in 1950. This information has, therefore, been shown in Appendix A-1 on a net basis instead of on gross figures as in previous years.

All the assets of Housing Enterprises of Canada Ltd. have been transferred to the Corporation and that company is no longer operating. Its shares, which were formerly carried on the Corporation's balance sheet as an investment, have been written off.

Balances due, including accrued interest under Agreements for Sale representing the unpaid portion of the purchase price upon housing units sold, have increased to \$32,044,340.73 compared with \$16,152,739.90 at the end of 1949.

Advances to Municipalities and others, representing financial assistance for the installation of services for Corporation-owned housing projects under construction programmes amounted in 1950 to \$1,163,517.72. The

net balance outstanding on such advances after deducting repayments of annual instalments due in 1950 has been increased by \$821,498.28 to a total of \$2,541,295.40.

The Real Estate account has increased from \$156,131,313.71 in 1949 to \$156,830,759.52 at December 31, 1950, after providing for depreciation as shown by the schedule of Real Estate attached to the Balance Sheet. Depreciation on properties has been provided at the same rates as were used in 1949.

Construction expenditures for account of the Department of National Defence for erection of married quarters, schools, etc., and financed by borrowings under Section 34 of The National Housing Act, 1944, have increased to \$41,114,685.84 as follows:

Balance as at December 31, 1949.....	\$13,905,149.95
Expenditures during 1950.....	31,735,476.06
	<hr/> \$45,640,626.01
<i>Less:</i>	
Refunded by the Department of National Defence....	\$ 4,525,940.17
	<hr/>
Net total expenditures.....	\$41,114,685.84

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

The item of "Other Assets" shown in the Balance Sheet at \$196,765.50 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.....	\$ 110,410.51
(2) Claims from contractors and suppliers for work completed to date and materials delivered.....	4,806,267.11
(3) Advances from the Department of National Defence to finance special construction work.....	154,293.29
(4) Sundry items, including rentals and taxes accrued but not due.....	327,944.95
	<hr/> \$5,398,915.86

"Contractors' Holdbacks and Deposits from Contractors and Others," amounting to \$6,334,004.39 as disclosed in the Balance Sheet, is made up of the following:

(1) Contractors' Holdbacks and Security Deposits.....	\$5,547,901.94
(2) Down payments held in trust for prospective buyers of houses built under the Integrated Plan.....	231,822.97
(3) Refundable deposits from tenants.....	276,793.87
(4) Sundry other deposits held in trust for future release.	277,485.61
	<hr/>
	\$6,334,004.39

Rents and other payments received in advance amounting to \$1,542,187.00 represent prepaid rentals from tenants and receipts on account of sales which are in process but not fully completed.

Employees' Retirement Fund has increased by \$16,307.29. New employees taken on strength contribute to this fund during their probationary period of employment. The account fluctuates as employees become contributors to Pension Fund membership.

"Reserve for Guaranteed Rentals" represents the net insurance premiums, including that portion prepaid and unearned, which is 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.

Gross borrowings during 1950 under authority of Section 23 of the Central Mortgage and Housing Corporation Act for lending purposes were \$72.5 million and under Section 34 of The National Housing Act, 1944, for construction purposes were \$47 million. The latter included funds required for construction carried out for the Department of National Defence. No borrowings have been made to date under Section 35. Expenditures in respect thereof have totalled \$876,211.87.

Total borrowings to date have been as follows:

(in millions)	Outstanding at December 31 (Excluding Accrued Interest)			
	1949	1950	Net Increase	Repayments 1950
Borrowings for the purpose of lending under the Housing Acts....	\$ 54.5	\$127.	\$ 72.5	—
Borrowings for acquisition and construction of land and buildings.....	\$101.	\$146.46	\$ 1.54	\$45.46

CENTRAL MORTGAGE AND HOUSING CORPORATION

The Unrealized Capital Surplus Account includes the unrealized portion of profits on sold houses built by the Corporation, together with the balance representing the uncollected part of sales of real estate acquired under Section 34 of The National Housing Act, 1944, and the capitalized value of real estate acquired from the same source and still held by the Corporation at December 31, 1950.

The changes in this account during the year under review are as follows:

Balance brought forward from December 31, 1949. \$66,742,128.20

Add:

Additional Surplus arising from sales of
properties acquired under Section 34 of
The National Housing Act, 1944. \$6,746,284.91

Unrealized profit on sales of Real Estate
constructed on Corporation account. 30,856.76 6,777,141.67

\$73,519,269.87

Deduct:

Cost to date of Permanent Improvements
on houses sold. \$1,527,784.13

Proceeds from sales of properties acquired
under Section 34 of the N.H.A., 1944,
transferred to Reserve Fund. 4,390,780.27

Proceeds from sales of Corporation-owned
Real Estate transferred to Income and
Expenditure Account. 545.02 5,919,109.42

Balance per Balance Sheet. \$67,600,160.45

RESERVE FUND

The revenue operations of the Corporation for 1950 resulted in a net profit of \$2,861,998.88 after provision for depreciation and application of profits and losses realized on the sales of Corporation-owned real estate. This sum has been transferred to the Reserve Fund as required by Section 31 of the Corporation Act.

The comparative changes in the Reserve Fund between January 1, 1949 and December 31, 1950, are as follows:

CENTRAL MORTGAGE AND HOUSING CORPORATION

	1949	1950
Credit Balance, January 1.....	\$ 5,000,000.00	\$ 5,000,000.00
<i>Add:</i>		
Transfer from Income and Expenditure account for year.....	4,032,195.29	2,861,998.88
Proceeds from sale of properties acquired under Section 34 of The National Housing Act, 1944.....	2,535,357.33	4,390,780.27
	<u>\$11,567,552.62</u>	<u>\$12,252,779.15</u>
<i>Deduct:</i>		
Amount transferred to the credit of the Receiver-General.....	\$ 6,567,552.62	\$ 7,213,861.63
Adjustments to liquid assets acquired under Section 33 of The National Housing Act, 1944.....		38,917.52
	<u>\$ 6,567,552.62</u>	<u>\$ 7,252,779.15</u>
Credit balance.....	\$ 5,000,000.00	\$ 5,000,000.00
The sum of \$7,213,861.63 has been remitted to the Receiver-General.		

ORGANIZATION

During the year the organization was adapted to take care of increasing activities, additional responsibilities and further decentralization. In addition to a general expansion of Corporation business, special adjustments were needed in the organization when the Corporation assumed the management of the National Research Council housing development at Deep River in April and Defence Construction Limited in November.

The increase of trained personnel made it possible to meet the need of additional branch offices which were established during the year at Chicoutimi, Trois Rivières, Val d'Or, Kingston, Sarnia and Fort William.

There was further decentralization by transferring the responsibilities for the administration of sales agreements and direct loans to Regional Offices.

Arrangements were completed during the year for construction of a new Head Office building. The contract, amounting to \$1,859,217, was awarded on October 23 and work is well under way. Completion of the building is expected at the beginning of 1952, although uncertainties in the supply of materials may influence the length of time required for construction.

At the end of 1950 there were five Regional Offices, 27 Branch Offices, six District Rental Offices and 79 Rental Sub-Offices.

STAFF

Because of the expansion which took place during the year, the regular staff increased by 173—from 1,609 on December 31, 1949, to 1,782 on December 31, 1950. The monthly average of part-time and casual employees throughout the year was reduced by 120—from 485 on December 31, 1949, to 365 on December 31, 1950.

The Board wishes to record its appreciation of the continuing efficiency and loyalty of the employees of the Corporation.

Yours very truly,

D. B. MANSUR,

President.

CENTRAL MORTGAGE AND HOUSING CORPORATION

FINANCIAL STATEMENTS

31st DECEMBER, 1950

CENTRAL MORTGAGE AND BALANCE SHEET AS

ASSETS

Cash.....	\$ 4,227,639.80
Accounts Receivable, less provision of \$23,787.69 for bad debts.....	359,347.70
Due from the Minister of Resources and Development on Current Account.....	35,491.74
Due from the Minister of Resources and Development in respect of losses under the Housing Acts.....	500,393.81
Advances under the Integrated Housing Plan.....	392,759.65
Inventories of Construction and Maintenance Materials— at cost or at estimated realizable value, whichever is lower.....	221,887.41
Loans under the Housing Acts, including \$568,403.46 accrued interest.....	155,360,049.56
Agreements for Sale, including \$288,126.07 accrued interest.....	32,044,340.73
Advances to Municipalities and others on deferred repayment terms, including \$10,782.89 accrued interest....	2,541,295.40
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 \$8,275,242.18 for depreciation.....	156,830,759.52
Construction Expenditures for the Department of National Defence, financed by Corporation debentures.....	41,114,685.84
Office Furniture and Sundry Equipment, less provision of \$237,458.42 for depreciation.....	243,688.12
Contractors' and other security deposits lodged with the Department of Finance.....	503,000.00
Other Assets.....	196,765.50
	<hr/> <hr/> \$394,572,104.78 <hr/> <hr/>

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 the obligations of His Majesty under these Acts.

D. B. MANSUR,
President

C. D. ARMITAGE,
Chief Accountant

HOUSING CORPORATION

AT 31st DECEMBER, 1950

LIABILITIES

Accounts Payable and Sundry Accrued Charges.....	\$ 5,398,915.86
Contractors' Holdbacks and Deposits from Contractors and Others.....	6,334,004.39
Payments received on uncompleted Agreements for Sale and Prepaid Rents.....	1,542,187.00
Employees' Retirement Fund.....	91,014.56
Reserve for Guaranteed Rentals.....	175,371.44
Due to the Receiver General under Section 31 of the Central Mortgage and Housing Corporation Act.....	7,213,861.63
Borrowings from the Government of Canada under Section 23 of the Central Mortgage and Housing Corporation Act, evidenced by debentures of the Corporation, including \$949,510.27 accrued interest (for lending under the Housing Acts).....	127,949,510.27
Borrowings from the Government of Canada under Section 34 of The National Housing Act, 1944, evidenced by debentures of the Corporation, including \$1,806,624.68 accrued interest (for acquisition and construction of Real Estate).....	148,267,079.18
Unrealized Capital Surplus, including Surplus arising from valuations of property acquired under Section 34, The National Housing Act, 1944.....	67,600,160.45
Capital: Authorized and paid up.....	25,000,000.00
Reserve Fund.....	5,000,000.00
	<u>\$394,572,104.78</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, 1950, 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.,
of the firm of
Anderson & Valiquette.

(Sgd.) WM. H. CAMPBELL, C.A.,
of the firm of Campbell,
Glendinning and Dever.

Ottawa, Canada—16th February, 1951.

CENTRAL MORTGAGE AND HOUSING CORPORATION
STATEMENT OF INCOME AND EXPENDITURE FOR THE YEAR
ENDED 31st DECEMBER, 1950

INCOME:

Interest earned on Loans under the Housing Acts.....	\$ 3,590,266.89	
Less: Interest on borrowings from the Government of Canada for lending under the Housing Acts.....	2,451,512.85	\$ 1,138,754.04
Property Rentals.....	16,349,315.13	
Less: Interest on borrowings from the Government of Canada for investment in completed properties.....	1,768,966.98	14,580,348.15
<i>Other Income</i>		
Interest earned on Agreements for Sale.....	1,126,791.58	
Miscellaneous.....	227,748.27	1,354,539.85
		<u>17,073,642.04</u>

EXPENDITURES:

Administration:

Salaries, Head Office and Branches....	2,370,552.60
Pension Fund, Retirement Fund, Group and Unemployment Insurance and Medical Examinations.....	546,896.60
Directors' Fees and Expenses.....	7,825.35
Auditors' Fees and Expenses.....	36,000.00
Legal Expenses.....	16,949.20
Office Supplies and Expenses.....	284,068.11
Telephone and Telegraph.....	74,273.72
Rental and Expenses of administrative premises.....	186,974.53
Travel Expenses and use of employee-owned cars.....	269,731.04
Information services, films and plans....	59,194.82
Depreciation on furniture and equipment	62,800.18
Other Expenses.....	84,994.74
Sub-Total.....	<u>4,000,260.89</u>

Property Expenses:

Operating Expenses of Special Projects.....	1,233,863.45
Repairs and Maintenance of Properties.....	2,635,407.78
Payments to Municipalities in lieu of taxes and for services.....	2,001,502.43
Depreciation on Real Estate.....	3,944,165.65
	<u>9,814,939.31</u>
	13,815,200.20
	<u>3,258,441.84</u>

Deduct: Loss on disposal of assets through

Crown Assets Disposal Corporation....	60,857.69	
Loss on Sales of Corporation-Owned Real Estate.....	335,585.27	396,442.96

Balance transferred to Reserve Fund..... \$ 2,861,998.88

CENTRAL MORTGAGE AND HOUSING CORPORATION RESERVE FUND

Credit Balance as at 31st December, 1949..	\$5,000,000.00	
<i>Add:</i> Income less Expenditure for the year ended 31st December, 1950...	2,861,998.88	
<i>Add:</i> Proceeds from sales of properties acquired under Section 34 of the National Housing Act, 1944.....	4,390,780.27	
	<u> </u>	\$12,252,779.15
<i>Deduct:</i>		
Adjustment to net current assets acquired in 1948 under Section 33 of The National Housing Act, 1944	38,917.52	
<i>Deduct:</i>		
Amount transferred to the credit of the Receiver General.....	7,213,861.63	
	<u> </u>	<u>7,252,779.15</u>
Credit Balance as at 31st December, 1950, as limited by Section 31 of the Central Mortgage and Housing Cor- poration Act.....		<u><u>\$ 5,000,000.00</u></u>

Appendix A-1

CENTRAL MORTGAGE AND HOUSING CORPORATION
SCHEDULE OF LOANS UNDER THE HOUSING ACTS FOR THE YEAR ENDED 31st DECEMBER, 1950

	Balance- 31st December, 1949							Balance 31st December, 1950	
	No. of Loans Out- standing	Value	No. of New Loans	Advances During 1950	No. of Loans Paid in Full	Repayments During 1950	No. of Loans Out- standing	Value	
<i>Joint Loans:</i>									
(Corporation's Share).....	48,764	\$58,762,996.30		(1) \$53,602,312.13		\$ 877,925.72 (1)	81,505	\$111,487,382.71	
<i>Direct Loans:</i>									
Limited Dividend Housing Com- panies.....	11	3,506,301.55	5	785,222.28	1	1,537,042.14	15	2,754,481.69	
Loans under Section 31A.....	467	13,639,108.25	651	27,294,777.11	35	3,798,024.86	1,083	37,135,860.50	
Mining, Lumbering, Logging and Fishing Industries.....	6	319,301.19	Nil	13,614.41	3	111,970.82	3	220,944.78	
Loans under Section 29 of the C.M.H.C. Act.....	Nil	Nil	140	812,007.70	Nil	2,950.69	140	809,057.01	
<i>Mortgages arising from Sales of Properties.....</i>	484	17,464,710.99	796	28,905,621.50	39	5,449,988.51	1,241	40,920,343.98	
	116	480,545.26	284	2,151,153.03	5	247,778.88	395	2,383,919.41	
GRAND TOTAL.....	49,364	\$76,708,252.55		\$84,659,086.66		\$6,575,693.11	83,141	\$154,791,646.10	
ADD: Accrued Interest.....								568,403.46	
								\$155,360,049.56	
							(1)—Net.		

⁽¹⁾—Net.

CENTRAL MORTGAGE AND HOUSING CORPORATION
AGREEMENTS FOR SALE—31st DECEMBER, 1950

	Balance 31st December, 1949		Sales and Other Charges During 1950		Repayments During 1950		Balance 31st December, 1950	
	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	5,914	\$16,023,261.08	4,724	\$21,351,617.72	219	\$5,618,664.14	10,419	\$31,756,214.66
ADD: Accrued Interest								288,126.07
								<u>\$32,044,340.73</u>

CENTRAL MORTGAGE AND SCHEDULE OF REAL ESTATE

	Balance 31st December, 1949		Additions During 1950	
	No. of Units	Book Value	No. of Units	Amount
<i>Business Premises for Corporation Use.....</i>	133	\$ 206,114.56	27	\$ 293,537.03
<i>Constructed for Rental</i>				
Warworkers' Houses.....	10,421	3,758,487.37	Nil	546,720.98
Servicemen's Houses:				
1947 Programme and prior—Completed	18,464	55,478,322.23	Nil	(86,322.23)
1948 Programme—Completed.....	7,643	50,061,650.00	773	6,865,421.28
—Under Construction	774	4,714,927.20	(765)	(4,669,496.43)
1949 Programme—Completed.....	446	2,899,115.00	3,036	19,734,000.00
—Under Construction	3,323	10,853,310.37	(2,419)	(5,637,834.94)
Multiple Dwellings Completed.....	623	5,000,724.85	Nil	254,996.12
Housing Acquired from Limited Dividend Companies:				
Single Houses.....	1,997	15,895,848.31	186	1,544,449.17
Garages.....	370		38	
Multiple Dwellings.....	1,143		Nil	1,645.30
Garages.....	232	8,278,875.37		
Over all Expenditures on Projects under Federal-Provincial Agreements—Under Construction.....	Nil	Nil	Nil	605,341.73
	45,436	156,941,260.70	849	19,158,920.98
<i>Acquired Under Guarantee Agreements.....</i>	149	1,445,116.46	167	514,268.52
<i>Leasehold Properties</i>				
Home Conversion Plan.....	1,192	986,048.20	10	Nil
Staff House—Hamilton.....	1	190,000.00	Nil	Nil
	1,193	1,176,048.20	10	Nil
<i>Other Real Estate</i>				
Vacant Land.....	Nil	1,117,781.46	Nil	247,977.99
Vacant Land—Federal-Provincial Projects	Nil	Nil	Nil	270,870.14
Sundry.....	207	601,945.48	654	36,208.26
	207	1,719,726.94	654	555,056.39
GRAND TOTALS.....	47,118	\$161,488,266.86	1,707	\$20,521,782.92

HOUSING CORPORATION
AS AT 31st DECEMBER, 1950

Appendix A-2

Dispositions During 1950		Balance 31st December, 1950			
No. of Units	Book Value	No. of Units	Book Value	Depreciation	Book Value after Depreciation
31	\$ 31,227.00	129	\$ 468,424.59	\$ 23,331.10	\$ 445,093.49
2,628	1,790,584.13	7,793	2,514,624.22	Nil	2,514,624.22
2,568	7,704,000.00	15,896	47,688,000.00	4,288,811.35	43,399,188.65
253	1,657,150.00	8,163	55,269,921.28	1,534,560.34	53,735,360.94
Nil	Nil	9	45,430.77	Nil	45,430.77
Nil	Nil	3,482	22,633,115.00	228,444.08	22,404,670.92
Nil	Nil	904	5,215,475.43	Nil	5,215,475.43
Nil	Nil	623	5,255,720.97	227,654.68	5,028,066.29
555 } 117 }	4,509,200.46	1,628 } 291 }	12,931,097.02	830,617.67	12,100,479.35
Nil	Nil	1,143 } 232 }	8,280,520.67	571,363.11	7,709,157.56
Nil	Nil	Nil	605,341.73	Nil	605,341.73
6,121	15,660,934.59	40,164	160,439,247.09	7,681,451.23	152,757,795.86
106	636,921.92	210	1,322,463.06	Nil	1,322,463.06
511	383,272.65	691	602,775.55	395,358.15	207,417.40
Nil	Nil	1	190,000.00	165,000.00	25,000.00
511	383,272.65	692	792,775.55	560,358.15	232,417.40
Nil	73,590.18	Nil	1,292,169.27	6,321.12	1,285,848.15
Nil	Nil	Nil	270,870.14	Nil	270,870.14
42	118,101.74	819	520,052.00	3,780.58	516,271.42
42	191,691.92	819	2,083,091.41	10,101.70	2,072,989.71
6,811	\$16,904,048.08	42,014	\$165,106,001.70	\$8,275,242.18	\$156,830,759.52

STATISTICAL SECTION

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PART I

NATIONAL HOUSING ACT OPERATIONS



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, 1950 ⁽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	34,440	42,756	289,223
Sub-Total	88,865	114,845	666,036
Total	110,573	141,158	753,174

⁽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, 1950

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 Started	Number of Housing Units Completed	Number of Housing Units Under Construction as at Dec. 31, 1950
Newfoundland.....	355	48	51	369	.14	32	12	20
Prince Edward Island.....	96	20	20	140	.21	23	8	18
Nova Scotia.....	658	504	558	3,526	.85	475	354	324
New Brunswick.....	522	340	348	2,450	.67	249	131	173
Quebec.....	3,976	7,994	13,980	85,686	3.51	10,093	7,988	5,589
Ontario.....	4,512	16,454	17,830	133,050	3.95	15,760	10,206	10,731
Manitoba.....	795	1,729	1,826	13,163	2.30	1,871	1,526	1,181
Saskatchewan.....	874	356	360	2,255	.41	390	195	326
Alberta.....	895	3,935	4,279	26,444	4.78	3,472	2,564	2,668
British Columbia.....	1,138	3,059	3,503	22,137	3.08	3,188	2,337	1,655
Yukon Territory.....	8	1	1	3	.12	—	—	—
CANADA (1).....	13,829	34,440	42,756	289,223	3.09	35,553	25,321	22,685

(1)—Excludes the Northwest Territories. Gross loans approved during 1950 numbered 36,347 for 45,203 units amounting to \$305,089,885; this volume was reduced by cancellations, reinstatements and other changes involving 1,907 loans for 2,447 units and \$15,866,568 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), 1950

Area	Net Loans Approved				Construction Progress of N.H.A. Units			
	Popu- lation (000)	Number of Loans	Number of Housing Units	Amount (\$000)	Units per 1,000 Population	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at Dec. 31, 1950
<i>Metropolitan Areas (2)</i>								
Halifax.....	134	290	299	2,055	2.23	117	261	169
Hamilton.....	217	1,112	1,166	7,563	5.37	592	1,203	688
London.....	118	1,315	1,315	9,097	11.14	466	1,304	962
Montreal.....	1,505	6,090	11,614	70,743	7.72	2,897	8,352	4,418
Ottawa.....	258	1,178	2,017	14,000	7.82	420	906	745
Quebec.....	270	383	668	3,993	2.47	220	486	326
Saint John.....	72	41	43	315	6.0	10	32	18
St. John's.....	57	28	31	226	5.4	15	6	9
Toronto.....	1,064	7,297	7,543	61,331	7.09	1,680	5,944	4,097
Vancouver.....	558	2,308	2,681	17,036	4.80	379	1,423	788
Victoria.....	109	384	438	2,755	4.02	87	324	166
Windsor.....	159	593	688	5,128	4.33	95	678	397
Winnipeg.....	338	1,601	1,698	12,355	5.02	761	1,689	1,031
Sub-total.....	4,859	22,513	30,201	206,597	6.22	7,724	22,617	13,814
<i>Other Major Cities</i>								
Brantford.....	37	85	85	538	2.30	22	86	49
Calgary.....	112	1,622	1,716	10,771	15.32	479	1,547	904
Edmonton.....	149	1,836	2,092	13,120	14.04	1,120	1,662	1,492
Fort William.....	34	48	74	420	2.18	76	79	68
Kingston.....	33	131	145	1,024	4.39	44	129	78
Kitchener.....	43	333	333	2,285	7.74	123	351	314
Regina.....	72	134	135	900	1.88	60	156	160
St. Catharines.....	37	61	63	480	1.70	49	264	150
Saskatoon.....	54	123	125	814	2.31	30	130	191
Sherbrooke.....	51	113	171	997	3.35	28	190	83
Sudbury.....	47	102	102	766	2.17	32	113	74
Three Rivers.....	51	117	133	965	2.61	15	96	75
Sub-total.....	720	4,705	5,174	33,080	7.19	2,078	4,803	74
Other Areas.....	8,250	7,222	7,381	49,546	.89	2,651	8,133	3,415
CANADA.....	13,829	34,440	42,756	289,223	3.09	12,453	35,553	5,456
								22,685

(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 4—NET LOANS APPROVED AND CONSTRUCTION PROGRESS OF N.H.A. UNITS, BY TYPE OF LOAN, 1950

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, 1949	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units Under Construction as at Dec. 31, 1950
(a) N.H.A. 1944, Part I <i>Joint Loans for Home Owners (basic):</i>							
Owner-Occupancy	2,395	2,538	15,393	2,682	2,710	2,865	2,527
Integrated Housing	-513	-527	-3,374	1,005	37	694	348
For Sale	1,155	1,395	7,698	2,797	1,617	2,691	1,723
Sub-total	3,037	3,406	20,717	6,484	4,364	6,250	4,598
(b) N.H.A. 1944, Part I <i>Joint Loans for Home Owners (with additional loan):</i>							
Owner-Occupancy	7,714	8,028	56,659	623	6,403	3,328	3,698
Integrated Housing	1,462	1,463	10,223	575	1,074	1,126	523
For Sale	21,250	22,410	163,937	1,977	18,526	9,560	10,943
Sub-total	30,426	31,901	230,819	3,175	26,003	14,014	15,164
(c) N.H.A. 1944, Part II <i>Loans for Rental Purposes:</i>							
For Rent	349	2,774	13,185	847	2,005	1,156	1,696
Limited-Dividend Companies	4	94	379	16	177	116	77
Housing Enterprises	—	—	408	—	—	—	—
Primary Industries	1	8	56	—	8	—	8
Sub-total	354	2,876	14,028	863	2,190	1,272	1,781
(d) N.H.A. 1944, Section 31A <i>Direct Loans for Home Owners (basic):</i>							
Owner-Occupancy	108	95	509	63	93	90	66
Integrated Housing	-2	-4	-16	—	—	—	—
Co-operatives	1	29	159	—	29	—	29
<i>Direct Loans for Home Owners (with additional loan):</i>							
Owner-Occupancy	327	356	1,718	3	111	39	75
<i>Direct Loans for Rental Purposes:</i>							
For Rent	3	3	14	—	3	1	2
For Rental Insurance	183	4,091	21,261	1,865	2,758	3,655	968
<i>Direct Loans for Rural Housing:</i>							
Owner-Occupancy	3	3	14	—	2	—	2
Sub-total	623	4,573	23,659	1,931	2,996	3,785	1,142

TABLE 4
NET LOANS APPROVED AND CONSTRUCTION PROGRESS OF
N.H.A. UNITS, BY TYPE OF LOAN, 1950—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, 1949	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at Dec. 31, 1950
(e) N.H.A. 1944, Parts I, II and Section 31A <i>Joint and Direct Loans for Home Owners and Rental Purposes:</i>							
Owner-Occupancy	10,544	11,017	74,279	3,371	9,317	6,322	6,366
Integrated Housing . .	947	932	6,833	1,580	1,111	1,820	871
For Sale	22,405	23,805	171,635	4,774	20,143	12,251	12,666
Co-operatives	1	29	159	—	29	—	29
For Rent	352	2,777	13,199	847	2,008	1,157	1,698
For Rental Insurance .	183	4,091	21,261	1,865	2,758	3,655	968
Limited-Dividend Companies	4	94	379	16	177	116	77
Housing Enterprises . .	—	—	408	—	—	—	—
Primary Industries . . .	1	8	56	—	8	—	8
Rural Housing	3	3	14	—	2	—	2
Total	34,440	42,756	289,223	12,453	35,553	25,321	22,685

TABLE 5—NET DIRECT LOANS APPROVED FOR HOME OWNERSHIP, BY LOCALITY, 1950

Locality	Part I, Section 31A Home Ownership			Part III, Section 31A Rural Housing		
	No. of Loans	No. of Units	Amount (\$000)	No. of Loans	No. of Units	Amount (\$000)
<i>Metropolitan Areas</i>						
Halifax.....	—	—	—	—	—	—
Hamilton.....	—	—	—	—	—	—
London.....	—	—	—	—	—	—
Montreal.....	4	4	22	—	—	—
Ottawa.....	5	33	180	—	—	—
Quebec.....	2	2	11	—	—	—
Saint John.....	—	—	—	—	—	—
St. John's.....	1	1	8	—	—	—
Toronto.....	37	37	207	—	—	—
Vancouver.....	3	3	19	—	—	—
Victoria.....	—	—	—	—	—	—
Windsor.....	—	—	—	—	—	—
Winnipeg.....	—	—	—	—	—	—
Sub-total.....	52	80	447	—	—	—
<i>Other Major Cities</i>						
Brantford.....	2	2	11	—	—	—
Calgary.....	—	—	—	—	—	—
Edmonton.....	—	—	—	—	—	—
Fort William.....	—	—	—	—	—	—
Kingston.....	—	—	—	—	—	—
Kitchener.....	—	—	—	—	—	—
Regina.....	—	—	—	—	—	—
St. Catharines.....	—	—	—	—	—	—
Saskatoon.....	—	—	—	—	—	—
Sherbrooke.....	—	—	—	—	—	—
Sudbury.....	—	—	—	—	—	—
Three Rivers.....	—	—	—	—	—	—
Sub-total.....	2	2	11	—	—	—
<i>Other Localities</i>						
Alliston, Ont.....	1	1	6	—	—	—
Amos, P.Q.....	15	15	85	—	—	—
Amqui, P.Q.....	1	1	4	—	—	—
Andrew, Alta.....	1	1	4	—	—	—
Ardrossan, Alta.....	—	—	—	1	1	5
Asbestos, P.Q.....	1	1	6	—	—	—
Assiniboia, Sask.....	2	2	9	—	—	—
Atikokan, Ont.....	1	1	6	—	—	—
Aubrey, P.Q.....	1	1	5	—	—	—
Augusta Twp., Ont.....	1	1	4	—	—	—
Ayr, Ont.....	1	1	6	—	—	—
Bagotville, P.Q.....	1	1	6	—	—	—
Baie des Sables, P.Q.....	1	1	3	—	—	—
Bancroft, Ont.....	1	1	6	—	—	—
Barrhead, Alta.....	2	2	8	—	—	—
Barry's Bay, Ont.....	1	1	4	—	—	—
Bashaw, Alta.....	-1	-1	-4	—	—	—
Bathurst, N.B.....	1	1	7	—	—	—

TABLE 5—NET DIRECT LOANS APPROVED FOR HOME OWNERSHIP, BY LOCALITY, 1950—continued

Locality	Part I, Section 31A Home Ownership			Part III, Section 31A Rural Housing		
	No. of Loans	No. of Units	Amount (\$000)	No. of Loans	No. of Units	Amount (\$000)
<i>Other Localities</i>						
Beauceville, P.Q.	6	6	27	—	—	—
Beauharnois, P.Q.	26	26	116	—	—	—
Beauvallon, Alta.	1	1	4	—	—	—
Bedford, P.E.I.	1	1	5	—	—	—
Beloeil, P.Q.	1	1	5	—	—	—
Black Lake, P.Q.	1	1	4	—	—	—
Bluewater, Ont.	-4	-4	-14	—	—	—
Borden, P.E.I.	1	1	6	—	—	—
Botwood, Nfld.	1	1	4	—	—	—
Brantford Twp., Ont.	1	1	6	—	—	—
Bredenbury, Sask.	1	1	2	—	—	—
Campbell River, B.C.	3	3	18	—	—	—
Campbell's Bay, P.Q.	-1	-1	-4	—	—	—
Campbellton, N.B.	1	1	5	—	—	—
Canora, Sask.	2	2	9	—	—	—
Cap-de-la-Madeleine, P.Q.	2	3	13	—	—	—
Cardinal, Ont.	1	1	5	—	—	—
Carleton Place, Ont.	1	1	6	—	—	—
Carleton-sur-Mer, P.Q.	1	1	4	—	—	—
Carrot River, Sask.	1	1	6	—	—	—
Chapleau, Ont.	2	2	10	—	—	—
Charny, P.Q.	1	1	6	—	—	—
Chateauguay, P.Q.	1	1	4	—	—	—
Churchill, Man.	2	2	11	—	—	—
Claresholm, Alta.	1	1	4	—	—	—
Cloverdale, B.C.	1	1	5	—	—	—
Cookshire, P.Q.	1	1	7	—	—	—
Cut Knife, Sask.	1	1	6	—	—	—
Danville, P.Q.	1	1	6	—	—	—
Desbiens, P.Q.	1	1	4	—	—	—
Devon, Alta.	93	93	405	—	—	—
Digby, N.S.	1	1	3	—	—	—
Dolbeau, P.Q.	1	2	7	—	—	—
Donnelly, Alta.	6	6	32	—	—	—
Duparquet, P.Q.	3	3	12	—	—	—
Duparquet Twp., P.Q.	3	3	12	—	—	—
East Broughton, P.Q.	2	2	12	—	—	—
East Florenceville, P.Q.	1	1	6	—	—	—
Elk Point, Alta.	1	1	5	—	—	—
Elrose, Alta.	1	1	4	—	—	—
Espanola, Ont.	1	1	5	—	—	—
Estevan, Sask.	1	1	6	—	—	—
Eston, Sask.	1	1	6	—	—	—
Fergus, Ont.	1	1	4	—	—	—
Fruitvale, B.C.	1	1	5	—	—	—
Glenavon, Sask.	1	1	4	—	—	—
Grande Riviere, P.Q.	1	1	4	—	—	—
Grandes Bergeronnes, P.Q.	1	1	6	—	—	—
Grand Valley, Ont.	1	1	5	—	—	—
Grenfell, Sask.	2	2	11	—	—	—
Hanna, Alta.	—	—	1	—	—	—

TABLE 5—NET DIRECT LOANS APPROVED FOR HOME OWNERSHIP, BY LOCALITY, 1950—continued

Locality	Part I, Section 31A Home Ownership			Part III, Section 31A Rural Housing		
	No. of Loans	No. of Units	Amount (\$'000)	No. of Loans	No. of Units	Amount (\$'000)
<i>Other Localities</i>						
Harbour Grace, Nfld.	1	1	4	—	—	—
Hawkesbury, Ont.	2	2	12	—	—	—
Headingly, Ont.	1	1	6	—	—	—
Hemmingford, P.Q.	-1	-1	-6	—	—	—
Hope, B.C.	1	1	6	—	—	—
Humboldt, Sask.	6	6	29	—	—	—
Huntingdon, P.Q.	1	1	6	—	—	—
Joliette, P.Q.	8	18	75	—	—	—
Kamsack, Sask.	1	1	5	—	—	—
Kelvington, Sask.	1	1	5	—	—	—
Killam, Alta.	1	1	4	—	—	—
Kipling, Sask.	2	2	10	—	—	—
Lac la Biche, Alta.	2	2	10	—	—	—
Lambton, P.Q.	1	1	5	—	—	—
Lamont, Alta.	1	1	4	—	—	—
L'Ancienne Lorette, P.Q.	6	6	33	—	—	—
L'Annonciation, P.Q.	1	1	6	—	—	—
La Sarre, P.Q.	1	1	6	—	—	—
L'Ascension (Lac St. Jean Co.), P.Q.	-1	-1	-3	—	—	—
La Tuque, P.Q.	2	3	13	—	—	—
Lloydminster, Alta.	4	4	20	—	—	—
Lockport, N.S.	1	1	4	—	—	—
Lucknow, Ont.	1	1	5	—	—	—
Lumsden Beach, Alta.	1	1	5	—	—	—
Magog, P.Q.	2	2	11	—	—	—
Maple Ridge, B.C.	1	1	4	—	—	—
Marwayne, Alta.	1	1	4	—	—	—
Matane, P.Q.	1	1	6	—	—	—
Matheson, Ont.	1	1	7	—	—	—
Meadow Lake, Sask.	2	2	9	—	—	—
Melfort, Sask.	2	2	12	—	—	—
Mont-Laurier, P.Q.	3	3	15	—	—	—
Mont-Rolland, P.Q.	1	1	4	—	—	—
Mount Stewart, P.E.I.	—	—	—	1	1	3
Newellton, N.S.	1	1	3	—	—	—
Nipawin, Sask.	2	2	10	—	—	—
Nitro, P.Q.	1	1	4	—	—	—
North Battleford, Sask.	5	5	32	—	—	—
North Bay, Ont.	1	1	6	—	—	—
N.D.-de-la-Presentation- d'Almaville, P.Q.	2	2	9	—	—	—
Notre-Dame du Sacre-Coeur, P.Q.	1	1	3	—	—	—
Otterburn Park, P.Q.	1	1	6	—	—	—
Oyama, B.C.	2	2	11	—	—	—
Parkhill, Ont.	1	1	7	—	—	—
Picture Butte, Alta.	—	—	—	1	1	5
Plantagenet, Ont.	1	1	5	—	—	—
Plaster Rock, N.B.	1	1	3	—	—	—
Plessisville, P.Q.	1	1	6	—	—	—

TABLE 5—NET DIRECT LOANS APPROVED FOR HOME OWNERSHIP, BY LOCALITY, 1950—continued

Locality	Part I, Section 31A Home Ownership			Part III, Section 31A Rural Housing		
	No. of Loans	No. of Units	Amount (\$'000)	No. of Loans	No. of Units	Amount (\$'000)
<i>Other Localities</i>						
Port Alfred, P.Q.	1	1	6	—	—	—
Port Sydney, Ont.	1	1	6	—	—	—
Quesnel, B.C.	1	1	6	—	—	—
Richibucto, N.B.	1	1	5	—	—	—
Rigaud, P.Q.	—	—	1	—	—	—
River de Chute, N.B.	1	1	4	—	—	—
Riviere Malbaie, P.Q.	1	1	6	—	—	—
Roberval, P.Q.	1	1	3	—	—	—
Rockland, Ont.	1	1	5	—	—	—
Rosemere, P.Q.	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.	2	2	10	—	—	—
St-Bruno de Montarville, P.Q.	1	1	6	—	—	—
St-Calixte, P.Q.	1	1	4	—	—	—
St-Clement-de-Beauharnois, P.Q.	1	1	4	—	—	—
Ste-Adele, P.Q.	1	1	4	—	—	—
Ste-Marguerite (Terrebonne Co.), P.Q.	1	1	4	—	—	—
St-Eustache, P.Q.	1	1	6	—	—	—
St-Eustache-sur-le-Lac, P.Q.	2	2	11	—	—	—
St-Hyacinthe, P.Q.	2	2	10	—	—	—
St-Joseph (Richelieu Co.), P.Q.	2	2	11	—	—	—
St-Joseph-de-la-Riviere Bleue, P.Q.	-1	-1	-4	—	—	—
St-Jovite, P.Q.	1	1	6	—	—	—
St-Leonard-d'Aston, P.Q.	1	1	6	—	—	—
St-Marcel, P.Q.	1	1	3	—	—	—
St-Polycarpe (Soulanges Co.), P.Q.	1	1	5	—	—	—
St-Romuald d'Etchemin, P.Q.	1	1	6	—	—	—
Shawinigan Falls, P.Q.	3	3	13	—	—	—
Shipton, P.Q.	1	1	6	—	—	—
Snow Lake, Man.	1	1	3	—	—	—
Sorel, P.Q.	3	3	16	—	—	—
South Dumfries, Ont.	1	1	4	—	—	—
South Ohio, N.S.	1	1	3	—	—	—
Spalding, Sask.	1	1	6	—	—	—
Squamish, B.C.	-1	-1	-4	—	—	—
Stanhope, P.Q.	-1	-1	-4	—	—	—
Stellarton, N.S.	1	1	5	—	—	—
Steveston, B.C.	1	1	6	—	—	—
Strathcona, Alta.	—	—	—	1	1	6
Terrebonne, P.Q.	1	1	6	—	—	—
Tracadie, N.B.	1	1	5	—	—	—
Twin Butte, Alta.	—	—	—	-1	-1	-5
Unity, Sask.	4	4	20	—	—	—
Val d'Or, P.Q.	-2	-4	-16	—	—	—
Valleyfield, P.Q.	17	20	93	—	—	—

TABLE 5—NET DIRECT LOANS APPROVED FOR HOME OWNERSHIP, BY LOCALITY, 1950—continued

Locality	Part I, Section 31A Home Ownership			Part III, Section 31A Rural Housing		
	No. of Loans	No. of Units	Amount (\$000)	No. of Loans	No. of Units	Amount (\$000)
<i>Other Localities</i>						
Varennes, P.Q.	2	2	12	—	—	—
Venice, P.Q.	1	1	5	—	—	—
Vermillion, Alta.	3	3	15	—	—	—
Vermillion Mun., Alta.	1	1	5	—	—	—
Viking, Alta.	1	1	4	—	—	—
Ville-Marie, P.Q.	6	6	36	—	—	—
Vilna, Alta.	1	1	5	—	—	—
Wainwright, Alta.	4	4	20	—	—	—
Waterloo, P.Q.	2	2	11	—	—	—
Watrous, Sask.	2	2	11	—	—	—
West Lorne, Ont.	1	1	6	—	—	—
Whitehorse, Yukon	1	1	3	—	—	—
Williams Lake, B.C.	1	1	6	—	—	—
Willingdon, Alta.	1	1	5	—	—	—
Woodlands, P.Q.	1	1	5	—	—	—
Sub-total	380	394	1,912	3	3	14
Total	434	476	2,370	3	3	14

TABLE 6—NET DIRECT LOANS APPROVED FOR RENTAL PURPOSES, BY LOCALITY, 1950

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>												
Halifax.....	—	—	—	—	—	—	—	—	—	—	—	—
Hamilton.....	—	—	—	—	—	—	—	—	—	—	—	—
London.....	—	—	—	2	64	362	—	—	408	—	—	—
Montreal.....	—	—	—	159	3,159	15,819	—	—	—	—	—	—
Ottawa.....	—	—	—	15	622	3,507	—	—	—	—	—	—
Quebec.....	—	—	—	—	—	—	—	—	—	—	—	—
Saint John.....	—	—	—	—	—	—	—	—	—	—	—	—
St. John's.....	—	—	—	—	—	—	—	—	—	—	—	—
Toronto.....	—	—	—	1	48	328	—	—	—	—	—	—
Vancouver.....	—	—	—	1	32	164	1	12	25	—	—	—
Victoria.....	—	—	—	—	—	—	—	—	—	—	—	—
Windsor.....	—	—	—	1	96	693	—	—	—	—	—	—
Winnipeg.....	—	—	—	—	—	—	—	—	—	—	—	—
Sub-total.....	—	—	—	179	4,021	20,873	1	12	433	—	—	—
<i>Other Major Cities</i>												
Brantford.....	—	—	—	—	—	—	—	—	—	—	—	—
Calgary.....	—	—	—	—	—	—	—	—	—	—	—	—
Edmonton.....	—	—	—	—	—6	—26	—	—	—	—	—	—
Fort William.....	—	—	—	—	—	—	—	—	—	—	—	—
Kingston.....	—	—	—	—	—	—	—	—	—	—	—	—
Kitchener.....	—	—	—	—	—	—	—	—	—	—	—	—
Regina.....	—	—	—	—	—	—	—	—	—	—	—	—
St. Catharines.....	—	—	—	—	—	—	—	—	—	—	—	—
Saskatoon.....	—	—	—	—	—	—	—	—	—	—	—	—
Sherbrooke.....	—	—	—	—	—	—	—	—	—	—	—	—
Sudbury.....	—	—	—	—	—	—	—	—	—	—	—	—
Three Rivers.....	—	—	—	1	14	70	—	—	—	—	—	—
Sub-total.....	—	—	—	1	8	44	—	—	—	—	—	—
<i>Other Localities</i>												
Bathurst, N.B.....	1	1	4	—	—	—	—	—	—	—	—	—
Digby, N.S.....	—	—	—	1	10	43	—	—	—	—	—	—
Donnelly, Alta.....	1	1	5	—	—	—	—	—	—	—	—	—
Granby, P.Q.....	—	—	—	1	12	48	—	—	—	—	—	—
Lakefield, Ont.....	—	—	—	—	—	—	—	—	—	1	8	56
Melfort, Sask.....	1	1	5	—	—	—	—	—	—	—	—	—
Owen Sound, Ont.....	—	—	—	—	—	—	1	40	180	—	—	—
Trafalgar Twp., Ont.....	—	—	—	1	40	253	1	10	64	—	—	—
Yarmouth, N.S.....	—	—	—	—	—	—	1	32	110	—	—	—
Sub-total.....	3	3	14	3	62	344	3	82	354	1	8	56
Total.....	3	3	14	183	4,091	21,261	4	94	787	1	8	56

TABLE 7
NET LOANS APPROVED, BY TYPE OF HOUSE, 1950

Type of House	Number of Housing Units	Amount (\$000)
Single family—1-storey	16,666	115,214
Single family—1½-storeys	10,761	80,761
Single family—2-storeys	3,156	26,619
Sub-Total	30,583	222,593
Semi-detached	1,438	11,103
Duplex	1,644	8,568
Triplex	247	1,092
Double duplex	2,957	16,924
Row house	80	558
Apartment building	5,808	28,495
Other	-1	-110
Sub-Total	12,173	66,630
Total	42,756	289,223

TABLE 8
NET LOANS APPROVED, BY SIZE OF LOAN, 1950

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	26	82	—	108
\$3,000—\$3,499	65	208	1	274
\$3,500—\$3,999	61	240	—	301
\$4,000—\$4,499	390	799	—	1,189
\$4,500—\$4,999	512	2,170	1	2,683
\$5,000—\$5,499	2,498	1,725	1	4,224
\$5,500—\$5,999	3,516	463	—	3,979
\$6,000—\$6,499	4,585	712	—	5,297
\$6,500—\$6,999	4,252	403	—	4,655
\$7,000—\$7,499	5,849	166	—	6,015
\$7,500—\$7,999	4,150	1	—	4,151
\$8,000—\$8,499	3,178	—4	—	3,174
\$8,500—\$8,999	2,848	6	—	2,854
\$9,000 and over	3,856	—4	—	3,852
Total	35,786	6,967	3	42,756

TABLE 9
NET RENTAL INSURANCE PROJECTS APPROVED, BY PROVINCE, 1950

Province	Number of Projects	Number of 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	10	50	820	4.0	6
New Brunswick.....	—	—	—	—	—	—
Quebec.....	18	1,659	11,656	967	4.5	1,243
Ontario.....	26	1,942	15,100	884	3.8	1,758
Manitoba.....	1	6	74	1,018	4.2	5
Saskatchewan.....	—	—	—	—	—	—
Alberta.....	1	539	3,882	843	3.6	493
British Columbia.....	7	155	1,048	824	3.6	139
CANADA.....	54	4,311	31,810	909	4.0	3,644

TABLE 10
COMPLETED CONSTRUCTION AND ACTUAL EXPENDITURES, DIRECT HOUSING OPERATIONS,
APRIL 1, 1941 — DECEMBER 31, 1950

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 (1)	42	3,841	3	12,945	168	4,347	17,460
Total	452	49,771	280	222,716	14,214	34,488	271,418

(1) Expenditures in 1950 include \$1,148,000 for land improvements and services recoverable from municipalities. An additional amount of \$2,113,000 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, 1950

Province	Appropriations			Expenditures During the Year					Construction Progress of Direct Housing Operations			
	Unex- pended as of Dec. 31, 1949 (1) (\$000)	Ap- proved during 1950 (\$000)	Unex- pended as of Dec. 31, 1950 (\$000)	Housing (\$000)	Supple- men- tary Build- ings (\$000)	Land, Improve- ments and Other Outlay (\$000)	Total (2) (\$000)	Number of Housing Units under Construction as at December 31, 1949	Number of Housing Units Started	Number of Housing Units Com- pleted	Number of Housing Units under Construction as at December 31, 1950	
Newfoundland.....	119	—	17	102	—	—	102	50	—	50	—	
Prince Edward Island.....	3	—17	—9	—7	—	2	—5	—	—	—	—	
Nova Scotia.....	—105	689	26	267	—	291	558	66	—	66	—	
New Brunswick.....	1,390	114	993	275	—	236	511	166	—	166	—	
Quebec.....	5,909	—500	1,998	3,210	—	201	3,411	754	420	754	420	
Ontario.....	8,650	1,623	6,233	3,059	126	855	4,040	1,055	93	1,073	75	
Manitoba.....	3,377	—654	1,138	1,380	—	205	1,585	582	—	582	—	
Saskatchewan.....	2,455	—419	825	1,031	—	180	1,211	288	89	284	93	
Alberta.....	3,035	—349	1,193	1,256	3	234	1,493	346	130	367	109	
British Columbia.....	7,295	365	4,254	2,372	39	995	3,406	424	291	499	216	
CANADA.....	32,128	852	16,668	12,945	168	3,199	16,312	3,731	1,023	3,841	913	

(¹) Revised to exclude unexpended balances for construction completed prior to 1949.

(²) In addition to the above expenditures, \$1,148,000 expended during 1950 for land improvements and services is recoverable from municipalities. An additional amount of \$2,113,000 was also expended during 1950 on permanent improvements on projects constructed in previous years.

TABLE 12—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1950

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations			
	Unex- pended as of Dec. 31, 1949 (\$'000)	Ap- proved during 1950 (\$'000)	Unex- pended as of Dec. 31, 1950 (\$'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, 1949	Number of Housing Units Started	Number of Housing Units Com- pleted	Number of Housing Units under Construction as at December 31, 1950
<i>Metropolitan Areas</i>											
Halifax.....	-96	649	29	267	—	257	524	66	—	66	—
Hamilton.....	143	-71	40	4	—	28	32	—	—	—	—
London.....	—	—	—	—	—	—	—	—	—	—	—
Montreal.....	5,036	-360	1,961	2,574	—	141	2,715	540	420	540	420
Ottawa.....	333	2,082	2,209	58	119	29	206	23	—	23	—
Quebec.....	—	—	—	—	—	—	—	—	—	—	—
Saint John.....	739	243	521	261	—	200	461	166	—	166	—
St. John's.....	120	—	18	102	—	—	102	50	—	50	—
Toronto.....	—	—	—	—	—	—	—	—	—	—	—
Vancouver.....	6,768	228	4,104	2,029	39	824	2,892	312	291	387	216
Victoria.....	412	-29	-13	310	—	86	396	100	—	100	—
Windsor.....	1,070	-590	210	193	7	70	270	128	—	128	—
Winnipeg.....	3,161	-604	985	1,379	—	193	1,572	582	—	582	—
Sub-Total.....	17,686	1,548	10,064	7,177	165	1,828	9,170	1,967	711	2,042	636
<i>Other Major Cities</i>											
Brantford.....	302	-92	48	148	—	14	162	48	—	48	—
Calgary.....	590	—	498	46	3	43	92	78	—	78	—
Edmonton.....	1,622	-225	340	929	—	128	1,057	147	130	168	109
Fort William.....	297	-55	73	135	—	34	169	100	—	100	—
Kingston.....	—	—	—	—	—	—	—	—	—	—	—
Kitchener.....	—	—	—	—	—	—	—	—	—	—	—
Regina.....	1,362	-287	201	765	—	109	874	163	89	159	93
St. Catharines.....	342	—	341	1	—	1	1	—	—	—	—
Saskatoon.....	652	—	416	209	—	27	236	100	—	100	—
Sherbrooke.....	—	—	—	-3	—	—	—	—	—	—	—
Sudbury.....	-1	—	2	—	—	—	—	—	—	—	—
Three Rivers.....	—	—	—	—	—	—	—	—	—	—	—
Sub-Total.....	5,166	-659	1,919	2,229	3	356	2,588	636	219	653	202

TABLE 12.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1950.—Continued

Locality	Appropriations		Expenditures During the Year				Construction Progress of Direct Housing Operations				
	Unexpended as of Dec. 31, 1949 (\$000)	Approved during 1950 (\$000)	Unexpended as of Dec. 31, 1950 (\$000)	Housing (\$000)	Supplementary Buildings (\$000)	Land, Improvements and Other Outlay (\$000)	Total (\$000)	Number of Housing Units under Construction as at December 31, 1949	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1950
<i>Other Localities</i>											
Ajax, Ont.	749	933	958	528	—	196	724	201	—	201	—
Amherst, N.S.	9	—	3	2	—	4	6	—	—	—	—
Amprior, Ont.	13	-11	1	1	—	—	1	—	—	—	—
Aylmer, P.Q.	128	-81	4	1	—	42	43	—	—	—	—
Barrie, Ont.	205	-30	40	130	—	5	135	50	—	50	—
Belleville, Ont.	373	-63	38	241	—	31	272	100	—	100	—
Bracebridge, Ont.	17	-15	1	1	—	—	1	—	—	—	—
Brandon, Man.	193	-35	150	—	—	8	8	—	—	—	—
Brockville, Ont.	60	-42	22	1	—	-5	-4	—	—	—	—
Campbellton, N.B.	-1	-10	-11	—	—	—	—	—	—	—	—
Charlottetown, P.E.I.	3	-18	-9	-7	—	1	-6	—	—	—	—
Chesley, Ont.	9	-7	1	1	—	—	1	—	—	—	—
Chicoutimi, P.Q.	237	10	9	224	—	14	238	56	—	56	—
Cobourg, Ont.	37	-23	2	3	—	9	12	—	—	—	—
Cochrane, Ont.	9	—	7	14	—	2	2	—	—	—	—
Collingwood, Ont.	153	-98	31	—	—	10	24	12	—	12	—
Courtenay, B.C.	34	-24	2	—	—	8	8	—	—	—	—
Cowansville, P.Q.	4	—	2	—	—	2	2	—	—	—	—
Cranbrook, B.C.	40	-16	14	1	—	9	10	12	—	12	75
Deep River, Ont.	—	808	424	352	—	32	384	—	75	—	—
Dryden, Ont.	5	-4	-4	—	—	5	5	—	—	—	—
Englehart, Ont.	22	—	19	—	—	3	3	—	—	—	—
Essex, Ont.	31	-21	8	1	—	1	2	—	—	—	—
Farnham, P.Q.	42	—	7	28	—	7	35	30	—	30	—
Fergus, Ont.	37	-30	4	3	—	—	3	—	—	—	—

TABLE 12.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1950.—Continued

Locality	Appropriations		Expenditures During the Year				Construction Progress of Direct Housing Operations			
	Unex- pended as of Dec. 31, 1949 (\$000)	Ap- proved during 1950 (\$000)	Unex- pended as of Dec. 31, 1950 (\$000)	Hous- ing (\$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, 1950
<i>Other Localities</i>										
Fort Erie, Ont.....	1	4	4	1	—	—	1	—	—	—
Fort Frances, Ont..	98	-10	38	47	—	3	50	—	25	—
Fredericton, N.B....	388	-120	219	13	—	36	49	—	—	—
Galt, Ont.....	284	-30	132	100	—	22	122	—	50	—
Gravenhurst, Ont..	—	—	-1	—	—	1	1	—	—	—
Guelph, Ont.....	403	-72	130	174	—	27	201	18	50	—
Hespeler, Ont.....	18	-15	—	1	—	2	3	—	—	—
Kamloops, B.C.....	45	-19	10	5	—	11	16	—	—	—
Kamsack, Sask.....	58	-14	18	23	—	3	26	—	25	—
Kelowna, B.C.....	—	—	-1	—	—	1	1	—	—	—
Kenora, Ont.....	76	—	71	—	—	5	5	—	—	—
Kimberley, B.C....	-38	—	-41	—	—	3	3	—	—	—
Lake Cowichan, B.C.	-213	—	-218	4	—	1	5	—	—	—
Larder Lake, Ont...	53	—	51	—	—	2	2	—	—	—
Leduc, Alta.....	23	-13	6	1	—	3	4	—	—	—
Lethbridge, Alta....	262	-25	163	59	—	15	74	—	46	—
Lindsay, Ont.....	220	-23	219	—	—	1	1	—	—	—
Lloydminster, Sask.	26	-23	6	-10	—	7	-3	—	—	—
McGarry, Ont.....	362	—	359	—	—	3	3	—	—	—
Meaford, Ont.....	29	-15	9	3	—	2	5	—	—	—
Medicine Hat, Alta.	200	-48	117	10	—	25	35	—	—	—
Midland, Ont.....	63	—	58	—	—	5	5	—	—	—
Moncton, N.B.....	265	—	264	1	—	—	1	—	—	—
Moose Jaw, Sask....	58	—	43	10	—	—	15	—	—	—
Napanee, Ont.....	22	-15	6	1	—	—	1	—	—	—

TABLE 12.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1950.—Continued

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations			
	Unexpended as of Dec. 31, 1949 (\$000)	Approved during 1950 (\$000)	Unexpended as of Dec. 31, 1950 (\$000)	Housing (\$000)	Supplementary Buildings (\$000)	Land, Improvements and Other Outlay (\$000)	Total (\$000)	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1949	Number of Housing Units under Construction as at December 31, 1950
<i>Other Localities</i>											
New Glasgow, N.S.	10	—	-1	2	—	9	11	—	—	—	—
New Liskeard, Ont.	61	—	59	—	—	2	2	—	—	—	—
Newmarket, Ont.	28	-22	3	2	—	1	3	—	—	—	—
Niagara Falls, Ont.	46	-28	9	-3	—	12	9	—	—	—	—
Niagara-on-the-Lake, Ont.	13	-13	2	—	—	-2	-2	—	—	—	—
North Battleford, Sask.	100	-24	75	-1	—	2	1	—	—	—	—
Orillia, Ont.	30	-21	—	5	—	4	9	—	—	—	—
Owen Sound, Ont.	18	-13	—	1	—	4	5	—	—	—	—
Pembroke, Ont.	28	-13	-1	3	—	13	16	—	—	—	—
Penticton, B.C.	-44	56	1	2	—	9	11	—	—	—	—
Perth, Ont.	—	—	-1	—	—	1	1	—	—	—	—
Peterborough, Ont.	849	-196	146	449	—	58	507	119	119	—	—
Ponoka, Alta.	108	-15	12	76	—	5	81	25	25	—	—
Port Alberni, B.C.	8	32	22	—	—	18	18	—	—	—	—
Port Arthur, Ont.	377	-66	117	159	—	35	194	75	75	—	—
Port Hope, Ont.	17	-10	2	1	—	4	5	—	—	—	—
Prince Albert, Sask.	46	-7	17	17	—	5	22	—	—	—	—
Prince George, B.C.	-79	104	10	—	—	15	15	—	—	—	—
Red Deer, Alta.	231	-22	59	137	—	13	150	50	50	—	—
Renfrew, Ont.	25	-22	1	2	—	—	2	—	—	—	—
Rouyn, P.Q.	147	-17	8	122	—	—	122	40	40	—	—
St. Thomas, Ont.	64	-37	12	4	—	11	15	—	—	—	—
Sarnia, Ont.	284	-118	109	19	—	38	57	—	—	—	—

TABLE 12.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1950.—Continued

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations			
	Unex- pended as of Dec. 31, 1949 (\$000)	Ap- proved during 1950 (\$000)	Unex- pended as of Dec. 31, 1950 (\$000)	Hous- ing (\$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, 1949	Number of Housing Units Started	Number of Housing Units Com- pleted	Number of Housing Units under Construction as at December 31, 1950
<i>Other Localities</i>											
Sault Ste. Marie, Ont.	181	-13	1	149	—	18	167	21	—	21	—
Selkirk, Man.	24	-15	5	1	—	3	4	—	—	—	—
Sioux Lookout, Ont.	24	—	14	—	—	10	10	—	—	—	—
Stamford, Ont.	59	-12	6	30	—	11	41	20	—	20	—
Stellarton, N.S.	-10	—	-14	2	—	2	4	—	—	—	—
Sterling, Ont.	38	—	23	—	—	15	15	—	—	—	—
Stratford, Ont.	137	—	62	56	—	19	75	51	—	51	—
Swift Current, Sask.	54	-30	15	-1	—	10	9	—	—	—	—
Thorold, Ont.	65	-45	11	5	—	4	9	—	—	—	—
Trail, B.C.	123	-94	4	24	—	1	25	—	—	—	—
Trenton, Ont.	280	40	293	-12	—	39	27	—	—	—	—
Val d'Or, P.Q.	357	-52	11	292	—	2	294	88	—	88	—
Vernon, B.C.	25	127	141	—	—	11	11	—	—	—	—
Waterloo, Ont.	172	-158	3	3	—	8	11	—	—	—	—
Welland, Ont.	67	—	65	—	—	2	2	—	—	—	—
Wetaskiwin, Alta.	—	—	-1	—	—	1	1	—	—	—	—
Weyburn, Sask.	17	8	14	5	—	6	11	—	—	—	—
Wingham, Ont.	43	-59	-41	1	—	24	25	—	—	—	—
Woodstock, Ont.	60	-48	7	6	—	-1	5	—	—	—	—
Yorkton, Sask.	81	-42	20	13	—	6	19	—	—	—	—
Sub-Total	9,276	-37	4,685	3,539	—	1,015	4,554	1,128	93	1,146	75
CANADA	32,128	852	16,668	12,945	168	3,199	16,312	3,731	1,023	3,841	913

TABLE 13.—RENTAL HOUSING UNITS FOR SALE AND SOLD, BY PROVINCE, 1950

Province	Number of Housing Units for Sale 1946-1950	Number of Housing Units Sold 1946-1949	Housing Units Sold, 1950	
			Number	Purchase Price (\$000)
Newfoundland.....	—	—	—	—
Prince Edward Island.....	—	—	—	—
Nova Scotia.....	1,933	899	930	1,589
New Brunswick.....	933	442	119	523
Quebec.....	3,994	1,690	953	4,757
Ontario.....	14,010	2,641	3,174	11,806
Manitoba.....	425	50	44	180
Saskatchewan.....	2,405	279	488	2,306
Alberta.....	2,200	298	470	2,158
British Columbia.....	3,988	2,207	691	2,811
CANADA.....	29,888	8,506	6,869	26,129

TABLE 14.—RENTAL HOUSING UNITS FOR SALE AND SOLD, BY LOCALITY, 1950

Locality	Number of Housing Units for Sale 1946-1950	Number of Housing Units Sold 1946-1949	Housing Units Sold, 1950	
			Number	Purchase Price (\$000)
<i>Metropolitan Areas</i>				
Halifax.....	1,423	512	893	1,454
Hamilton.....	1,202	14	460	1,615
London.....	417	—	51	302
Montreal.....	1,803	515	573	3,238
Ottawa.....	425	82	60	248
Quebec.....	442	80	129	638
Saint John.....	306	150	39	219
St. John's.....	—	—	—	—
Toronto.....	175	—	165	254
Vancouver.....	1,383	844	227	802
Victoria.....	778	336	150	650
Windsor.....	2,220	118	570	1,848
Winnipeg.....	175	28	10	36
Sub-total.....	10,749	2,679	3,327	11,304
<i>Other Major Cities</i>				
Brantford.....	698	144	90	403
Calgary.....	854	9	202	996
Edmonton.....	931	274	195	850
Fort William.....	451	286	58	220
Kingston.....	413	289	30	155
Kitchener.....	214	—	54	311
Regina.....	700	19	184	958
St. Catharines.....	304	—	126	406
Saskatoon.....	850	129	160	752
Sherbrooke.....	135	—	68	281
Sudbury.....	—	—	—	—
Three Rivers.....	57	3	14	112
Sub-total.....	5,607	1,153	1,181	5,444

TABLE 14.—RENTAL HOUSING UNITS FOR SALE AND SOLD,
BY LOCALITY, 1950—continued

Locality	Number of Housing Units for Sale 1946-1950	Number of Housing Units Sold 1946-1949	Housing Units Sold, 1950	
			Number	Purchase Price (\$000)
<i>Other Localities</i>				
Acton.....	50	—	10	42
Almaville.....	10	9	1	4
Amherst.....	150	90	29	63
Arnprior.....	25	—	4	19
Arvida.....	358	358	—	—
Beauharnois.....	100	60	14	46
Bow Island.....	15	15	—	—
Brampton.....	75	—	27	114
Brandon.....	150	—	25	108
Bridgewater.....	3	3	—	—
Brockville.....	52	8	21	133
Brownsburg.....	56	53	1	3
Campbellford.....	30	5	1	5
Cap-de-la-Madeleine.....	100	71	9	28
Charlottetown.....	2	2	—	—
Chatham.....	145	1	40	263
Chicoutimi.....	100	26	42	136
Clinton.....	50	—	10	41
Cobourg.....	20	—	7	29
Cochrane.....	50	—	5	21
Collingwood.....	220	15	46	140
Cornwall.....	127	40	44	173
Cowansville.....	30	—	8	45
Dieppe.....	200	200	—	—
Dundas.....	93	—	69	208
Elmira.....	50	—	2	8
Englehart.....	25	—	6	24
Exeter.....	50	—	17	68
Farnham.....	1	—	—	—
Fort Erie.....	242	143	27	73
Fort Frances.....	25	—	—	—
Fredericton.....	215	—	35	170
Galt.....	150	39	22	95
Gravenhurst.....	50	—	6	25
Guelph.....	186	—	25	152
Hespeler.....	20	—	1	4
Ingersoll.....	35	—	8	33
Jonquiere.....	124	31	18	58
Kamloops.....	165	89	28	126
Kelowna.....	150	69	29	123
Kimberley.....	172	—	88	392
Kirkland Lake.....	100	—	20	79
Lake Cowichan.....	100	—	45	187
Lakeview.....	75	—	75	246
La Tuque.....	75	48	6	19
Leamington.....	100	—	13	56
Lethbridge.....	200	—	37	158
Lindsay.....	125	—	26	105
Liverpool.....	50	38	6	16
Medicine Hat.....	150	—	29	124
Melville.....	75	—	13	51

TABLE 14.—RENTAL HOUSING UNITS FOR SALE AND SOLD,
BY LOCALITY, 1950—continued

Locality	Number of Housing Units for Sale 1946-1950	Number of Housing Units Sold 1946-1949	Housing Units Sold, 1950	
			Number	Purchase Price (\$000)
<i>Other Localities</i>				
Merritton.....	92	—	34	97
Midland.....	100	20	11	39
Moose Jaw.....	350	108	46	186
Nelson.....	50	—	17	77
New Glasgow.....	138	47	19	50
New Liskeard.....	31	—	8	31
Niagara Falls.....	397	105	55	193
Nobel.....	97	97	3	4
North Battleford.....	100	—	15	65
North Bay.....	75	—	43	176
Oakville.....	50	—	12	53
Orillia.....	96	72	9	28
Oshawa.....	122	11	35	125
Owen Sound.....	163	—	34	179
Palmerston.....	30	—	1	4
Paris.....	50	—	3	12
Parry Sound.....	75	30	22	64
Penticton.....	100	89	3	13
Perth.....	50	—	5	21
Peterborough.....	659	486	82	427
Pictou.....	299	299	—	—
Port Arthur.....	200	78	51	206
Port Elgin.....	3	—	—	—
Port Hope.....	122	—	25	103
Preston.....	100	—	19	76
Prince Albert.....	150	—	32	136
Prince George.....	100	—	33	152
Prince Rupert.....	523	523	—	—
Renfrew.....	125	45	23	88
Revelstoke.....	40	—	6	27
Rock Island.....	50	6	44	66
Roseland.....	125	—	47	211
Ste. Therese.....	100	33	17	55
St. Georges de Beauce.....	21	—	—	—
St. Joseph de Sorel.....	150	129	4	12
St. Louis de Courville.....	10	—	—	—
St. Mary's.....	35	—	1	4
St. Paul l'Ermite.....	37	37	—	—
St. Thomas.....	65	—	12	81
Salisbury.....	3	—	3	19
Sault Ste. Marie.....	400	109	48	177
Sarnia.....	510	180	68	373
Sea Island.....	302	257	18	50
Shediac.....	4	—	—	—
Sioux Lookout.....	35	—	—	—
Smith's Falls.....	150	—	22	90
Sorel.....	200	200	—	—
Stellarton.....	5	—	5	30
Stratford.....	108	—	28	188
Sutherland.....	30	—	12	50
Tilbury.....	98	—	12	51

TABLE 14.—RENTAL HOUSING UNITS FOR SALE AND SOLD,
BY LOCALITY, 1950—continued

Locality	Number of Housing Units for Sale 1946-1950	Number of Housing Units Sold 1946-1949	Housing Units Sold, 1950	
			Number	Purchase Price (\$'000)
<i>Other Localities</i>				
Timmins.....	200	—	95	411
Transcona.....	100	22	9	36
Trenton.....	196	—	7	31
Valleyfield.....	10	10	—	—
Walkerton.....	25	—	2	8
Wallaceburg.....	50	25	6	17
Waterloo, P.Q.....	25	21	5	16
Welland.....	780	186	200	524
Wetaskiwin.....	50	—	7	30
Weyburn.....	25	—	8	31
Woodstock, N.B.....	50	—	13	52
Woodstock, Ont.....	35	13	2	7
Yarmouth.....	15	—	7	39
Yorkton.....	125	23	18	77
Sub-total.....	13,532	4,674	2,361	9,381
CANADA.....	29,888	8,506	6,869	26,129

TABLE 15
RENTAL HOUSING UNITS UNDER MANAGEMENT AS AT DECEMBER 31, 1950 (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.....	50	50	—	—	—	—	—	—	—	50	50	—
Prince Edward Island.....	29	29	—	—	—	—	—	—	—	29	29	—
Nova Scotia.....	791	588	10	17	15	—	—	—	—	808	603	10
New Brunswick.....	1,379	1,362	7	205	200	2	—	—	—	1,584	1,562	9
Quebec.....	3,791	3,162	83	536	521	—	210	93	—	4,537	3,776	83
Ontario.....	17,628	14,076	75	532	526	5	219	150	2	18,379	14,752	82
Manitoba.....	3,746	3,746	—	—	—	—	8	5	—	3,754	3,751	—
Saskatchewan.....	2,626	2,622	—	—	—	—	—	—	—	2,626	2,622	—
Alberta.....	2,563	2,503	31	106	106	—	—	—	—	2,669	2,609	31
British Columbia.....	3,551	3,302	45	371	363	1	298	237	5	4,220	3,902	51
CANADA.....	36,154	31,440	251	1,767	1,731	8	735	485	7	38,656	33,656	266

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

TABLE 16—RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY PROVINCE, 1950

Province	New-found-land	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario	Mani-toba	Saskat-chewan	Alberta	British Columbia	CANADA
<i>Gross Revenue (\$000)</i>											
Housing rentals.....	18.6	12.9	407.2	661.3	1,803.7	7,405.0	1,207.6	963.0	1,059.8	1,777.9	15,317.0
Staff houses and cafeterias.....	8.4	—	—	—	—	549.7	—	—	—	—	558.1
Ajax Plant revenue.....	—	—	—	—	—	254.3	—	—	—	—	254.3
Deep River Village revenue.....	—	—	—	—	—	245.6	—	—	—	—	245.6
Sub-Total.....	27.0	12.9	407.2	661.3	1,803.7	8,454.6	1,207.6	963.0	1,059.8	1,777.9	16,375.0
<i>Less: Adjustments to revenue reported in 1949 (not allocated).....</i>	—	—	—	—	—	—	—	—	—	—	8.5
Total.....	—	—	—	—	—	—	—	—	—	—	16,366.5
<i>Expenditures (\$000)</i>											
Physical maintenance of property:											
(a) Wages and materials.....	.1	.2	53.5	93.2	333.9	951.4	82.9	90.5	88.0	262.4	1,956.1
(b) Heat, light, power and water.....	—	—	—	36.3	70.6	99.6	1.8	.1	12.0	87.8	308.2
(c) Extraordinary expenditures.....	—	—	.3	11.7	20.0	91.8	22.8	5.9	1.0	5.3	158.8
(d) Miscellaneous.....	—	—	2.0	1.5	52.7	52.7	2.9	2.8	1.1	37.6	153.3
Cost of operating staff houses and cafeterias.....	8.9	—	—	—	—	559.4	—	—	—	—	568.3
Ajax Plant operating expenses.....	—	—	—	—	—	383.5	—	—	—	—	383.5
Deep River Village operating expenses.....	—	—	—	—	—	395.4 ⁽¹⁾	—	—	—	—	395.4 ⁽¹⁾
Municipal charges.....	1.2	2.1	40.1	87.5	256.2	957.3	153.5	98.8	126.8	158.5	1,882.0
Provision for fire loss.....	.1	.1	2.5	3.3	8.2	40.2	7.2	5.6	5.6	9.1	81.9
Provision for uncollectable rents.....	—	—	.9	1.0	11.5	11.9	.6	1.2	1.7	11.7	40.5
Sub-Total.....	10.3	2.4	99.3	234.5	753.1	3,543.2	271.7	204.9	236.2	572.4	5,928.0
Add: 1950 expenditures not allocated	—	—	—	—	—	—	—	—	—	—	17.8
Add: Adjustments to expenditures reported in 1949 (not allocated)	—	—	—	—	—	—	—	—	—	—	9.7
Total.....	—	—	—	—	—	—	—	—	—	—	5,955.5
Net Income before adjustments (\$000)	16.7	10.5	307.9	426.8	1,050.6	5,010.4	935.9	758.1	823.6	1,205.5	10,546.0
Less: Net Adjustments.....	—	—	—	—	—	—	—	—	—	—	36.0
Net Income (\$000).....	—	—	—	—	—	—	—	—	—	—	10,510.0
Number of Housing Units ⁽²⁾	50	29	805	1,581	4,494	18,379	3,754	2,626	2,669	4,220	38,607

(1) Before providing for \$99,000.00 to be contributed by Atomic Energy Commission for operating loss at Deep River.

(2) Excluding housing units acquired under agreements with builders and being held for sale.

TABLE 17
RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1950

Metropolitan Areas	Hali- fax (1)	Ham- ilton (2)	Lon- don (3)	Mont- real (4)	Ota- tawa (5)	Que- bec (6)	Saint John (7)	St. John's (8)	Van- couver (9)	Vic- toria (10)	Win- sor (11)	Win- nipeg (12)	Sub- Total
Gross Revenue (\$000)													
Housing rentals	287.5	575.1	338.0	1,294.2	662.3	205.4	367.9	18.6	509.2	313.8	1,259.1	1,084.9	7,934.2
Staff houses and cafeterias	—	341.7	—	—	169.6	—	—	8.4	17.2	—	—	—	536.9
Ajax Plant revenue	—	—	—	—	—	—	—	—	—	—	—	—	—
Deep River Village revenue	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	287.5	916.8	338.0	1,294.2	831.9	205.4	367.9	27.0	526.4	313.8	1,259.1	1,084.9	8,471.1
Expenditures (\$000)													
Physical maintenance of property:													
(a) Wages and materials	30.5	39.2	50.8	226.9	142.8	60.7	72.7	.1	102.5	46.2	120.0	73.6	1,148.1
(b) Heat, light, power and water	—	4.7	7.1	52.8	59.6	16.8	36.3	—	57.9	17.4	1.1	1.8	270.5
(c) Extraordinary expenditures	—	11.1	7.7	13.7	10.2	2.8	10.4	—	2.2	2.7	12.6	22.3	86.7
(d) Miscellaneous	1.0	5.5	2.1	19.4	13.7	29.3	.6	—	26.7	8.6	3.9	2.9	122.2
Cost of operating staff houses and cafeterias	—	349.3	—	—	178.1	—	—	8.9	—	—	—	—	550.6
Ajax Plant operating expenses	—	—	—	—	—	—	—	—	—	—	—	—	—
Deep River Village operating expenses	—	—	—	—	—	—	—	—	—	—	—	—	—
Municipal charges	24.5	26.6	55.6	182.2	76.9	30.5	50.4	1.2	91.3	23.9	220.9	141.0	1,028.8
Provision for fire loss	1.8	4.0	1.4	5.7	3.1	.8	1.7	1.1	4.9	1.7	6.7	6.4	41.0
Provision for uncollectable rents .....	.1	.1	.7	6.4	1.2	2.1	.8	—	.4	1.6	2.2	.5	24.9
Total	57.9	440.5	118.4	507.1	485.6	143.0	172.9	10.3	234.7	100.1	367.4	248.5	3,272.8
Net Income (\$000)	229.6	476.3	219.6	787.1	346.3	62.4	195.0	16.7	291.7	213.7	891.7	836.4	5,198.3
Number of Housing Units	495	1,526	687	2,857	1,381	418	801	50	1,135	702	3,139	3,404	19,054

(1)—Includes Liverpool and Yarmouth.

(2)—Includes Dundas and Oakville.

(3)—Includes Ingersoll, Lucan, St. Thomas and Woodstock.

(4)—Includes Brownsburg, Ste. Therese and Pointe aux Trembles.

(5)—Includes Aylmer, P.Q. and Cornwall.

(6)—Includes St. Georges de Beauce.

(7)—Includes Woodstock.

(8)—Includes Brampton, Malton and Newmarket.

(9)—Includes Sea Island.

(10)—Includes Lake Cowichan, Courtenay and Cumberland.

(11)—Includes Selkirk and Transcona.

TABLE 17
RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1950. — Continued

Other Major Cities	Brantford (1)	Calgary (2)	Ed- mon- ton (3)	Fort Wil- liam (4)	King- ston (5)	Kitch- ener (6)	Re- gina (7)	St. Cath- arines (8)	Saska- toon (9)	Sher- brooke (10)	Sud- bury (11)	Three Rivers (12)	Sub- Total
<i>Gross Revenue (\$000)</i>													
Housing rentals.....	264.2	387.7	429.9	200.8	139.5	292.4	311.9	357.2	234.3	94.7	—	49.1	2,761.7
Staff houses and cafeterias.....	—	—	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant revenue.....	—	—	—	—	—	—	—	—	—	—	—	—	—
Deep River Village revenue.....	—	—	—	—	—	—	—	—	—	—	—	—	—
Total.....	264.2	387.7	429.9	200.8	139.5	292.4	311.9	357.2	234.3	94.7	—	49.1	2,761.7
<i>Expenditures (\$000)</i>													
Physical maintenance of property:													
(a) Wages and materials.....	27.3	20.9	47.5	21.8	28.2	29.3	33.8	30.0	20.3	8.1	—	11.9	279.1
(b) Heat, light, power and water.....	6.9	—	12.0	—	4.0	—	—	—	1.1	.6	—	.1	23.7
(c) Extraordinary expenditures.....	1.4	1.0	—	7.3	3.1	11.6	.8	.7	4.6	1.5	—	2.0	34.0
(d) Miscellaneous.....	6.8	.3	.8	.5	5.3	1.0	1.3	.8	.8	.3	—	.1	18.0
Cost of operating staff houses and cafeterias.....	—	—	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant operating expenses.....	—	—	—	—	—	—	—	—	—	—	—	—	—
Deep River Village operating expenses.....	—	—	—	—	—	—	—	—	—	—	—	—	—
Municipal charges.....	18.0	49.4	49.3	27.5	24.2	33.8	28.3	23.1	26.2	13.3	—	9.7	302.8
Provision for fire loss.....	1.5	2.1	2.1	1.1	.5	1.4	1.8	2.3	1.5	.5	—	.2	15.0
Provision for uncollectable rents.....	.2	.5	1.2	1.0	.4	.4	—	.4	.3	.5	—	.2	5.1
Total.....	62.1	74.2	112.9	59.2	65.7	77.5	66.0	57.3	53.8	24.8	—	24.2	677.7
Net Income (\$000).....	202.1	313.5	317.0	141.6	73.8	214.9	245.9	299.9	180.5	69.9	—	24.9	2,084.0
Number of Housing Units.....	691	940	1,045	509	237	659	851	1,009	674	188	—	93	6,896

(1)—Includes Merrittton, Niagara-on-the-Lake and Thorold.

(2)—Includes Sutherland.

(3)—Includes Cowansville, Farnham, Rock Island and Waterloo.

(4)—Includes Brockville and Napanee.

(5)—Includes Elmira, Galt, Preston and Waterloo.

TABLE 17
RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1950. — Continued

Other Localities	Ajax (1)	Am- herst	Brant- don	Camp- bellton	Char- lotte- town	Chicou- timi (2)	Colling- wood (3)	Deep River	DeSala- berry (4)	Dryden (5)	Fernie
<i>Gross Revenue (\$000)</i>											
Housing rentals.....	335.8	29.0	86.7	42.8	12.9	53.8	160.9	—	77.7	31.9	18.0
Staff houses and cafeterias.....	21.2	—	—	—	—	—	—	—	—	—	—
Ajax Plant revenue.....	254.3	—	—	—	—	—	—	245.6	—	—	—
Deep River Village revenue.....	—	—	—	—	—	—	—	—	—	—	—
Total.....	611.3	29.0	86.7	42.8	12.9	53.8	160.9	245.6	77.7	31.9	18.0
<i>Expenditures (\$000)</i>											
Physical maintenance of property:											
(a) Wages and materials.....	49.7	6.5	7.5	3.4	.2	16.4	29.6	—	9.9	4.3	3.9
(b) Heat, light, power and water.....	.7	—	—	—	—	.3	.1	—	—	—	2.4
(c) Extraordinary expenditures.....	.5	.3	—	—	—	—	12.0	—	—	3.1	—
(d) Miscellaneous.....	.6	.3	—	.1	—	3.6	.3	—	—	—	—
Cost of operating staff houses and cafeterias.....	17.7	—	—	—	—	—	—	—	—	—	—
Ajax Plant operating expenses.....	383.5	—	—	—	—	—	—	—	—	—	—
Deep River Village operating expenses.....	—	—	—	—	—	—	—	395.4(6)	—	—	—
Municipal charges.....	82.9	2.6	11.3	7.2	2.1	6.8	19.1	—	8.9	4.0	—
Provision for fire loss.....	1.9	.2	.5	.2	.1	.3	.9	—	.5	.1	.1
Provision for uncollectable rents.....	.1	.1	—	—	—	1.5	.4	—	.8	—	—
Total.....	537.6	10.0	19.3	10.9	2.4	28.9	62.4	395.4	20.1	11.5	6.4
Net Income (\$000).....	73.7	19.0	67.4	31.9	10.5	24.9	98.5	50.8	57.6	20.4	11.6
Number of Housing Units.....	1,017	66	225	97	29	163	401	452	241	85	44

(1)—Includes Oshawa and Uxbridge.

(2)—Includes Jonquiere.

(3)—Includes Chesley, Meaford and Owen Sound.

(4)—Includes Beauharnois.

(5)—Includes Sioux Lookout.

(6)—Before providing for \$99,000.00 to be contributed by Atomic Energy Commission for operating loss at Deep River.

TABLE 17

RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1950. — Continued

Other Localities	Fort Frances	Freder- icton	Gerald- ton	Guelph (¹)	Kel- owna	Kenora	Kim- berley (²)	Kirkland Lake (³)	Lea- mington (⁴)	Leth- bridge
<i>Gross Revenue (\$000)</i>										
Housing rentals.....	15.2	154.9	34.6	185.1	20.1	12.9	56.9	151.7	147.2	118.0
Staff houses and cafeterias.....	—	—	—	—	—	—	—	—	—	—
Ajax Plant revenue.....	—	—	—	—	—	—	—	—	—	—
Deep River Village revenue.....	—	—	—	—	—	—	—	—	—	—
Total.....	15.2	154.9	34.6	185.1	20.1	12.9	56.9	151.7	147.2	118.0
<i>Expenditures (\$000)</i>										
Physical maintenance of property:										
(a) Wages and materials.....	1.9	13.0	2.3	18.8	5.8	.7	.8	46.2	12.9	4.0
(b) Heat, light, power and water.....	—	—	—	.3	2.4	—	.3	.1	—	—
(c) Extraordinary expenditures.....	—	—	2.0	.5	.5	.1	—	.2	.3	—
(d) Miscellaneous.....	—	.3	—	—	—	—	—	1.0	.1	—
Cost of operating staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—
Ajax Plant operating expenses.....	—	—	—	—	—	—	—	—	—	—
Deep River Village operating expenses.....	—	—	—	—	—	—	—	—	—	—
Municipal charges.....	2.0	20.6	—	20.3	2.2	.7	1.7	6.6	20.9	12.9
Provision for fire loss.....	.1	.8	.2	1.0	.2	.1	.4	.9	.7	.7
Provision for uncollectable rents.....	—	.2	—	.6	—	.1	—	.7	.6	—
Total.....	4.0	34.9	4.5	41.5	11.1	1.7	3.2	55.7	35.5	17.6
Net Income (\$000).....	11.2	120.0	30.1	143.6	9.0	11.2	53.7	96.0	111.7	100.4
Number of Housing Units.....	50	380	100	494	53	44	114	359	322	313

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

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

(2)—Includes Cranbrook.

(4)—Includes Chatham, Essex, Tilbury and Wheatley.

TABLE 17
RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1950. — Continued

Other Localities	Lloyd- minster	Medicine Hat (1)	Mel- ville	Mon- ton (2)	Moose Jaw	Nanaimo	New Glasgow (3)	Niagara Falls (4)	North Battle- ford	North Bay (5)	Orillia (6)
<i>Gross Revenue (\$000)</i>											
Housing rentals.....	22.6	91.7	21.0	95.7	106.9	12.9	90.7	160.7	48.2	30.5	94.9
Staff houses and cafeterias.....	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant revenue.....	—	—	—	—	—	—	—	—	—	—	—
Deep River Village revenue.....	—	—	—	—	—	—	—	—	—	—	—
Total.....	22.6	91.7	21.0	95.7	106.9	12.9	90.7	160.7	48.2	30.5	94.9
<i>Expenditures (\$000)</i>											
Physical maintenance of property:											
(a) Wages and materials.....	.4	15.3	3.6	4.1	13.7	3.8	16.5	20.6	6.4	11.3	2.8
(b) Heat, light, power and water.....	—	—	—	1.3	—	3.8	—	7.3	.1	—	1.3
(c) Extraordinary expenditures.....	—	—	—	.5	.7	1.8	.7	.3	—	—	—
(d) Miscellaneous.....	—	—	—	—	—	—	—	—	—	—	—
Cost of operating staff houses and cafeterias.....	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant operating expenses.....	—	—	—	—	—	—	—	—	—	—	—
Deep River Village operating expenses.....	—	—	—	—	—	—	—	—	—	—	—
Municipal charges.....	3.8	9.8	2.0	9.3	7.5	.5	13.0	15.3	3.7	.8	9.7
Provision for fire loss.....	.1	.5	.1	.6	.6	.1	.5	.9	.3	.2	.6
Provision for uncollectable rents.....	.1	—	.1	—	—	—	.7	.2	—	.1	.1
Total.....	4.4	25.6	5.8	15.8	22.5	10.0	31.4	44.6	10.5	12.4	14.5
Net Income (\$000).....	18.2	66.1	15.2	79.9	84.4	2.9	59.3	116.1	37.7	18.1	80.4
Number of Housing Units.....	50	246	62	303	296	22	244	436	135	55	282

(1)—Includes Redcliff.

(2)—Includes Port Elgin.

(3)—Includes Stellarton and Trenton.

(4)—Includes Fort Erie.

(5)—Includes New Liskeard.

(6)—Includes Barrie, Bracebridge, Gravenhurst, Midland and Penetanguishene.

TABLE 17
RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1950. — Continued

Other Localities	Parry Sound (1)	Penticton	Peterborough (2)	Portage la Prairie	Port Alberni	Prince Albert	Prince George	Red Deer (3)	Renfrew (4)	Sarnia (5)
<i>Gross Revenue (\$000)</i>										
Housing rentals.....	27.4	45.8	366.9	36.0	52.2	82.4	28.6	32.5	76.9	202.5
Staff houses and cafeterias.....	—	—	—	—	—	—	—	—	—	—
Ajax Plant revenue.....	—	—	—	—	—	—	—	—	—	—
Deep River Village revenue.....	—	—	—	—	—	—	—	—	—	—
Total.....	27.4	45.8	366.9	36.0	52.2	82.4	28.6	32.5	76.9	202.5
<i>Expenditures (\$000)</i>										
Physical maintenance of property:										
(a) Wages and materials.....	1.9	3.9	27.5	1.8	2.8	6.9	2.9	.3	7.9	34.2
(b) Heat, light, power and water.....	.2	—	.4	.5	—	.4	—	—	.6	—
(c) Extraordinary expenditures.....	.3	—	.3	—	—	—	—	—	—	.5
(d) Miscellaneous.....	—	—	—	—	—	—	—	—	—	—
Cost of operating staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—
Ajax Plant operating expenses.....	—	—	—	—	—	—	—	—	—	—
Deep River Village operating expenses.....	—	—	—	—	—	—	—	—	—	—
Municipal charges.....	1.9	2.0	49.0	1.2	.1	7.5	2.7	5.4	7.9	29.7
Provision for fire loss.....	.2	.2	1.9	.3	.3	.5	.2	.2	.4	1.0
Provision for uncollectable rents.....	—	—	.7	.1	.5	.7	.3	—	.2	.1
Total.....	4.5	6.1	79.8	3.9	3.7	16.0	6.1	5.9	17.0	65.5
Net Income (\$000).....	22.9	39.7	287.1	32.1	48.5	66.4	22.5	26.6	59.9	137.0
Number of Housing Units.....	89	107	878	125	150	218	67	125	192	465

(1)—Includes Nobel.

(2)—Includes Cobourg, Lindsay and Port Hope.

(3)—Includes Ponoka.

(4)—Includes Arnprior and Pembroke.

(5)—Includes Wallaceburg.

TABLE 17
RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1950. — Continued

Other Localities	Sault Ste. Marie	Smith's Falls	Stratford	Swift Current	Trail	Trenton, Ontario	Val d'Or	Ver non	Well land	Wey burn	York ton	Sub-Total	CANADA
<i>Gross Revenue (\$000)</i>													
Housing rentals.....	131.2	64.4	269.0	32.9	122.1	146.4	28.8	89.3	161.1	28.9	73.9	4,621.1	15,317.0
Staff houses and cafeterias.....	—	—	—	—	—	—	—	—	—	—	—	21.2	558.1
Ajax Plant revenue.....	—	—	—	—	—	—	—	—	—	—	—	254.3	254.3
Deep River Village revenue.....	—	—	—	—	—	—	—	—	—	—	—	245.6	245.6
Sub-Total.....	131.2	64.4	269.0	32.9	122.1	146.4	28.8	89.3	161.1	28.9	73.9	5,142.2	16,375.0
Less: Adjustments to revenue reported in 1949 (not allocated).....	—	—	—	—	—	—	—	—	—	—	—	—	8.5
Total.....	—	—	—	—	—	—	—	—	—	—	—	—	16,366.5
<i>Expenditures (\$000)</i>													
Physical maintenance of property:													
(a) Wages and materials.....	11.8	3.0	21.1	.1	3.8	18.9	—	6.4	32.1	2.9	2.4	528.9	1,956.1
(b) Heat, light, power and water.....	.1	—	—	—	6.0	—	—	—	—	—	—	14.0	308.2
(c) Extraordinary expenditures.....	.4	.5	2.9	—	—	1.2	—	—	—	—	—	38.1	158.8
(d) Miscellaneous.....	.4	—	—	—	—	—	—	—	.3	—	—	13.1	153.3
Cost of operating staff houses and cafeterias.....	—	—	—	—	—	—	—	—	—	—	—	17.7	568.3
Ajax Plant operating expenses.....	—	—	—	—	—	—	—	—	—	—	—	383.5	383.5
Deep River Village operating expenses.....	—	—	—	—	—	—	—	—	—	—	—	—	—
Municipal charges.....	9.0	5.3	34.4	5.5	10.9	12.1	4.8	10.7	27.8	4.3	—	395.4 ⁽⁸⁾	395.4 ⁽⁸⁾
Provision for fire loss.....	.8	.4	1.4	.1	.6	.8	.2	.4	1.0	.2	—	550.4	1,882.0
Provision for uncollectable rents.....	—	—	—	—	.4	.5	—	.1	.5	—	—	25.9	81.9
Sub-Total.....	22.5	9.2	59.8	5.7	21.7	33.5	5.0	17.6	61.7	7.4	12.8	1,977.5	5,928.0
Add: 1950 expenditures not allocated.....	—	—	—	—	—	—	—	—	—	—	—	—	17.8
Add: Adjustments to expenditures reported in 1949 (not allocated).....	—	—	—	—	—	—	—	—	—	—	—	—	—
Total.....	—	—	—	—	—	—	—	—	—	—	—	—	9.7
Net Income before adjustments (\$000)	108.7	55.2	209.2	27.2	100.4	112.9	23.8	71.7	99.4	21.5	61.1	3,263.7	10,546.0
Less: Net Adjustments.....	—	—	—	—	—	—	—	—	—	—	—	—	36.0
Net Income (\$000).....	—	—	—	—	—	—	—	—	—	—	—	—	10,510.0
Number of Housing Units.....	367	198	675	75	286	441	128	216	410	67	198	12,657	38,607

(1)—Includes Carleton Place and Perth.

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

(3)—Includes Nelson and Roseland.

(4)—Includes Belleville, Campbellford and Stirling.

(5)—Includes Rouyn.

(6)—Includes Revelstoke and Kamloops.

(7)—Including Kamsack

(8)—Before providing for \$99,000.00 to be contributed by Atomic Energy Commission for operating loss at Deep River.

TABLE 18
EXPENDITURES ON HOUSING RESEARCH AND
COMMUNITY PLANNING, 1946-1950

Type of Expenditure	1946 \$	1947 \$	1948 \$	1949 \$	1950 \$
<i>Central Mortgage and Housing Corporation</i>					
Economic and Related Research....	45,656	92,648	99,837	99,649	72,997
Housing Investigations.....	—	—	—	—	23,428
Architectural Investigations.....	2,996	65,417	10,877	92,966	19,202
Community Planning.....	17,305	34,182	5,986	2,296	7,244
Information Services.....	2,923	41,427	30,079	9,738	27,373
Sub-Total.....	68,880	233,674	146,779	204,649	150,244
<i>Grants to Other Government Departments and Institutions</i>					
Economic and Related Research....	39,138	33,330	24,345	7,853	8,699
Housing Investigations.....	—	—	34,889	32,043	26,535
Architectural Investigations.....	—	11,222	—	5,800	—
Community Planning.....	52,357	88,201	78,398	50,567	57,742
Information Services.....	—	—	—	—	—
Sub-Total.....	91,495	132,753	137,632	96,263	92,976
<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
Housing Investigations.....	—	—	34,889	32,043	49,963
Architectural Investigations.....	2,996	76,639	10,877	98,766	19,202
Community Planning.....	69,662	122,383	84,384	52,863	64,986
Information Services.....	2,923	41,427	30,079	9,738	27,373
Total.....	160,375	366,427	284,411	300,912	243,220

PART II
OTHER HOUSING OPERATIONS

TABLE 19
APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF HOUSING FOR THE
DEPARTMENT OF NATIONAL DEFENCE, BY PROVINCE, 1950

Province	Appropriations		Expenditures During the Year				Construction Progress of Housing Operations			
	Unex- pended as of Dec. 31, 1949 (1) (\$000)	Ap- proved during 1950 (\$000)	Unex- pended as of Dec. 31, 1950 (\$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, 1950
Newfoundland.....	-65	152	-43	119	—	11	130	—	22	—
Prince Edward Island.....	672	1,297	636	1,208	—	125	1,333	105	159	96
Nova Scotia.....	888	7,699	5,475	2,456	—	656	3,112	626	220	626
New Brunswick.....	453	1,892	1,039	1,024	—	282	1,306	183	123	160
Quebec.....	1,797	2,798	3,428	1,101	—	66	1,167	130	100	130
Ontario.....	11,514	17,305	16,356	10,704	—	1,759	12,463	1,458	1,184	1,451
Manitoba.....	3,506	3,059	2,903	3,307	—	355	3,662	101	289	296
Saskatchewan.....	—	—	—	—	—	—	—	—	—	—
Alberta.....	3,220	3,426	3,837	2,563	—	246	2,809	279	176	352
British Columbia.....	5,850	5,502	7,205	3,144	—	1,003	4,147	554	305	513
Yukon, Northwest Territories and Labrador.....	1,579	3,766	2,850	2,495	—	—	2,495	278	191	277
CANADA.....	29,414	46,896	43,686	28,121	—	4,503	32,624	3,714	2,769	3,901

(1)—To give effect to revised 1949 appropriations for Buckmaster's Field and Kenna's Hill conversions.

TABLE 20—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF HOUSING FOR THE DEPARTMENT OF NATIONAL DEFENCE, BY LOCALITY, 1950

Locality	Appropriations		Expenditures During the Year				Construction Progress of Housing Operations			
	Unex- pended as of Dec. 31, 1949 (\$'000)	Ap- proved during 1950 (\$'000)	Unex- pended as of Dec. 31, 1950 (\$'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, 1949	Number of Housing Units Com- pleted	Number of Housing Units under Construc- tion as at December 31, 1950
Albro Lake (Halifax Co.), N.S.	157	23	18	86	—	76	162	30	30	—
Bagotville, P.Q.	1,157	1,266	2,145	278	—	—	278	—	50	50
Barriefield, Ont.	2,464	2,566	3,261	1,416	—	353	1,769	24	70	414
Belmont Park (Esquimalt), B.C.	3,088	1,267	2,706	1,117	—	532	1,649	—	—	356
Bouchard, P.Q.	—	33	33	—	—	—	—	—	—	—
Boundary Bay, B.C.	—	332	140	155	—	37	192	—	—	35
Buckmaster's Field (St. John's), Nfld.	29	33	20	24	—	—	24	—	—	—
Calder (Edmonton), Alta.	34	—	6	25	—	3	28	4	4	—
Camp Borden, Ont.	1,674	2,764	2,656	1,588	—	194	1,782	292	254	228
Canadian Service College (Esquimalt, B.C.)	144	—	12	94	—	38	132	20	20	—
Centralia, Ont.	628	2,139	1,401	1,106	—	260	1,366	135	84	226
Chatham, N.B.	453	1,589	879	893	—	270	1,163	100	75	52
Chilliwack, B.C.	851	536	544	692	—	151	843	100	90	55
Clinton, Ont.	417	180	231	325	—	41	366	95	95	—
Cornwallis (Annapolis Co.), N.S.	396	—	73	248	—	75	323	100	100	—
Coverdale, N.B.	—	228	142	76	—	10	86	—	24	24
Currie Barracks (Calgary), Alta.	2,053	1,598	1,421	1,421	—	106	1,527	102	82	168
Currie Field (Calgary), Alta.	305	—	70	173	—	62	235	50	50	35
Debert, N.S.	—	142	39	89	—	14	103	—	15	15 *
Edmonton, Alta.	—	1,338	994	341	—	3	344	—	—	52
Esquimalt, B.C.	656	143	173	486	—	140	626	109	115	15
Gloucester (Carleton Co.), Ont.	83	—	—	73	—	10	83	12	12	—
Greenwood, N.S.	349	1,621	597	1,177	—	196	1,373	90	90	140
Kenna's Hill (St. John's), Nfld.	36	119	23	95	—	11	106	22	22	—
McGivney, N.B.	—	75	18	55	—	2	57	—	8	8
Namao, Alta.	828	2,857	2,708	889	—	88	977	93	40	97

TABLE 20—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF HOUSING FOR THE DEPARTMENT OF NATIONAL DEFENCE, BY LOCALITY, 1950. — Continued

Locality	Appropriations		Expenditures During the Year				Construction Progress of Housing Operations			
	Unex- pended as of Dec. 31, 1949 (\$000)	Ap- proved during 1950 (\$000)	Unex- pended as of Dec. 31, 1950 (\$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, 1950
North Bay, Ont.	—	1,711	1,674	36	—	1	37	—	—	—
Petawawa, Ont.	1,501	1,012	950	1,491	—	72	1,563	44	250	44
Picton, Ont.	1,605	1,180	396	1,208	—	181	1,389	156	168	32
Rivers, Man.	725	1,532	1,121	1,054	—	82	1,136	101	48	152
Rockcliffe (Ottawa), Ont.	1,351	3,470	3,323	1,219	—	279	1,498	95	120	135
St. Hubert, P.Q.	640	840	591	823	—	66	889	80	100	80
Saanich, B.C.	1,037	—	1,037	—	—	—	—	—	—	—
Sea Island, B.C.	74	736	421	312	—	77	389	52	35	52
Shearwater, N.S.	—	420	346	62	—	12	74	—	—	—
Shilo, Man.	2,244	620	1,267	1,465	—	132	1,597	300	156	144
Suffield, Alta.	—	907	377	455	—	75	530	76	—	76
Summerside, P.E.I.	672	1,297	635	1,209	—	125	1,334	150	159	96
Trenton, Ont.	1,791	3,283	2,463	2,243	—	368	2,611	338	131	372
Tuft's Cove (Halifax Co.), N.S.	-13	5,614	4,511	796	—	294	1,090	471	—	471
Valcartier, P.Q.	—	659	659	—	—	—	—	—	—	—
Winnipeg, Man.	536	—	138	331	—	67	398	—	85	—
Yukon, Northwest Territories and Labrador ⁽¹⁾	1,579	3,766	2,850	2,495	—	—	2,495	278	191	277
CANADA	29,414	46,896	43,686	28,121	—	4,503	32,624	3,714	2,769	3,901

(1)—Work complete and final settlement made with Department of National Defence during 1950. Married Quarters were constructed at the following isolated northern sites: Aklavik, Churchill, Dawson City, Mayo, Fort Nelson, Fort Smith, Lac Brochet, Mile 1202, Norman Wells, Whitehorse, Yellowknife, North West Staging Route and Goose Bay.

TABLE 21
APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, 1950

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.....	2	38	7	212	18	237
Quebec.....	61	1,899	598	11,789	1,126	13,513
Ontario.....	14	522	141	3,275	383	3,799
Manitoba.....	1	11	—	58	5	63
Saskatchewan.....	—	—	—	—	—	—
Alberta.....	—	—	—	—	—	—
British Columbia.....	—	—	—	—	—	—
CANADA.....	78	2,470	746	15,334	1,532	17,612

