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no. 43

Annual Report

TO THE
MINISTER OF RESOURCES AND DEVELOPMENT

For the Year 1949



CENTRAL MORTGAGE AND HOUSING CORPORATION

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February 24th, 1950.

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 1949. In accordance with the by-laws of the Corporation I also send you the Accounts for the year 1949 which have been signed by the President and Chief Accountant and certified by the auditors of the Corporation.

More new houses were completed in 1949 than in any previous year. About 91,000 new units became available for occupancy, which is nearly double the 1938-39 average and 10,000 units more than in 1948, the previous house building peak in Canada. For the first time since the war ended the number of houses completed exceeded significantly net family formation; that is, the number of new families formed less the number of families dissolved. In fact, 11,000 more houses were completed than the net increase in the number of families, thus cutting substantially into the backlog of housing demand.

As shown by Figure 1, dwellings completed in 1928 and 1929 exceeded net family formation by about 16,000 units annually. During the 'thirties the excess of new residential units over the number of families added averaged about 7,000 units annually. During the years 1940 to 1946 inclusive the number of families added exceeded new residential units by an annual average of about 20,000 units which is one of the main reasons for the present shortage of houses.

A characteristic of post-war house building in Canada has been successive increases in the number of houses started each year in comparison with the previous year. This trend did not continue in 1949. In the first and fourth quarters residential starts were higher than in comparable periods in 1948, but in the second and third quarters starts were 8% lower. For the year as a whole housing starts were 93,000 units, close to but slightly below the 1948 level of 95,000 housing starts.

British Columbia continued to lead other regions of Canada in over-all housing completions per capita during 1949, followed by Ontario, the Prairies, Quebec and the Maritimes. Regional variations in total com-

pletions reflect population growth and economic activity to a large extent, but they are affected also by the greater need for new housing units in urban than in rural areas. In urban housing, as represented by communities of 5,000 population or over, the Prairie Provinces had a higher per capita completion rate than other regions, and Quebec's rate exceeded that of Ontario. Comparative figures showing completions per thousand population, by region, based upon 1948 population estimates are:

REGION	ALL AREAS		CENTRES OF 5,000 POPULATION AND OVER	
	1948	1949	1948	1949
British Columbia..	10.3	9.7	12.9	10.9
Prairies.....	6.0	7.5	10.5	12.5
Ontario.....	6.7	7.7	6.1	8.3
Quebec.....	5.6	6.4	6.2	8.7
Maritimes (excluding Nfld.)	4.4	4.5	4.4	6.0
Canada.....	6.3	7.2	7.3	9.1

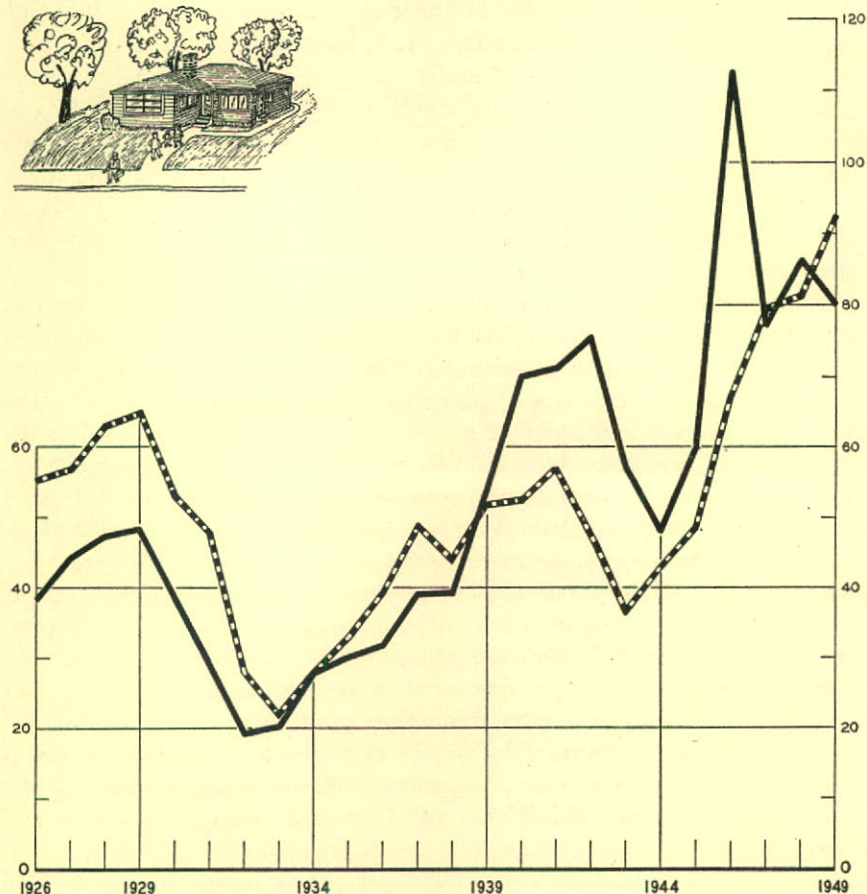
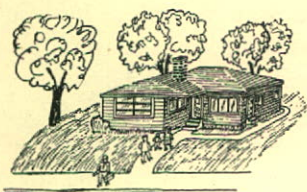
The supply of building materials of all types, with the possible exception of cement, was easier in 1949 than in 1948. In aggregate, the volume of production of building materials was about seven per cent above 1948, although this aggregate increase represents both increases and decreases in the production of particular items. The construction labour force during 1949 is estimated to have averaged about 348,000, or about 14 per cent greater than in 1948. House building, as a proportion of total construction, remained at approximately 40 per cent.

The continuous upward trend in building costs levelled out during the year. The wholesale price index of residential building materials, with 1939 being equal to 100, reached a peak of 225 in February, 1949, and declined to a low of 221 in September, 1949. From then until the end of the year there was little change in the index. The annual average index for 1949 is estimated at 223, or about five per cent above the average for 1948. Wage rates of construction workers rose slowly during 1949. The annual average is estimated at 185, or about six per cent higher than in 1948. The weighted index of residential building materials and construction wage rates was about five per cent above that of 1948.

Although houses of a higher price class have not been selling in 1949 as freely as in 1948, there is little change in the effective demand during 1949 for houses costing up to \$10,000. Our records of completed but unsold houses in the larger communities show a small but not a significant increase. For the moment, at least, builders are not having difficulty in selling small houses. The changes in Rental Regulations which have had the

effect of permitting an increase in ceiling rents by 18 per cent and 22 per cent, have resulted in increased interest in home ownership.

Although houses cost about twice as much as before the war, more houses, both new and old, are being purchased than ever before. Higher sale prices, down payments and subsequent carrying charges have not been sufficient to reduce effective demand below that required to absorb new residential construction. Physical need for housing by a rapidly increasing number of families is one reason for this buoyant demand. Other reasons are the high level of personal savings available to make down



NET FAMILY FORMATION AND HOUSING COMPLETIONS,
CANADA, 1926-1949

(IN THOUSANDS OF UNITS)

— NET FAMILY FORMATION

- - - HOUSING COMPLETIONS

payments, as well as disposable personal income sufficient to finance the monthly debt service of principal, interest and taxes.

The Federal Government's direct participation in the 1949 housing programme of about 7,800 completions of rental units for veterans and 2,000 units for married personnel of the three Armed Services, represented about 11 per cent of all completions. About 24 per cent of all completions was financed under the National Housing Act. Another 18 per cent was financed by lending institutions by way of conventional mortgage loans without the benefit of the National Housing Act. About one half of the 1949 programme was the result of financing and other assistance by lending institutions and Government. The balance of the housing programme was planned, initiated and built by private individuals without the benefit of financing by lending institutions or public assistance in any form. This is a most important sector of the housing programme, and one which will in large measure determine the buoyancy of new housing starts in 1950.

In 1949 one phase of Government's direct participation in housing declined while another was expanding. The veterans' rental housing programme, which involved commitments for 8,807 units in 1948, was reduced to 4,766 units in 1949. The reduction was occasioned by a declining interest and by inability of some municipalities to enter into agreements requiring land and financial participation by municipalities. On the other hand, the construction of rental units for married personnel of the three Armed Services, which in 1948 involved 2,000 units, and had been carried out directly by the Department of National Defence, was entrusted to this Corporation in 1949. The 1949 programme involved 4,698 units, of which starts were made upon 3,005 units by the end of the year. Because of the mobility requirements of military personnel, members of the Armed Services are in a most difficult situation with respect to housing. In many cases families are separated, and in other cases married personnel live in houses far distant from the locale of their duties. Not only will this married quarters programme meet needs in the services, but will also afford general relief by way of extra rental units. Rental accommodation for Armed Service personnel will release rental accommodation for civilians in urban centres near naval establishments, army camps and air stations.

The 1949 amendments to the National Housing Act enable the Federal Government, with this Corporation as its agent, to undertake housing developments jointly with any province. Projects may take the form of the development of land and the construction of housing projects for sale or for rent. The capital costs, as well as operating profits or losses, are to be shared 25 per cent by the province and 75 per cent by the Federal Govern-

ment. Although these provisions were not law until December 10th, 1949, preliminary conversations have taken place with the provinces and there is indication that four or five of the provinces will be seeking legislation so that they may join with the Federal Government in such housing development.

Some of the provinces share our view that privately initiated residential construction, with and without assistance of the National Housing Act, is being limited because of the shortage of serviced land. This is now the case in most metropolitan communities, particularly where a number of municipalities are involved. It is likely that participating provinces will join the Federal Government in seeking the co-operation of the municipalities to remedy this situation, and that the development of serviced land will be financed under the partnership arrangement.

There have been discussions with the provinces upon ways and means to ensure a continuing supply of houses for home ownership and home owners. The view is held by some provinces that as much of the housing need as possible should be met by way of home ownership, rather than embarking upon a large amount of rental housing which at the present time is likely to require heavy annual subsidies. It is felt that steps to promote more home ownership to a wider constituency should avoid competition and over-lapping with the efforts of builders and individuals. To this end it is felt that participation by the partnership should take the form of guarantees to the builder and assistance in the financing of down payments rather than direct ownership of houses for sale by the Federal and Provincial Governments.

During preliminary discussions with the provinces, consideration has been given to slum clearance and the redevelopment of centrally located sites in the larger communities with low rental housing. Reasons which since the end of the war have limited the use of the slum clearance provisions of the National Housing Act are still present. Firstly, in the present buoyant real estate market the cost of land with its sub-standard structures suitable for redevelopment is higher than seems commensurate with the low rental character of the rental units to be erected upon the redeveloped property. Secondly, most redevelopment in centrally located areas involves the use of fireproof construction. This heavier type of construction is relatively more costly than fringe area residential construction under today's conditions because it involves the use of that part of the construction industry now so busily engaged in other forms of construction. High capital costs on this score are difficult to reconcile with long term low rental housing. Thirdly, there is the very practical problem of rehousing families presently living in the sub-standard structures located upon the land to be redeveloped, at a time when no alternative accommodation is available.

If the provinces decide to join with the Federal Government in publicly assisted rental housing projects in the near future, they are likely to be located in fringe areas or upon inside land where demolition of existing units is not necessary.

Although it is too early to determine the extent of the activities resulting from the partnership with the provinces either in 1950 or in the long term, the relationship is already a happy one and confirms the belief that real progress can be made in resolving many housing problems through co-operation between all levels of government.

Mortgage interest rates were unchanged during the year. Mortgage funds remained readily available in most urban areas with lending institutions anxious to increase their portfolios. However, in the smaller communities and in outlying areas there appeared to be some lessening in the supply of mortgage credit during the year. In operations under the National Housing Act lending institutions made fewer loans in outlying areas and the fringe areas of metropolitan communities. As a result the Corporation received more enquiries concerning loans under the National Housing Act and during the year made more direct loans to borrowers in accordance with Section 31A of the Act, having established in each case that a joint loan was not available to the applicant from the lending institutions.

The number of starts and completions in 1950 will be conditioned as in other years by the availability of resources for house building purposes and the effective demand for these resources. The available supply of labour and materials is likely to be somewhat more favourable than in 1949 and should permit at least as much, and perhaps somewhat more residential construction. The expansion of building material output and supply in 1949 is expected to continue in 1950. Most building material producers, including many of those whose production declined a little in 1949 over 1948, expect a continuing strong demand for their products in 1950. A further expansion of the construction labour force appears likely in 1950, although the rate may be lower than in 1949. On the other hand, an important physical limitation will be the increasing difficulty in finding serviced land at reasonable prices. Scarcity of serviced building lots, particularly in the larger urban centres, is likely to prove more limiting upon the volume of new starts than is the supply of labour and materials.

Housing demand in 1950 will be influenced by net family formation and replacement demand. At this time little change in 1950, as compared with 1949, is expected. Marriages, which for the first half of 1949 were at a rate about 10 per cent below 1948, rose in the second half of the year, resulting in 121,000 marriages in 1949 as compared with 124,000 in 1948. If the current trend continues, marriages in 1950 may be a little higher than in 1949. Such an increase, however, may be offset by a lesser number

of immigrating families, which trend became evident in the second half of 1949. As long as housing demand continues to exceed housing supply no large-scale demolitions can be expected. Replacement demand in 1950 should remain at the current level of about 8,000 to 10,000 units.

The prospect of a comparatively high level of economic activity during 1950 will support effective housing demand. Greater stability in house building costs, which seems likely to continue into 1950, is a favourable factor. Reduced down payment requirements under the National Housing Act, provided by the 1949 amendments, will widen the band of prospective home owners, making it possible for more families of moderate savings to purchase homes. Changes in rental control regulations, and particularly the authorized rental increases, are causing many tenants to review their shelter position. It is likely that many tenants now paying higher rent more in keeping with present shelter costs will decide to become home owners.

Except for the shortage of serviced land, conditions seem favourable to a high volume of starts in 1950. However, starts are influenced immediately by changes in effective demand. Less favourable economic conditions, or unwillingness to pay current prices for new houses and rentals for new accommodation, might well off-set favourable supply conditions, more stable prices, easier financing terms and a greater number of potential purchasers. Presently it would appear that starts in the first half of 1950 might be about the same as in 1949, which together with the carry-over of 58,000 units at the end of the year, would result in 1950 completions in about the same number as in 1949. A lesser number of starts in the second half of 1950, should that occur, would cause a corresponding reduction of carry-over of incomplete construction at the end of the year rather than a substantial reduction in the number of completions during the year.

NATIONAL HOUSING ACT

The National Housing Act, 1944, was amended by 13 George VI, Chapter 30, which came into force on December 10th. The amendments involve changes relating to loans for home ownership, loans to co-operative associations and home extension and home improvement loans. The amendments also make provision for joint participation by the Government of Canada and any province in the development of housing projects for sale or for rent and in the acquisition and development of land for residential construction. Certain changes were also made to the Regulations governing loans for rental housing.

1949 Changes to the National Housing Act.

Section 4 of the Act relating to loans to assist in the construction of houses for home ownership is substantially revised. The amendments

provide for basic joint loans amounting to 80% of the lending value of the houses being constructed. These loans are made by the Corporation and lending institutions to builders and to home owners. At the same time, provision is made for an additional loan by the Corporation to the purchaser of a house built by a builder under the Act and to a home owner building his own house, where the sale or contract price is, in the opinion of the Corporation, fair and reasonable. The amount of the additional loan may be as much as one-sixth of the amount of the basic joint loan. This amendment is designed to reduce by about 50% the down payment made by a prospective home owner.

The amendment to Section 4 eliminates the previous graded percentages for determining the amount of the loan which in ordinary cases were 95% of the first \$2,000 of lending value, 85% of the next \$2,000 of lending value and 70% of the lending value in excess of \$4,000; or, where the sale price was controlled, the percentages were 95% of the first \$3,000 of lending value, 85% of the next \$3,000 of lending value and 70% of the lending value in excess of \$6,000. The loan is now uniformly 80% of the lending value.

The rate of interest remains at 4½% per annum calculated half yearly, and the terms of repayment are the same both with respect to the joint loan and the additional loan which are secured by the same mortgage or hypothec.

The legislation contained in Section 4 of the Act relating to loans to co-operatives has been revised. The new provisions contemplate two types of co-operatives. The first is the co-operative association formed for construction purposes only, with the intention that when the project is completed each member of the co-operative will own one home; the other is the co-operative association which continues to own the housing, both during construction and thereafter. In the case of the construction co-operative, the new legislation authorizes a blanket joint loan of 80% of the lending value of the whole project, with the provision that on completion and upon transfer of a house to a member of the co-operative, the additional one-sixth loan may be made to such member. In the case of the continuing co-operative, a joint loan of 80% may be made in the first instance, with provision for an additional one-sixth to be made by the Corporation to the co-operative if each member of such co-operative undertakes by separate agreement to be responsible for his share of any deficiency resulting from foreclosure.

Parliament increased the appropriation from \$100 million to \$300 million for the purpose of loans under Part I of the present Act and for the purpose of paying any losses in respect of loans previously made under The Dominion Housing Act, 1935, or The National Housing Act, 1938, and for

losses that may result from loans made under the present National Housing Act.

The amount of each loan that may be guaranteed by the Corporation for home improvement and home extension purposes is increased by 25% over the amount specified in the previous legislation. At the same time the section limiting the Corporation's power to guarantee loans to an aggregate amount of \$100 million is revised correspondingly to \$125 million.

An important part of the new legislation deals with housing developments that may be undertaken jointly by the Government of Canada and any province. Section 35 provides that the Government of Canada and a province may acquire and develop land and may construct housing projects for sale or for rent. The capital costs, profits and losses on such undertakings are to be shared 75% by the Government of Canada and 25% by the province. While the legislation is broad in its terms, provision is made for regulations to be passed by Order in Council respecting the type and cost of land that may be acquired and used, the type and cost of housing that may be built and the conditions under which such housing may be offered for sale or rent.

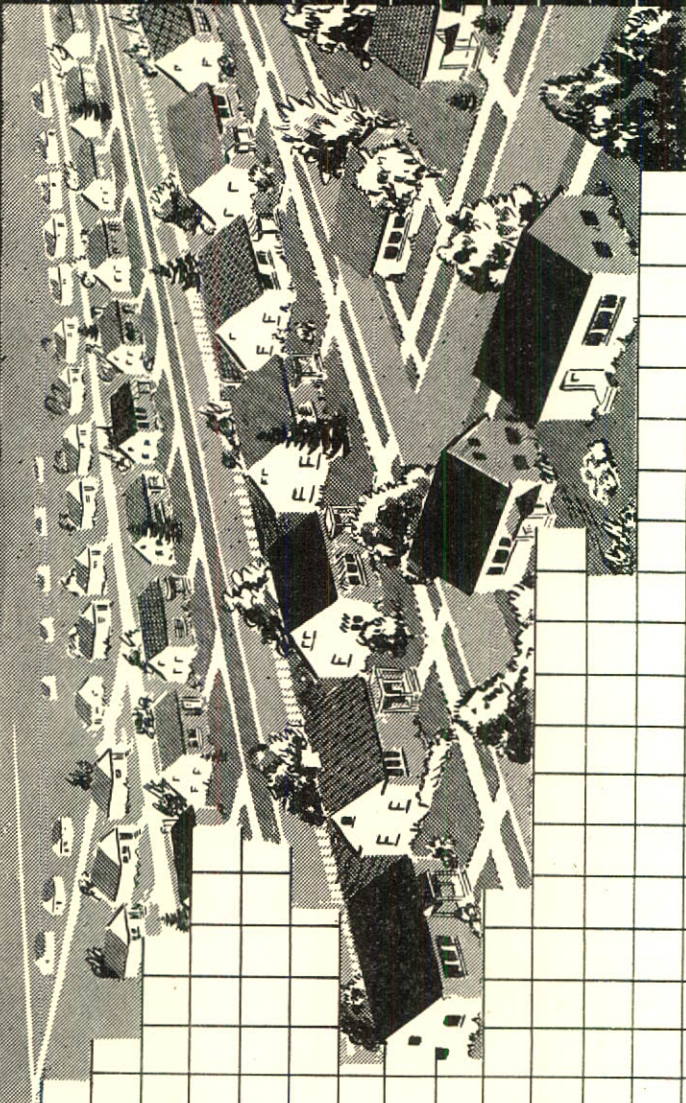
Under the terms of this legislation, housing projects may be constructed on land jointly assembled or on land already serviced and ready for residential construction. Such projects may be sold by the joint participants or may be rented. Rental housing projects may be rented at economic rents or at subsidized rents as agreed upon by the Government of Canada and the province concerned.

A special account has been established in the Consolidated Revenue Fund to which is to be credited \$50 million available for expenditures on federal-provincial projects. Combined with the continuing statutory appropriation is a provision for an annual appropriation. When the annual appropriation is made, the special account referred to above is credited with an amount sufficient to restore it to \$50 million. Thus there will be available for continuing commitments the amount of \$50 million at all times.

Changes in the Regulations

The principal changes in the Regulations affect joint loans under Section 8 to assist in the construction of rental housing projects. The maximum loans in respect of multiple-family dwellings are increased by the consolidation and re-enactment of "Regulations under Parts I and II of The National Housing Act, 1944", effected by Order in Council P.C. 6129, dated December 6th, 1949. The previous Regulations provided that a joint loan made to assist in the construction of a fully serviced multiple-family dwelling should not exceed \$4,800 per unit where the average size of the unit was 800 square feet. Provision is made for an increase in this maximum

**DWELLING UNITS APPROVED UNDER THE DOMINION HOUSING ACT, 1935,
THE NATIONAL HOUSING ACT, 1938 AND THE NATIONAL HOUSING ACT, 1944**

YEAR	NUMBER OF HOUSING UNITS (INDICATED IN THOUSANDS)																					AMOUNT (\$000)
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
1935																						514
1936																						3,778
1937																						7,524
1938																						13,840
1939																						19,142
1940																						16,721
1941																						13,508
1942																						3,170
1943																						5,454
1944																						4,855
1945																						21,143
1946																						55,951
1947																						53,231
1948																						104,524
1949																						139,499

where the average size of the units is more than 800 square feet, and a reduction where the average size is less than 800 square feet. Under the new Regulations the maximum loan remains the same, with the qualification that where the mortgage provides that the principal amount of the loan is to be repaid at an average rate of not less than 5% per annum during the first five years of the term of the loan, the maximum is to be \$5,300 in the case of non-fireproof construction. Where the construction is fire-resistant, this amount may be increased but may not exceed \$5,700 per unit in the case of fireproof construction. A proportionate increase and decrease is provided where the average size of the units is larger or smaller than 800 square feet.

LENDING OPERATIONS

The volume of housing units approved under the National Housing Act continued to increase during 1949. Loans to assist in the construction of houses for home ownership were slightly higher at 18,111 housing units, compared with 15,753 in 1948. During 1949, however, there was a major increase in approvals of rental housing units. The total was 6,793 housing units, compared with 3,075 in 1948. The largest part of the rental housing was produced under the Rental Insurance Plan which was introduced in 1948 and has been particularly productive in the Province of Quebec. Units for rent were for the most part multiple-family dwellings, while units for home ownership were principally one-family dwellings, with some duplexes in which the owner occupies one unit. This type of house appears almost exclusively in the Province of Quebec. For each 2-storey dwelling financed under the National Housing Act in 1949 there were three storey and a half dwellings and five bungalows financed (Table 6).

The number of loans approved under The Dominion Housing Act, 1935, and The National Housing Acts, 1938 and 1944, now total 76,271 amounting to \$462.9 million for 98,192 housing units (Table 1). The distribution of loans by provinces and urban centres is indicated in Tables 2 and 3.

On September 21st, 1949, the lending values established by the Corporation were increased by an average of approximately 12%. The increases vary from 9% to 17% in different areas throughout the country. Building costs form the basis of lending values and are themselves influenced by the availability of labour and materials and the efficiency of labour and management. There has been a variation in building costs in different parts of Canada. While there still remains a difference in the prevailing level of lending values between the major cities, the Corporation's revised lending values for each community reflect this variation in building costs.

Since September 21st, 1949, when the recent amendments to the National Housing Act were first announced by the Government, it has been necessary

for the Corporation to establish fair and reasonable sale prices or costs to enable the home purchaser or home owner to qualify for an additional one-sixth loan. The sale price or cost has been established by adding a maximum of 20% to the loan, including the additional one-sixth loan. Since the amendments were implemented on September 21st, approximately 68% of all approved applications are eligible for the additional loan. At the end of the year, there were 2,368 Canadian builders constructing and selling houses financed under the National Housing Act to home-owner occupants.

While the volume of loans under the Integrated Housing Plan decreased by 3,151 units to 2,502 units, the volume of ordinary builders' loans for sale at free market prices increased by 3,121 to 9,101 single family dwellings. It is a policy of the Corporation that the amount paid for principal, interest, taxes and insurance should generally not exceed 23% of a home owner's gross income. Exceptions were made in only 3% of all 1949 applications. The average ratio of gross debt service to income during the year was 18.5% and compares with 18% in 1948. This is the national average from which there was little variation throughout the country. Of the joint loans on one-family dwellings approved during 1949, 7% had an amortization period of less than 20 years as compared with 3% in 1948; 24% had an amortization period of more than 20 years as compared with 38% in 1948. The average loan per dwelling unit during the year was \$5,604 as compared with \$5,399 in 1948 (Table 6). The distributions of houses started and completed under the National Housing Act in the provinces and the major cities are shown in Tables 2 and 3.

Joint Loans

The National Housing Act provides for basic joint loans not exceeding 80% of the established lending value. Of this basic joint loan, the lending institution provides 75% and the Corporation 25%. The additional loan which may be made under the recent amendments to the Act is provided by the Corporation. When the basic 80% loan and the additional one-sixth loan are blended the share of the lending institution is nine-fourteenths, and that of the Corporation is five-fourteenths in the case of one-family dwellings; and two-thirds and one-third in the case of two-family dwellings. Between lending institution and the Corporation there are two loans, whereas between the borrower and the mortgagees there is but one loan, with the whole amount of the higher loan being included in the same mortgage or hypothec.

The new legislation has called for a number of changes in the arrangements between the lending institutions and the Corporation. As a result,

the standard agreement between the lending institutions and the Corporation is being rewritten.

Under the Act the Corporation is authorized on behalf of His Majesty to enter into a contract with an approved lending institution on the terms set out in Sections 4 and 8 to join in making loans to assist in the construction of houses and rental housing projects. The agreement provides for the lending institution to receive applications for loans, which are approved jointly by the lending institution and the Corporation, and for the administration of the loan by the lending institution not only during the period of loan advances but during the term of the loan after it has been made.

Under the agreement and pursuant to the Act, the Corporation gives a guarantee to the lending institution in respect of its share of the loan. This guarantee is given by means of credits in respect of each housing unit to a "pool guarantee account" maintained by the Corporation for each lending institution with which it has an agreement. These credits are:

(a) For basic joint loans amounting to 80% under Section 4 of the Act and for joint loans under Section 8 of the Act—

	CATEGORY ONE	CATEGORY TWO
20-year amortization.....	\$200	\$350
25-year amortization.....	225	375
30-year amortization.....	250	400

(b) for joint loans including the additional one-sixth, the above amounts are increased by \$25 in Category One and \$50 in Category Two.

(For the purpose of these calculations, Category One includes generally all metropolitan areas and environs; Category Two, smaller urban centres and outlying areas.)

In the event of loss in respect of an 80% loan, the amount of such loss is shared in the ratio of the interests of the lending institution and the Corporation; that is, the Corporation assumes one-quarter of the loss and the lending institution three-quarters. When there is a loss arising out of a case in which the Corporation has made an additional loan under the new legislation, the Corporation assumes the full amount of the loss in respect of the unpaid balance of the additional loan.

When the losses have been determined, the lending institution has recourse to the pool guarantee account in respect of its share of the loss and, to the extent that there are monies in the pool guarantee account, may draw upon the Corporation for recovery of all its loss. In the event that the pool guarantee account is exhausted, the lending institution must bear its share of the loss.

Integrated Housing

The Integrated Housing Plan, which originated in 1945, was continued during 1949. During the year, 2,502 housing units were approved, compared with 5,653 housing units in 1948. Projects were approved in 24 cities compared with 78 cities in which projects were approved during 1948. The number of units completed but unsold was 2.1% of the 15,977 housing units approved under the Integrated Housing Plan up to December 31st, 1949.

There is little doubt that the steps taken by the Corporation to afford greater protection to the purchaser contributed to the downward trend in volume during 1949. Under the recent Corporation requirements a builder must give a conveyance of the land to the Corporation at the first-floor joist stage of construction and trustee all prospective purchasers' deposits until the project has been satisfactorily completed and sold. Progress payments on the mortgage are made against lien waivers or receipted accounts for materials.

The percentage of Integrated housing units sold to veterans during 1949 varied by locality from 25% to 100%, the national average being 65%. The principal protection to the builder is the guarantee offered by the Corporation to purchase any unsold houses. The Corporation is continuing to accept Integrated projects carrying a sale price approximately 5% less than that established under the fair and reasonable price pattern. The differential between the two sale prices is the value placed by builders upon guarantee by the Corporation to purchase any unsold houses.

Rental Insurance

Rental insurance is designed to encourage private builders and owners to provide an additional supply of rental housing. To qualify for a rental insurance contract, the 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 dwelling unit of 800 square feet, except in high taxation areas where 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 provided.

During 1949 activities under the Rental Insurance Plan were extensive, commitments being given for 7,720 housing units. While applications were approved in all Regions, builders and investors in Greater Montreal were the most active. During the last six months of the year, applications covering fully-serviced apartments declined in that area because of the reduced effective demand for this type of accommodation at rentals which in 1948 averaged \$83.62 for 879 square feet. Commitments in Greater

Montreal are now confined to semi-serviced and 'cold' detached and semi-detached duplexes and apartments. To date, 44% of all commitments made cover fully-serviced apartments. Garage accommodation was provided for 23% of the total housing units. Since the inception of the plan in July, 1948, 154 projects have been approved, comprising 9,708 housing units. The distribution of these rental housing units by Region was: Quebec 73.9%; Ontario, 19.4%; the Prairies, 5.1%; British Columbia, 1.3%; the Maritimes, .3%. At the end of the year the national average monthly rental per suite was \$70, and the average number of standard rooms was four. The average estimated cost per unit submitted by the applicants was \$6,978 for an average unit with a floor area of 920 square feet. Because of the multiple nature of the construction, this was considerably lower than the national average of builders' estimated costs for bungalows built for sale or owner occupancy during 1949 which was \$8,089 for 904 square feet.

During the year, it was necessary for the Corporation to expand its direct loaning activities to finance the majority of the housing units under the Rental Insurance Plan. Of the total units approved to date 30% was financed by lending institutions, 46% by direct loans from the Corporation and financing for the remainder had yet to be arranged.

At the end of the year 2,689 housing units were completed of which 20 were unrented. Leases have also been signed at rentals established by the Corporation for 985 of the units which are still under construction.

Double Depreciation

Applications during the year for Double Depreciation on Rental Housing Projects under the Income War Tax Act were approved for 2,656 units, of which 2,501 units were under the Rental Insurance Plan.

Applications have not yet been submitted by all owners of rental housing projects on which construction commenced prior to December 31st, 1949. With the termination of Double Depreciation under present legislation, however, it is anticipated that a number of outstanding applications will be filed, particularly in respect of Rental Insurance Projects (Table 20).

Direct Loans — (Section 31A)

Loans under Section 31A are made only when there is evidence of the unwillingness of lending institutions to finance the projects. These direct loans are of three basic types: loans to home owners, loans on rental insurance projects and loans to owners of rental projects not covered by rental insurance.

The lending institutions continue to restrict their activities to the larger cities and the Corporation is financing an increasing number of direct loans to home owners in the smaller communities and remote areas.

In order to encourage the building of units under the Rental Insurance Plan, the Corporation was financing approximately 46% of the units. The objections of the lending institutions to loans under this plan were based primarily on the interest rate of $4\frac{1}{4}\%$ and their reluctance to finance unserviced rental accommodation. The units financed by the lending companies were all fully-serviced apartment units.

Total direct loans approved by the Corporation under Section 31A were 621, for \$26.4 million on the security of 4,931 dwelling units (Table 5).

Loans to Primary Industries

Section 9A provides for loans to lumbering, logging, mining and fishing companies to construct rental housing accommodation in outlying areas near or adjacent to the site of the company's operations. There were no loans approved under this Section during 1949.

Loans to Limited-Dividend Companies

A minor increase in the activities under Section 9 of the National Housing Act with respect to limited-dividend companies was evidenced during the year in comparison with 1948. In 1949, 144 housing units were approved with loans totalling \$923,900, as compared with 115 housing units approved during 1948 with loans totalling \$711,280. During 1948, the Corporation made every effort to bring the facilities of this Section to the attention of business firms operating in 'company towns.' In spite of this effort, only two applications were received in 1949 from industrial centres. Three additional applications were submitted by philanthropic groups interested in using the facilities of this Section to provide low-rental housing accommodation for old-age pensioners or similar persons.

Guarantees to Life Insurance Companies for Approved Rental Projects

There were no applications in 1949 for construction of projects by life insurance companies under Section 11. Under this section the Corporation is authorized to guarantee a minimum return of $2\frac{1}{2}\%$ per annum to a life insurance company investing its funds in a low or moderate cost rental housing project. As in 1948, the lack of activity under this section of the Act may be attributed largely to the high cost of construction.

Land Assembly by Lending Institutions

Section 11B of the National Housing Act authorizes guarantees to approved lending institutions for land assembly purposes. The section authorizes guarantees to life insurance companies and other approved lending institutions for the recovery of their investment plus 2% interest per annum, when such investment is for the acquisition and development of land for housing construction.

One of the principal limitations to new housing construction is the lack of serviced land and the reluctance or inability of municipalities and private builders to finance these services. It is towards the solution of this problem that the section is directed. At present, there are a total of six sponsored land assembly projects under development, covering 372 acres and providing approximately 1,500 serviced residential lots. Of these six projects, negotiations were completed for one project during 1949, consisting of some 150 acres which will provide 534 serviced lots, eight apartment sites and two commercial sections. This project is located in the Township of North York, a suburban district of Toronto.

Direct Land Assembly by the Corporation

On the direct account of the Corporation there are now 11 projects in process covering 640 acres which, upon completion, are expected to provide 3,500 serviced lots. Included in the total of 640 acres is one project which the Corporation acquired in 1949, consisting of 65 acres which is expected to provide some 300 serviced lots. As this land was purchased in the latter part of the year, development has not yet commenced.

Grants in Aid of Slum Clearance

The Regent Park slum clearance project in the City of Toronto is so far the only project in respect of which a grant has been approved under Section 12 of the National Housing Act. This project, covering 42 acres of land, is to have 1,056 units when redevelopment is completed. At the end of 1949, 56 housing units had been completed and occupied. Buildings comprising 206 units were under construction and tenders were being called for an additional 64 units. On the completion of these housing units, the first one-third of the project will be finished within the time schedule set. It is expected that the entire project will be completed within five years. Land acquisition is proceeding in accordance with the schedule and approximately within the cost estimate. The grant of the Government of Canada, amounting to \$1,150,000 is to be advanced as the project progresses.

Enquiries have been received from other cities in which plans for slum clearance and redevelopment are under consideration, but to date there have not been any further applications.

Rural Housing

Section 14 of the National Housing Act provides facilities for loans to farmers to assist in the construction of new farm homes. Loans under this section in the year 1949 amounted to \$14,974, represented by three loans, two in Alberta and one in British Columbia. In 1948, the total was \$20,100.

MORTGAGE ADMINISTRATION

The large increase in mortgage activity with respect to both joint and direct loans necessitated a substantial expansion of the Mortgage Division in 1949. Administration of sales agreements, Integrated Housing advances and acquisitions, Rental Insurance Plan and home extension and home improvement loans, as well as liaison with the lending institutions on mortgage matters, form a major part of the work handled.

Mortgage funds advanced to lending institutions during 1949 totalled \$27,280,023. Repayments totalled \$4,010,203 and at the year-end there were 48,764 loans outstanding totalling \$58,762,996.

The contingent liability under the guarantee arrangement with the lending institutions on account of The National Housing Act, 1938, amounts to \$4,636,897 and under The National Housing Act, 1944, to \$10,737,567.

Of the 48,764 loans outstanding at the end of the year, there were 243 loans reported as being three months or more in arrears, or .5%.



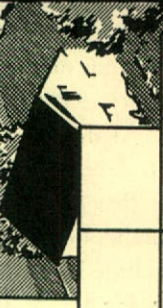
During 1949 net losses sustained on Housing Act loans (including payments to the lending institutions under the guarantee) amounted to \$31,963. The net losses sustained to date under the Housing Acts total \$34,857.

The total amount of mortgages under administration at the end of 1949 was \$17,945,256, excluding those for loans approved but on which no funds had been advanced. These include mortgages for loans under Sections 9, 9A and 31A and mortgages taken under Section 3B to secure the balance of purchase price of property sold on a deferred payment plan. Two direct loans were in arrears for three months or more. At the end of the year there were 5,914 sales agreement accounts under administration, representing the balance of purchase price on War Workers' and Veterans' units sold to individuals. Sixteen of these accounts were in arrears for three months or more. Included in the monthly payments received from direct loan borrowers and sales agreement purchasers is an amount representing one-twelfth of the annual taxes and fire insurance premiums. From these monies \$424,697 was paid out in taxes and \$73,159 in fire insurance premiums on behalf of borrowers and purchasers.

Under the Integrated Housing agreement, as a result of its commitment to purchase in the event of non-sale, the Corporation has acquired 171 housing units. At the end of 1949 a further 97 units were in the process of acquisition. These acquisitions represent properties in 25 projects undertaken by 21 builders. The percentage of units acquired and to be acquired at the end of the year to units constructed is 1.7%.

From the inception of the Rental Insurance Plan in 1948 up to the end of 1949, 200 Undertakings to Insure have been issued in respect of 143

COMPLETED CONSTRUCTION AND ACTUAL EXPENDITURE DIRECT HOUSING OPERATIONS, APRIL 1, 1941-DECEMBER 31, 1949

YEAR	PROJECTS	NUMBER OF HOUSING UNITS (INDICATED IN THOUSANDS)							AMOUNT (\$000)
		1	2	3	4	5	6	7	
1941	13								10,690
1942	29								30,429
1943	20								30,147
1944	3								9,370
1945	23								10,755
1946	63								36,540
1947	88								28,615
1948	87								53,384
1949	78								44,028

projects. In the same period Rental Insurance contracts have been issued in respect of 31 completed projects.

HOME EXTENSION LOANS AND HOME IMPROVEMENT LOANS

During 1949, there were no new loans under the Home Extension Loans Section of the Act. Total loans approved under this section to December 31st, 1949, number 39 for 68 units and an amount of \$114,090.

At the year-end the banks reported that of the total of \$114,090 approved to date a balance of \$29,509 was outstanding and no loans were in arrears.

Proclamation of the Home Improvement Loans Section of the Act remains deferred except in the Province of Saskatchewan where it was proclaimed as to the area of Kamsack following cyclone damage in August, 1944; and in British Columbia in the area which was flooded in 1948.

CONSTRUCTION

Direct construction activities of the Corporation expanded during 1949. The Veterans' Rental Programme was continued and, in addition, the provision of married quarters for the Department of National Defence was undertaken, together with a large-scale operation for the improvement of existing war workers' houses to convert them to permanent dwellings. For the programme of married quarters, it was necessary to establish liaison with the Department of National Defence to determine operating procedures, to design both houses and services and to prepare specifications. Special plans and specifications were required to encompass a variety of conditions in carrying out improvements to war workers' houses. The effect of these additional programmes in increasing construction expenditures was reflected more particularly in the latter part of the year. The average weekly expenditure amounted to approximately \$1,089,000 as compared with the weekly figure of \$1,018,000 for 1948. The total number of new houses completed under all direct contracts during the year amounted to 7,853 as compared with 6,934 for the year 1948.

The purchasing section of the Construction Division is being disbanded. Up to and including the 1949 programme, contracts were awarded under the terms of which the Corporation supplies some of the building materials. This practice was made necessary during the years following the war because of the shortage of building materials. Now that building materials are in much better supply, it has been decided to revert to the more desirable practice of contractors supplying all building materials.

Within three main categories, construction activities have been:—

Veterans' Rental Projects

The 1949 agreements with municipalities for veterans' houses contained the same provisions as in 1948. Under these agreements, the municipality supplied land and services and the Corporation financed construction cost. In most cases construction costs have been kept to a level permitting the maintenance of a \$37.50 per month rental for a five-room unit and it was found that, on the basis of final costs, it was necessary to set higher rents in only a few projects.

The designs for 1949 veterans' houses were substantially the same as those used during 1948, but several refinements and improvements were made without increasing cost. Standardization of construction methods has been further developed and this together with on-site prefabrication, has tended toward an improvement in the contractors' operations.

A much greater proportion of the 1949 programme was constructed on previously undeveloped land. This has led to a marked improvement in the development of site layout and projects are taking on a more attractive appearance. Landscaping has been emphasized as an important feature of housing development and this has been responsible for an improvement in the general appearance of the projects.

Of the 1949 programme of 4,766 units, 3,365 houses were started and a further 271 contracted for but not commenced prior to the end of the year. Of the total programme, 7,804 housing units were completed during the year.

Married Quarters Housing for Department of National Defence

The responsibility for the construction of married quarters was transferred to the Corporation in December, 1948. During the past year the Corporation designed 22 different types of houses for married quarters. The smaller of these were similar in design to the Veterans' Rental Housing plans. In addition, the Corporation has arranged for the engineering design and for the construction of water, sewer, road, sidewalk and street lighting services required to serve the greater part of the married quarters, as well as the layout for each of the projects. In addition to the 219 units in northern areas, the 1949 requirement of this programme amounted to 4,479 units in 34 projects. At the end of the year contracts had been awarded for 3,523 of these houses and 20 of them were completed.

The construction of schools to serve married quarters will be carried out by the Corporation commencing early in 1950 and considerable work toward the inauguration of this programme has already been done.

Permanent Improvements

The decision to retain for permanent use a large number of war workers' houses, which were originally of temporary construction, made necessary

a programme of providing substantial improvements to these houses. These improvements included the installation of concrete foundations, the construction of masonry chimneys and the replacement of any structural members necessary to place these houses in sound condition prior to their sale. Contracts were awarded for the installation of the permanent improvements for 3,236 houses in 30 locations and of these 1,692 were completed at the end of the year.

REAL ESTATE ADMINISTRATION

The growth of the work of real estate administration continued from 1948 throughout 1949 owing to the net increase in the Corporation's holdings of real estate. The sale of houses was at about the same rate as in the previous year, and the return of Home Conversion properties to owners was at an accelerated rate, but these were offset by completion of construction of veterans' rental projects, started in 1948, to the extent that the number of rental units under management in 1949 increased by approximately 11%. Negotiations with municipalities for veterans' rental housing projects under the 1949 programme as compared to 1948 produced arrangements with a smaller number of municipalities and for fewer housing units, but this curtailment was offset by negotiations with municipalities with respect to the Department of National Defence housing and school programmes.

In accordance with the announcement of the Minister of Reconstruction and Supply in December, 1948, the arrangements for veterans' rental housing introduced that year were continued into 1949. No limitation was set upon the number of units which might be built, the Government being prepared to participate to the extent that municipal agreements would permit substantial progress in construction during the current building season, and the availability of labour, materials and serviced land. Agreements were reached with 32 municipalities. These, together with the Corporation's activities at Ajax, resulted in a programme of 4,766 housing units for 1949, as compared with 8,807 in 1948.

The Corporation's housing projects are at present distributed among more than 200 cities, towns and villages. The Corporation again records its appreciation of the co-operation of Canadian municipalities.

Property Management

On December 31st, 1949, there were under administration 41,348 units of rental housing, consisting of 38,367 single units and 2,981 multiple units (apartments or suites). The distribution by provinces is shown in Table 14. Rental revenue for the year 1949 totalled \$15.1 million. Rentals three months or more in arrears totalled \$4,400.

Property maintenance was confined to items usually assumed by an owner and maintenance expenses were of the order of those in the previous year.

In this report is a detailed analysis of the administrative expenses of rental projects (Tables 15 and 16).

As vacancies occur in former war workers' projects, allocations are confined to veteran applicants; as a consequence, the number of units occupied by non-veterans decreased by 1,660 to 6,804 as at December 31st, 1949. The remaining 34,544 units under rental administration are occupied by veterans of World War II.

Allocations of newly constructed units are confined to veteran applicants according to a point-rating system. Each 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. This system is not infallible but it has proved to be the fairest and most efficient method of allotting veterans' rental houses, and is supported by the Canadian Legion and other organizations interested in the welfare of Canada's veterans.

Allocations to vacancies in existing units during the past year numbered 4,138 and 7,526 newly constructed units were allocated to veterans.

The number of veteran applications on hand decreased from 54,274 at the end of 1948 to 42,409 as at December 31st, 1949. More than one-half of the latter number of applications originated in the metropolitan areas of Montreal, Ottawa, Toronto, Winnipeg and Vancouver.

Sales of Rental Housing Units

The agreements with municipalities for the construction and administration of war workers' houses during World War II had included a provision for their termination six months after the official proclamation of the cessation of hostilities. There has, however, proved to be a continuing need for these houses and it has consequently appeared desirable to extend the terms and revise the conditions of the original agreements. Altogether some 17,000 housing units had been constructed for war workers; by the beginning of 1949 agreements had been renegotiated permitting the sale of 6,434 units in 43 municipalities. During 1949 additional agreements were renegotiated covering 3,021 units in seven municipalities, bringing the total number of houses for sale to 9,455 units in 50 municipalities. The actual purchaser's demand for these houses in 1949 is reflected in approximately 1,850 sales or sales in process. It continues to be the policy of the Corporation to dispose of war workers' housing projects where mutually satisfactory agreements can be reached with the municipalities concerned.

During 1947 and 1948 a substantial number of tenants of veterans' houses wished to purchase in preference to continuing to pay rent. Projects consisting of 2,436 houses of this class were therefore made available for sale and approximately 50% of these have been sold of which 562 units were disposed of in 1949. A desire to purchase continues to be shown by veteran tenants and late in 1949 decision was taken to make the balance of the pre-1948 veterans' rental projects available for sale as and when the municipalities concerned and the Corporation reach mutually satisfactory agreements.

Similar steps have been taken with respect to 1,976 single dwelling units acquired from Housing Enterprises of Canada Ltd.

Altogether during 1949, 286 housing units were sold en bloc to a municipality, 2,710 units to individuals and 13 vacant units to the Department of Mines and Resources for removal to an Indian reserve in Nova Scotia. These sales represent a total value of \$11.5 million (Tables 12 and 13). From the inception of the sales programme in 1946 to December 31st, 1949, total value of sales of 8,319 units has amounted to \$25.8 million.

Payments to Municipalities in Lieu of Taxes

Ten additional municipalities took advantage of the opportunity offered by the Government in 1946 to obtain increased payments in lieu of taxes from pre-1948 projects, bringing the total number where increases have been arranged to 49. 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 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.

During 1949 payments in lieu of taxes were made to 207 municipalities, amounting to a total of \$1.5 million for the year.

Fire Prevention

The Corporation continued during 1949 to intensify its activities in the work of fire prevention. Uninsured fire losses amounted to \$20,380, or an average loss of 49 cents per unit as compared with 85 cents in 1948 and against a fire loss reserve account of \$2 per housing unit. This low fire loss ratio reflects the continuance of the co-operation received from tenants and the value of organized vigilance to guard against fire losses. Fire losses with respect to Home Conversion projects totalled \$10,237 for the year 1949 and were fully covered by insurance.

Home Conversion Plan

As at January 1st, 1949, there were 217 properties, comprising 1,827 housing units under administration. A concerted effort was made during

the year to have the owners take over control of their properties and the leasehold interest of the Corporation was cancelled on 61 properties of 614 units on receipt of the estimated net rental revenue for the balance of the leasehold interest. This reduced the number of projects in operation as at December 31st, 1949, to 156, comprising 1,213 housing units.

Arrangements for Department of National Defence Schools

The Corporation undertook the negotiation of the arrangements between the Department of National Defence and the provinces for the building and operation of new elementary and secondary schools at service camps, and the rationalization of previous agreements with respect to existing service schools or the use of existing educational facilities. With respect to service schools, the capital and operating costs in excess of provincial grants and other forms of assistance are borne by the Department of National Defence, the school trustees are appointed by the province from persons nominated by the Department, and generally the curriculum and administration of the schools conform to provincial standards and regulations. Where existing provincial schools are available, these are utilized and the Department pays a non-resident fee per pupil. Arrangements have been made or agreement in principle reached with all provinces except two; negotiations are in progress with these two provinces.

Ajax Development Project

Reference was made to this Project in the 1948 report.

During the year, industrial interest has continued. In spite of exchange difficulties, three firms from the United Kingdom and a combination of British and Austrian capital have acquired manufacturing facilities. Three new Canadian corporations are now in production, one of which has constructed a modern plant at a cost of \$750,000, while four established Canadian firms have moved to Ajax. In addition, two United States companies and one Swedish firm have selected industrial sites and will establish their Canadian plants at Ajax. To date, the employment potential exceeds 500 persons.

Three hundred new houses are either occupied or under construction and sizeable commitments have been made to install or enlarge necessary civic services. Some progress is being made to acquire a suitable form of municipal status.

It is worthy of note that dormitory and catering facilities have been made available to the Department of Labour of the Government of Canada to facilitate its programme of moving Displaced Persons from Europe and placement in Canada.

RESEARCH AND INFORMATION

Under Part V of the National Housing Act, the Corporation has been given the responsibility for examining housing conditions in Canada and elsewhere and for providing information directed towards the improvement of housing accommodation and the development of community planning. The Corporation has continued to pursue these objectives both through the operations of its own research staff and through grants made to universities and other organizations. It has endeavoured to keep the public informed of the progress of housing affairs through its own publications and by the release of information to the press and radio. During the year, expenditures for research and information amounted to \$300,912. Of this amount, \$204,649 was spent directly by the Corporation and the remainder was disbursed in the form of payments to various organizations or government agencies.

Economic and Related Research

During 1949 the Corporation, aided by the work of government departments, remedied some of the deficiencies in the available information on housing conditions and progress and on mortgage lending in Canada.

Two approaches were used: (1) a short-term programme designed to obtain new current data to be made available to the public as soon as the quality has been effectively tested, and (2) a long-term programme in preparing background estimates in a number of fields where factual information had not hitherto been available.

In connection with the short-term programme new statistical series bearing on housing supply and demand were developed and published in 1949. These included estimates of capital expenditures on new residential construction and on major improvements, publicly and privately initiated housing starts, and monthly indices of production and domestic disappearance of building materials in Canada. Supplementing these overall statistics, data were also obtained dealing with property management operations of Central Mortgage and Housing Corporation, the Rental Insurance Plan, National Defence Housing, housing operations of the Province of Ontario and financial operating statistics of a sample of real estate companies. Series in the process of development and subject to further testing at the end of the year were a new building cost index reflecting builders' experience and a series on net family formation as indicators of the physical pressure for new housing accommodation. In addition, cross-section data on incomes and shelter costs from the Family Expenditure and Income Sample Survey undertaken by the Dominion Bureau of Statistics in 1948 were under examination as an aid in estimating effective housing demand in Canada. At the beginning of the year another project involved the prep-

aration of a forecast of housing demand during 1949, based on information obtained through local surveys in more than 130 communities with populations of 5,000 and over. The results of this survey were included in "Private and Public Investment, Outlook, 1949", tabled by the Minister of Trade and Commerce in Parliament on March 1st, 1949. In the mortgage lending field, in addition to repeating and expanding previous surveys on the volume and type of mortgage lending and the sources of equity financing, a new series on total mortgage loans of all types registered and discharged for the Province of Ontario and for Greater Toronto was obtained, in co-operation with the appropriate provincial and civic officials. The analysis of the data will appear in the forthcoming issue of "Mortgage Lending in Canada, 1949", an annual Corporation publication. Other Corporation publications which include economic data are the quarterly issues of "Housing in Canada" and "Housing Progress Abroad", providing both domestic and foreign housing statistics and current analysis.

In connection with the long-term economic research programme, a comprehensive study dealing with residential real estate in Canada from 1921 to 1948 was completed in draft form during the year. The study, due to be published in 1950, represents a first endeavour by the Corporation to fill some of the basic gaps in the background knowledge of housing supply and demand in Canada. The study includes new housing and related series and contains a progress report and analysis of the research work done up to the end of 1949.

In addition to the Corporation's own economic research work, joint projects were undertaken with other agencies. Together with the Dominion Bureau of Statistics, monthly surveys on housing starts and completions were carried out and preparatory work was done for the sample housing census to be taken in conjunction with the Canadian Census in 1951. Financial assistance was provided to universities in an endeavour to decentralize housing research and encourage regional and local analyses and studies. A study of social and financial costs of a sub-standard housing area in Vancouver investigated by the University of British Columbia and a study of population and housing in Quebec City by Laval University are in hand.

Total expenditures for economic and related research involved \$107,502, of which \$99,649 was spent directly by the Corporation and \$7,853 involved payments to Government departments.

Housing Design

The Corporation continued its endeavours to raise the general level of housing design through the requirements attached to its loan operations, through the example of its own direct construction work and through the study of housing design by architects.

There is evidence of improvement in the type of new small houses which may, in part, be attributed to these efforts. It is noteworthy that 16% of the houses financed with joint loans during 1949 employed designs supplied by the Corporation compared with 12% in 1948.

With the development of rental insurance the Corporation has been able to exert some influence upon the design of multiple-unit housing, particularly with respect to the sizes of the dwelling units. Because of requirements for housing built under this scheme 24% of the rental units had three rooms, 46% had four rooms and 30% five rooms. Requirements for economic planning of public halls, corridors and staircases have been directed towards the increase of the ratio of livable floor area. The Corporation considered it desirable to limit the number of dwelling units with floors below ground-level and accordingly revised its building standards to provide that not more than 50% of the gross basement floor area may be used for family accommodation.

To effect improvement in multiple-unit housing the Corporation made a grant to the University of Toronto which enabled the staff of the School of Architecture to study the space requirements of this type of rental housing. A detailed examination was made of the furnishings, the functions and the room planning in apartments and row houses suitable for middle income and low income families in urban areas. The drawings and accompanying report arising out of this study will be made available shortly in published form.

Housing Investigations

A study of housing co-operatives in the province of Quebec was made in order to consolidate information concerning the growth of this form of housing enterprise which has assumed considerable proportions in that Province during recent years. Discussions with leaders of co-operative organizations took place with a view to offering greater facilities to co-operatives through the National Housing Act.

The Corporation has continued to support the work of the Rural Housing Committees in the Prairies, British Columbia and the Maritime Provinces. In each case the Corporation's grant represents 55% of the budget of those committees, the remaining 45% being provided by the Provincial governments concerned. Their participation in this joint endeavour has created interest in the problems of rural housing and has provided information which is of value to housing in farm areas.

As in previous years the research work of the Prairie Rural Housing Committee has been conducted at the Universities of Manitoba, Saskatchewan and Alberta where valuable work has been accomplished some of

which has been published during the year, (the booklets "Heating the Farm Home" and "Community Centres").

Building Research

Numerous enquiries relating to building products and practices are submitted to the Corporation by builders, home owners, suppliers and producers. Many of these are answered directly. Others are forwarded to the National Research Council. The Division of Building Research, National Research Council, provides technical assistance and meets some of the research needs of the Corporation.

Responsibility for determining the eligibility of building materials and methods for employment in housing being financed under the terms of the National Housing Act is assumed by the Corporation. Such eligibility is determined by evaluating technical data and test reports furnished by the Division of Building Research and other Government or private agencies.

Performance standards pertaining to the production and installation of building materials such as mineral wool insulation for buildings, asbestos cement products for building construction, bituminous water-proofing and damp-proofing compounds, resin emulsion paints and mastic floor tile have been initiated by the Corporation in collaboration with the Canadian Government Specifications Board, National Research Council and the Canadian Standards Association.

Establishment of minimum Building Standards for National Housing Act housing is also a function of the Corporation. Assistance has been given to the National Research Council in its consideration of amendments to the National Building Code and the drafting of a new Dwelling Code.

In an effort to determine the suitability of building houses on floating concrete slabs instead of on traditional foundation walls and footings, four slabs of varying design were placed and houses erected upon these at Ajax, Ontario. Data are being accumulated relating to the performance of the slabs and houses when exposed to actual climatic conditions.

The Corporation has initiated, in collaboration with the Division of Building Research, investigations of various kinds of paints for interior finishes, basic reasons for premature failures of domestic hot water storage tanks or range boilers, performance of various types of insulating products as applied in the field, and continued the study of exterior painting.

Community Planning

The Community Planning Association of Canada has continued to be the principal recipient of grants for the purpose of developing public education in the principles of planning. This Association expanded its activities by conducting a number of regional conferences during the year which have been attended by professional planners, government and municipal officials,

and the general public interested in planning and housing work. The Association has continued to issue its regular information bulletin, in both English and French, with a monthly circulation of about 5,000.

As a contribution towards the development of community planning the Corporation's research staff has made a study of urban mapping methods. This has led to recommendations for certain standard techniques in presenting basic physical information concerning urban areas. Sample sheets showing the recommended techniques are now being printed and will be available to provincial and municipal planning authorities. It is hoped that the adoption of such a uniform method of urban mapping will mark an important step towards the subsequent adoption of consistent methods of planning.

The Corporation has maintained its interest in the education of planning technicians; as in two previous years, grants have been made towards fellowships for graduate students at McGill University; contributions to these fellowships have also been made by the Province of Quebec and the City of Montreal. An investigation has been made into the needs for professional personnel to be employed by planning bodies throughout the country and of the resources of Canadian universities for providing suitable professional education for planners.

A study has been made of the rental housing projects which have been built in Canada since 1941, both by Wartime Housing Limited and by this Corporation. The study has dealt particularly with the experience in land assembly and in the procedures for the initiation and building of projects.

Information Services

To make available to Canadians full information on the provisions of the National Housing Act and to encourage improved house design and construction, the Corporation in 1949 again expanded its information programme.

Emphasizing for the most part the advantages of good house design, four travelling exhibits were displayed at 17 major summer and fall exhibitions and Better Home Shows throughout Canada. The 1949 itinerary included Vancouver, Calgary, Edmonton, Saskatoon, Regina, Winnipeg, London, Toronto, Kitchener, Ottawa, Sherbrooke, Three Rivers and Quebec City.

During the year, approximately 160,000 copies of house design books — "Small House Designs — Bungalows", "Small House Designs — 1½-Storey" and "Small House Designs — 2-Storey" — were printed and distributed. Revised editions for use in 1950 were prepared, together with a new volume, "Modèles de Maisons — Région de Québec".

Arising in large part from the widespread distribution of design books,

demand for Corporation house plans was again sharply higher. In 1949, 7,277 sets of plans were sold as compared with 3,485 sets in 1948. Each set of four copies of the plan and specifications sells for the nominal price of \$10 per set, and conforms to C.M.H.C. building standards.

There was a further increase in the number of requests from daily and weekly newspapers, magazines, and trade papers for special articles, photographs, general housing information and interpretation of factual material. These were filled as promptly and fully as possible.

To help meet a heavy public demand for data on good house construction, a series of articles was prepared and distributed on request to the daily and weekly press. As a part of the Corporation's "Newspaper Feature Service", this material was supplemented by the "N.H.A. Design-of-the-Month", which was continued during the year, and by matrices of house designs. A monthly bulletin of information for broadcast purposes was issued to radio stations and the "Builders' Bulletin" was distributed from time to time to builders throughout Canada.

To ascertain the changing needs of press and radio, representatives visited many newspapers and radio stations. A quarterly report on housing and community planning in Canada was prepared for the Secretariat of the United Nations. In September, the Corporation marked with appropriate ceremonies in Winnipeg, the completion of the 75,000th house financed under the Dominion and National Housing Acts.

Expenditures in this field in 1949 amounted to \$9,738.

EMERGENCY SHELTER

Activity of the Emergency Shelter Administration is now confined to the maintenance and disposal of existing projects. Many of the temporary wartime buildings used for shelter purposes are in need of structural repairs and in those areas where the shelter situation is still acute necessary repairs are being carried out. In other areas projects are being reduced or closed rather than incur large expenditures on maintenance or structural repairs.

Many of the emergency shelter projects are operated in Crown-owned buildings which were erected on leased land. When these buildings are no longer required for shelter purposes they are being removed and the land restored to the owner.

During 1949, some university and municipally operated shelter projects were reduced in size and some were closed completely. Four projects operated by the Corporation were closed and the buildings sold or demolished. The number of emergency shelter units now in operation throughout the country is about 9,000.

PRIORITIES

In 1949, the Corporation continued to make recommendations for building material priorities to the Priorities Officer of the Department of Trade and Commerce.

These recommendations covered 13,559 dwelling units being built under the Veterans' Rental Programme, Department of National Defence married quarters, Integrated Housing Plan, Rental Insurance projects and housing units built under the National Housing Act with a controlled end sale price. In addition, building material priorities were given to 1,661 other dwelling units. The reduction of building material priorities from some 25,000 units in 1948 to approximately 15,000 units in 1949 reflects the marked increase in the availability of building material supplies during the past year.

Because of the growing supplies of building materials, the Department of Trade and Commerce in March, 1949, widened the band of those eligible for priorities to include any person building his own dwelling unit, the cost of which was \$10,000 or less.

Important shortages of materials during the year were restricted to gypsum products, cement and certain steel products, including nails. Special steps were taken in conjunction with Import Control authorities to permit the import of gypsum lath for house building. Import permits covering approximately 60 million feet of gypsum lath were issued in 1949. There was a close liaison with the Priorities Officer on the distribution of cement, and with the Steel Controller on steel products going into house building. To offset local shortages successful arrangements were completed by the Steel Controller for the distribution of nails.

The increased supplies of building materials and the special steps taken in 1949 have resulted in a relatively satisfactory flow of building materials both to priority and all other housing.

ACCOUNTS

The Financial Statement of the Corporation covering the fiscal year ended December 31st, 1949, 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. Except for the addition of two accounts, the Financial Statement is similar in form to that submitted last year.

A liability entitled "Reserve for Guaranteed Rentals", in the amount of \$25,044.41 has been added. This represents the net insurance premiums 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.

An asset entitled "Advances under the Integrated Plan" in the amount of \$793,833.70 has also been added. This item represents advances made to builders at the first floor joist stage of construction in consideration of the Corporation taking title to the property and custody of down payments made by purchasers. These deposits by purchasers are turned over to the Corporation and held in trust during construction of the houses. These deposits will be released to builders only when construction is completed and the house is ready for occupancy. Funds so trusted are included with the liability covering "Contractors' Holdbacks and Other Security Deposits". At December 31st, 1949, they amounted to \$477,131.08.

INCOME AND EXPENDITURE

Substantial increases in loans and construction on direct account have resulted in increased revenues from interest and rentals. Expenses have been maintained at the ratio of last year. The following comparative summary shows the changes in revenues and expenditures during 1949. Rental operations for 1948 on direct account covered only a nine-month period, owing to the acquisition at March 31st of that year of assets under Section 34 of the National Housing Act, whereas in 1949 these operations cover the entire year. Revenue for the first three months of 1948 included management fees earned under the terms of an agency agreement which expired with the transfer of assets to the Corporation.

COMPARATIVE STATEMENT OF INCOME AND EXPENDITURE

	1949	1948
Gross Revenue—		
Interest		
Rentals		
Management Fees		
Other Income.	\$17,066,128.91	\$11,533,400.85
Less: Expenditures—		
Administration	\$3,383,179.71	\$3,209,246.93
Maintenance and Depreciation of Properties.....	\$7,697,587.22	\$5,233,542.53
Interest on Borrowings..	\$1,893,166.69	\$12,973,933.62
	\$766,110.80	\$9,028,900.26
Net Income Transferred to Reserve Fund.....	\$ 4,032,195.29	\$ 2,504,500.59

BALANCE SHEET

Assets

Cash on hand is commensurate with requirements to meet current commitments. Further funds are available, as needed, under borrowing powers contained in the Central Mortgage and Housing Corporation Act and The National Housing Act, 1944.

The balance of \$36,119.17 shown as due from the Minister of Reconstruction and Supply represents the net difference between certain expenditures recoverable under various sections of the Housing Acts and the unexpended balance of advances for Emergency Shelter operations (and recoveries of payments made on Home Improvement Loan Guarantees).

Owing to the discontinuance of free issue materials under 1950 contract arrangements, inventories of construction and maintenance materials have been reduced by \$136,203.14 and further reductions may be expected when 1949 commitments for free issues to contractors are fulfilled.

Loans under the Housing Acts have increased by \$35,741,909.01, from \$41,207,048.46 to \$76,948,957.47. Losses chargeable to the Minister and recovered under Section 25 of the Central Mortgage and Housing Corporation Act have amounted to \$31,962.97.

Agreements for Sale representing the balance of purchase price upon units sold have increased the amount outstanding by \$6,627,712.09.

Advances to municipalities and others, representing financial assistance for the installation of services for Corporation-owned housing projects under the 1949 construction programme are still being made. These advances have increased from \$811,071.46 at December 31st, 1948, to \$1,719,797.12 at the date of this report, after deducting repayments of annual instalments due in 1949.

The Real Estate account has increased from \$118,811,855.12 in 1948 to \$156,131,313.71 at December 31st, 1949, 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 1948.

The item of "Other Assets" shown in the Balance Sheet at \$121,544.55 consists of prepaid expenses representing unexpired premiums on insurance and employees' surety bonds and travelling advances to employees.

Liabilities

Accounts Payable and sundry accrued charges are made up of debts currently owing for operating purposes, totalling \$876,520.49, claims from contractors and suppliers for construction work completed to date and materials delivered to the value of \$4,213,933.04, and sundry items, including taxes, accrued, but not yet due, and amounting to \$294,074.80.

CENTRAL MORTGAGE AND HOUSING CORPORATION

"Contractors' Holdbacks and Deposits from Contractors and Others", amounting to \$4,615,332.05, as disclosed in the Balance Sheet, is made up of the following:

(1) Contractors' Holdbacks and Security Deposits.....	\$3,656,179.14
These are releasable upon satisfactory completion of the work contracted for.	
(2) Down payments held in trust for prospective buyers of houses built under the 1949 Integrated Plan....	477,131.08
(3) Refundable deposits from tenants.....	260,404.19
(4) Sundry other funds held in trust for future release..	221,617.64
	<u>\$4,615,332.05</u>

Rents and other payments received in advance represent prepaid rentals from tenants plus receipts on account of sales which are in process, but not yet fully executed.

Employees' Retirement Fund has increased by \$18,660.42 on account of contributions received from personnel added to the staff of the organization who have not become members of the Corporation Pension Fund.

Borrowings during 1949 under authority of Section 23 of the Central Mortgage and Housing Corporation Act for loaning purposes amounted to \$27,500,000.00, and under Section 34 of the National Housing Act for construction purposes to \$61,000,000.00. The latter includes funds for the cost of construction of married quarters for personnel in the Armed Services. Upon completion of the programme the Corporation's obligation to the Minister in this latter respect will be discharged by the hand-over of the properties to the Department of National Defence and cancellation of the debentures covering the borrowings.

Total borrowings to date have been as follows:

	Outstanding at December 31st,		
	1949	1948	Increase
Borrowings for the purpose of lending under the Housing Acts.....	\$ 54,500,000.00	\$27,000,000.00	\$27,500,000.00
Borrowings for acquisition and construction of land and buildings.....	\$101,000,000.00	\$40,000,000.00	\$61,000,000.00

CENTRAL MORTGAGE AND HOUSING CORPORATION

The Unrealized Capital Surplus account has increased by \$45,402.13 during 1949.

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

Balance brought forward from December 31st, 1948....	\$65,696,726.07
--	-----------------

Add:

Additional surplus arising from sales of properties acquired under Section 34 of the National Housing Act...	\$ 3,580,759.46
--	-----------------

	\$69,277,485.53
--	-----------------

Deduct:

Transfers to Reserve Fund of Cash realized in 1949 on sales of properties acquired under Section 34 of the National Housing Act.....	\$ 2,535,357.33
--	-----------------

Balance per Balance Sheet.....	\$66,742,128.20
--------------------------------	-----------------

RESERVE FUND

The revenue operations of the Corporation for 1949 resulted in a net profit of \$4,032,195.29 after provision for depreciation. 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 1st, 1948, and December 31st, 1949, are as follows:

	1949	1948
Credit Balance, January 1st.....	\$ 5,000,000.00	\$ 374,745.77
<i>Add:</i>		
Transfer from Income and Expenditure Account for year.....	\$ 4,032,195.29	\$2,504,500.59
Proceeds from sale of properties acquired under Section 34 of The National Housing Act, 1944.....	\$ 2,535,357.33	\$1,998,596.26
Liquid Assets acquired under Section 33 of The National Housing Act, 1944.....	—	\$2,282,351.80
	\$11,567,552.62	\$7,160,194.42
<i>Deduct:</i>		
Amount transferred to the credit of the Receiver General	\$ 6,567,552.62	\$2,160,194.42
Credit Balance.....	\$ 5,000,000.00	\$5,000,000.00

The sum of \$6,567,552.62 is being remitted to the Receiver General.

ORGANIZATION

The only significant change in the organization of the Corporation during 1949 was the development of a system of bank collection for rents and payments on Agreements for Sale and on direct loan mortgages. This procedure was introduced in a few localities in 1949 and will become general during 1950. Each person making regular payments to the Corporation is furnished with a book of numbered receipts. By presenting this book at any branch of a chartered bank a payment may be made on the holder's account.

Immediately following entry of Newfoundland into Confederation the Corporation extended its facilities to the new Province by establishment of a Branch Office in St. John's. Similarly, branches were established in other areas where the need for such offices became apparent. While the development of trained personnel presented a problem the Corporation was able in 1949 to open Branch Offices in Moncton, Peterborough, Kitchener, North Bay, Lethbridge, Trail and Kelowna.

At the end of 1949 there were five Regional Offices, 20 Branch Offices, nine District Rental Offices, 75 Rental Sub-Offices and 116 bank collection points.

STAFF

The increase in the volume of joint loans, the expansion in direct lending activities, the greater number of properties under management and the increased activity in direct construction required an increase in Corporation staff during 1949. Through the year the regular staff increased by 264 — from 1,345 on December 31st, 1948, to 1,609 on December 31st, 1949. The monthly average number of part-time and casual employees throughout the year was 485 as compared to 596 in 1948.

The Board again wishes to record its appreciation of a loyal and conscientious staff who have discharged their duties so efficiently during the year.

Yours very truly,

D. B. MANSUR,
President.

CENTRAL MORTGAGE AND HOUSING CORPORATION

FINANCIAL STATEMENTS

31st DECEMBER, 1949

CENTRAL MORTGAGE AND BALANCE SHEET AS

ASSETS

Cash.....	\$ 3,297,037.59
Accounts Receivable, less provision of \$26,772.12 for bad debts.....	247,592.53
Due from the Minister of Reconstruction and Supply....	36,119.17
Advances under the Integrated Housing Plan.....	793,833.70
Inventories of Construction and Maintenance Materials— at cost or at estimated realizable value, whichever is lower.....	1,352,011.78
Loans under the Housing Acts, including \$240,704.92 accrued interest.....	76,948,957.47
Shares in Housing Enterprises of Canada Ltd. (wholly owned).....	750.00
Agreements for Sale, including \$129,478.82 accrued interest.....	16,152,739.90
Advances to Municipalities and others on deferred repay- ment terms, including \$7,267.00 accrued interest.....	1,719,797.12
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 \$5,356,953.15 for depreciation.....	156,131,313.71
Construction expenditures for the Department of National Defence, financed by Corporation Debentures.....	13,905,149.95
Office Furniture and Sundry Equipment, less provision of \$147,042.65 for depreciation.....	174,248.28
Contractors' and other Security Deposits lodged with the Department of Finance.....	384,250.00
Other Assets.....	121,544.55
	<u>\$271,265,345.75</u>

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

D. B. MANSUR,
President

C. D. ARMITAGE,
Chief Accountant

HOUSING CORPORATION

AT 31st DECEMBER, 1949

LIABILITIES

Accounts Payable and Sundry Accrued Charges.....	\$ 5,384,528.33
Contractors' Holdbacks and Deposits from Contractors and Others.....	4,615,332.05
Rents and Other Payments received in advance.....	786,770.17
Employees' Retirement Fund.....	74,707.27
Reserve for Guaranteed Rentals.....	25,044.41
Due to the Receiver General under Section 31 of the Central Mortgage and Housing Corporation Act.....	6,567,552.62
Borrowings from the Government of Canada under Sec- tion 23 of the Central Mortgage and Housing Corpora- tion Act, evidenced by debentures of the Corporation, including \$398,167.92 accrued interest (for lending under the Housing Acts).....	54,898,167.92
Borrowings from the Government of Canada under Sec- tion 34 of The National Housing Act, 1944, evidenced by debentures of the Corporation, including \$1,171,114.78 accrued interest (for acquisition and construction of Real Estate).....	102,171,114.78
Unrealized Capital Surplus, including surplus arising from valuations of property acquired under Section 34, The National Housing Act, 1944.....	66,742,128.20
Capital: Authorized and paid up.....	25,000,000.00
Reserve Fund.....	5,000,000.00
	<u>\$271,265,345.75</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, 1949, 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.) MAURICE SAMSON, C.A.,
*of the firm of Chartré, Samson,
Beauvais, Gauthier & Cie.*

(Sgd.) K. W. DALGLISH, C.A.,
*of the firm of Deloitte, Plender, Haskins
& Sells.*

Ottawa, Canada—18th February, 1950.

CENTRAL MORTGAGE AND HOUSING CORPORATION
STATEMENT OF INCOME AND EXPENDITURE FOR THE YEAR
ENDED 31st DECEMBER, 1949

INCOME:

Interest earned on Loans under the Housing Acts.....	\$ 1,743,613.36	
<i>Less:</i> Interest on borrowings from the Government of Canada for loaning under the Housing Acts.....	979,183.30	\$ 764,430.06
Property Rentals.....	14,458,034.93	
<i>Less:</i> Interest on borrowings from the Government of Canada for investment in completed properties.....	913,983.39	13,544,051.54
Other Income, including \$702,430.44 interest on Agreements for Sale.....		908,283.22
		<u>15,216,764.82</u>

EXPENDITURES:

Administration:

Salaries, Head Office and Branches....	2,067,248.35
Pension Fund, Retirement Fund, Group and Unemployment Insurance and Medical Services.....	412,891.65
Directors' Fees and Expenses.....	6,803.65
Auditors' Fees and Expenses.....	38,414.52
Legal Expenses.....	15,907.00
Office Supplies and Expenses.....	210,187.76
Telephone and Telegraph.....	73,178.18
Rental and expenses of administrative premises.....	144,715.26
Travel Expenses and use of employee-owned cars.....	247,942.40
Information services, films and plans...	65,772.03
Depreciation on furniture and equipment.....	46,125.01
Other Expenses.....	53,993.90
Sub-Total.....	<u>3,383,179.71</u>

Property Expenses:

Repairs and Maintenance of Properties.	2,528,688.07
Payments to Municipalities in lieu of Taxes and for services.....	1,706,842.64
Depreciation on Real Estate.....	3,462,056.51
Sub-Total.....	<u>7,697,587.22</u>

Total Expenditures..... 11,080,766.93

Deduct: Net Loss from sales of Corporation owned Real Estate..... 4,135,997.89

Capital Expenditures written off.... 23,386.95
80,415.65 103,802.60

Balance transferred to Reserve Fund..... \$ 4,032,195.29

CENTRAL MORTGAGE AND HOUSING CORPORATION RESERVE FUND

Credit Balance as at 31st December, 1948..	\$5,000,000.00
<i>Add:</i> Transfer from Income and Expenditure Account for year 1949.....	4,032,195.29
<i>Add:</i> Proceeds from sale of properties acquired under Section 34 of The National Housing Act, 1944.....	2,535,357.33
	<u>\$11,567,552.62</u>
<i>Deduct:</i> Amount transferred to the credit of the Receiver General.....	6,567,552.62
	<u><u>\$5,000,000.00</u></u>
Credit Balance as at 31st December, 1949, as limited by Section 31 of The Central Mortgage and Housing Corporation 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, 1949

	Balance 31st December, 1948		Advances During 1949		Repayments and Dispo- sitions During 1949		Balance 31st December, 1949	
	No. of Loans Out- standing	Value	No. of New Loans	Total Advances	No. of Loans Paid in Full	Total Principal Repayments	No. of Loans Out- standing	Value
<i>Joint Loans:</i>								
(Corporation's Share).....	33,501	\$35,493,175.57	17,539	\$27,280,023.25	2,276	\$4,010,202.52	48,764	\$58,762,996.30
<i>Direct Loans:</i>								
Limited Dividend Housing Com- panies.....	8	4,019,245.62	4	430,446.13	1	*943,390.20	11	3,506,301.55
Loans under Section 31A.....	103	601,278.34	376	13,320,360.25	12	282,530.34	467	13,639,108.25
Mining, Lumbering, Logging and Fishing Industries.....	6	339,843.39	Nil	12,794.08	Nil	33,336.28	6	319,301.19
	117	4,960,367.35	380	13,763,600.46	13	1,259,256.82	484	17,464,710.99
<i>Mortgages arising from Sale of Property.....</i>	87	393,532.86	36	182,732.23	7	95,719.83	116	480,545.26
GRAND TOTAL.....	33,705	\$40,847,075.78	17,955	\$41,226,355.94	2,296	\$5,365,179.17	49,364	\$76,708,252.55
*Of this amount \$919,402.39 representing Advances to Housing Enterprises of Canada Ltd. was converted to Real Estate in possession.							ADD: Accrued Interest.....	
							240,704.92	
							\$76,948,957.47	

CENTRAL MORTGAGE AND HOUSING CORPORATION
AGREEMENTS FOR SALE—31st DECEMBER, 1949

	Balance 31st December, 1948		Sales and Other Charges During 1949		Repayments During 1949		Balance 31st December, 1949	
	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
<i>Agreements for Sale</i>	3,758	\$9,501,584.46	2,324	\$9,961,953.02	168	\$3,440,276.40	5,914	\$16,023,261.08
ADD: Accrued Interest.....								129,478.82
								<u>\$16,152,739.90</u>

CENTRAL MORTGAGE AND SCHEDULE OF REAL ESTATE

	Balance 31st December, 1948		Additions During 1949	
	No. of Units	Book Value	No. of Units	Amount
<i>Business Premises for Corporation Use.....</i>	135	\$ 163,516.12	11	\$ 62,263.84
<i>Constructed for Rental:</i>				
War Workers' Houses.....	12,443	2,446,026.61	4	1,515,060.76
Servicemen's Houses:				
1947 Programme and prior—Completed	18,888	56,664,000.00	175	611,322.23
—Under Construction	175	525,000.00	(175)	(525,000.00)
1948 Programme—Completed.....	790	4,506,596.10	7,037	46,590,053.90
—Under Construction	7,268	25,227,925.66	(6,494)	(20,512,998.46)
1949 Programme—Completed.....	Nil	Nil	446	2,899,115.00
—Under Construction	Nil	Nil	3,323	10,853,310.37
Multiple Dwellings:				
Completed.....	245	1,594,705.00	378	3,406,019.85
Under Construction.....	378	2,050,334.46	(378)	(2,050,334.46)
Housing Acquired from Limited Dividend Companies:				
Single Houses.....	1,915	15,152,208.41	113	991,170.88
Garages.....	Nil		376	
Multiple Dwellings.....	1,141		2	
Garages.....	Nil	8,288,913.57	232	(10,038.20)
	43,243	116,455,709.81	5,039	43,767,681.87
<i>Acquired Under Guarantee Agreements.....</i>	95	668,732.84	78	963,308.66
<i>Leasehold Properties:</i>				
Home Conversion Plan.....	1,783	1,394,757.60	Nil	Nil
Staff House—Hamilton.....	1	190,000.00	Nil	Nil
	1,784	1,584,757.60	Nil	Nil
<i>Other Real Estate:</i>				
Vacant Land.....	Nil	1,369,945.00	Nil	67,963.19
Sundry.....	236	670,466.13	44	14,316.00
	236	2,040,411.13	44	82,279.19
GRAND TOTAL.....	45,493	\$120,913,127.50	5,172	\$44,875,533.56

HOUSING CORPORATION
AT 31st DECEMBER, 1949

Appendix A-2

Dispositions During 1949		Balance 31st December, 1949			
No. of Units	Book Value	No. of Units	Book Value	Depreciation	Book Value after Depreciation
13	\$ 19,665.40	133	\$ 206,114.56	\$ 13,424.63	\$ 192,689.93
2,026	202,600.00	10,421	3,758,487.37	Nil	3,758,487.37
599	1,797,000.00	18,464	55,478,322.23	3,137,428.85	52,340,893.38
Nil	Nil	Nil	Nil	Nil	Nil
184	1,035,000.00	7,643	50,061,650.00	517,493.32	49,544,156.68
Nil	Nil	774	4,714,927.20	Nil	4,714,927.20
Nil	Nil	446	2,899,115.00	6,551.00	2,892,564.00
Nil	Nil	3,323	10,853,310.37	Nil	10,853,310.37
Nil	Nil	623	5,000,724.85	108,912.76	4,891,812.09
Nil	Nil	Nil	Nil	Nil	Nil
31}	247,530.98	1,997}	15,895,848.31	691,700.44	15,204,147.87
6}		370}			
Nil}	Nil	1,143}	8,278,875.37	363,810.85	7,915,064.52
Nil}		232}			
2,846	3,282,130.98	45,436	156,941,260.70	4,825,897.22	152,115,363.48
24	186,925.04	149	1,445,116.46	Nil	1,445,116.46
591	408,709.40	1,192	986,048.20	409,510.10	576,538.10
Nil	Nil	1	190,000.00	105,000.00	85,000.00
591	408,709.40	1,193	1,176,048.20	514,510.10	661,538.10
Nil	320,126.73	Nil	1,117,781.46	895.32	1,116,886.14
73	82,836.65	207	601,945.48	2,225.88	599,719.60
73	402,963.38	207	1,719,726.94	3,121.20	1,716,605.74
3,547	\$4,300,394.20	47,118	\$161,488,266.86	\$5,356,953.15	\$156,131,313.71

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, 1949 ⁽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.....	15,339	18,828	104,524
1949.....	18,159	24,904	139,499
Sub-total.....	54,563	71,879	375,715
Total.....	76,271	98,192	462,853

⁽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, 1949

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, 1949
Newfoundland.....	348	21	21	125	.06	18	4	14
Prince Edward Island.....	90	23	23	150	.26	22	55	20
Nova Scotia.....	645	268	296	1,614	.46	288	344	259
New Brunswick.....	516	194	225	1,297	.44	220	318	111
Quebec.....	3,887	3,293	8,552	45,715	2.20	6,178	6,773	3,466
Ontario.....	4,411	8,598	9,353	56,059	2.17	8,584	7,808	5,830
Manitoba.....	778	1,469	1,569	9,402	2.02	1,538	1,989	1,044
Saskatchewan.....	861	200	193	1,081	.22	200	153	175
Alberta.....	871	2,595	2,837	15,207	3.26	2,601	2,209	1,789
British Columbia.....	1,114	1,495	1,832	8,835	1.64	1,877	2,089	1,130
Northwest Territories.....	16	3	3	14	.19	3	2	3
CANADA (1).....	13,537	18,159	24,904	139,499	1.84	21,529	21,744	13,841

(1)—Excludes Yukon Territory. Gross loans approved during 1949 numbered 19,736 for 28,775 units amounting to \$160,257,439; this volume was reduced by cancellations, reinstatements and other changes involving 1,577 loans for 3,871 units and \$20,758,805 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), 1949

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 under Construction as at Dec. 31, 1948	Number of Housing Units Started	Number of Housing Units under Construction as at Dec. 31, 1949
<i>Metropolitan Area (2)</i>								
Halifax.....	132	168	176	1,018	1.33	154	171	185
Hamilton.....	211	1,117	1,197	6,672	5.67	725	1,184	1,208
London.....	115	424	453	2,404	3.94	457	819	706
Montreal.....	1,465	2,304	7,245	38,840	4.95	3,354	5,247	5,637
Ottawa.....	258	581	720	4,654	2.79	390	627	474
Quebec.....	267	155	313	1,621	1.17	286	297	394
Saint John.....	90	18	19	123	.21	24	20	25
St. John's.....	57	7	7	42	.12	—	7	1
Toronto.....	1,020	2,878	3,027	19,081	2.97	1,260	2,581	2,152
Vancouver.....	546	1,099	1,290	6,206	2.36	947	1,320	1,528
Victoria.....	106	82	179	766	1.69	186	341	287
Windsor.....	155	412	412	2,775	2.66	98	277	189
Winnipeg.....	322	1,366	1,466	8,878	4.55	1,466	1,452	1,940
Sub-total.....	4,744	10,611	16,504	93,080	3.48	9,347	14,343	14,726
<i>Other Major Cities</i>								
Brantford.....	37	40	40	226	1.08	15	40	32
Calgary.....	112	829	834	4,649	7.45	483	765	718
Edmonton.....	138	1,361	1,572	8,478	11.39	676	1,591	1,164
Fort William.....	34	99	128	635	3.76	121	123	85
Kingston.....	33	47	70	371	2.12	54	73	75
Kitchener.....	42	231	264	1,444	6.29	78	229	165
Regina.....	70	81	82	472	1.17	65	84	49
St. Catharines.....	37	20	50	284	1.35	39	70	61
Saskatoon.....	56	66	69	383	1.23	37	69	34
Sherbrooke.....	49	111	196	909	4.00	79	140	156
Sudbury.....	44	60	107	603	2.43	6	113	38
Three Rivers.....	50	44	49	306	.98	18	31	36
Sub-total.....	702	2,989	3,461	18,760	4.93	1,671	3,328	2,651
Other Areas.....	8,091	4,559	4,939	27,659	.61	3,038	3,858	4,367
CANADA.....	13,537	18,159	24,904	139,499	1.84	14,056	21,529	21,744
								13,841

(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 PROJECT, 1949

Type of Project	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, 1948	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units Under Construction as at Dec. 31, 1949
(a) N.H.A. 1944, Part I <i>Joint Loans for Home Owners (basic):</i>							
Owner-Occupancy . . .	4,935	5,101	28,273	3,103	5,101	4,876	3,328
Integrated Housing . . .	1,954	1,961	11,454	3,936	2,451	4,954	1,433
For Sale	5,974	6,215	32,864	3,843	6,524	7,166	3,201
Sub-total	12,863	13,277	72,591	10,882	14,076	16,996	7,962
(b) N.H.A. 1944, Part I <i>Joint Loans for Home Owners (with additional loan):</i>							
Owner-Occupancy . . .	868	915	6,076	6	532	80	458
Integrated Housing . . .	541	541	3,728	15	397	99	313
For Sale	2,794	2,886	19,722	22	1,682	144	1,560
Sub-total	4,203	4,342	29,526	43	2,611	323	2,331
(c) N.H.A. 1944, Part II <i>Loans for Rental Purposes:</i>							
For Rent	467	2,210	9,922	1,974	2,229	2,851	1,352
Limited-Dividend Companies	5	144	924	—	150	25	125
Housing Enterprises . .	—	—	115	—	—	—	—
Sub-total	472	2,354	10,961	1,974	2,379	2,876	1,477
(d) N.H.A. 1944, Section 31A <i>Direct Loans for Home Owners (basic):</i>							
Owner-Occupancy . . .	215	239	1,035	110	103	140	73
For Sale	118	186	977	191	1	191	1
<i>Direct Loans for Home Owners (with additional loan):</i>							
For Sale	32	64	346	58	4	62	—
<i>Direct Loans for Rental Purposes:</i>							
For Rent	1	45	264	2	45	2	45
For Rental Insurance .	252	4,394	23,784	795	2,309	1,153	1,951
<i>Direct Loans for Rural Housing:</i>							
Owner-Occupancy . . .	3	3	15	1	1	1	1
Sub-total	621	4,931	26,421	1,157	2,463	1,549	2,071

TABLE 4—NET LOANS APPROVED AND CONSTRUCTION PROGRESS OF N.H.A. UNITS, BY TYPE OF PROJECT, 1949—continued

Type of Project	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, 1948	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at Dec. 31, 1949
(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	6,018	6,255	35,384	3,219	5,736	5,096	3,859
Integrated Housing	2,495	2,502	15,182	3,951	2,848	5,053	1,746
For Sale	8,918	9,351	53,909	4,114	8,211	7,563	4,762
For Rent	468	2,255	10,186	1,976	2,274	2,853	1,397
For Rental Insurance	252	4,394	23,784	795	2,309	1,153	1,951
Limited-Dividend Companies	5	144	924	—	150	25	125
Housing Enterprises	—	—	115	—	—	—	—
Rural Housing	3	3	15	1	1	1	1
Total	18,159	24,904	139,499	14,056	21,529	21,744	13,841

TABLE 5—NET DIRECT LOANS APPROVED, BY LOCALITY, 1949

Locality	Part I			Part II						Part III			Total		
	Section 31A Home Ownership			Section 31A Rental		Section 31A Rental Insurance		Section 9 Limited Dividend Companies		Section 31A Rural Housing			Number of Loans	Number of Housing Units	Amount (\$'000)
	Number of Loans	Number of Housing Units	Amount (\$'000)	Number of Loans	Number of Housing Units	Amount (\$'000)	Number of Loans	Number of Housing Units	Amount (\$'000)	Number of Loans	Number of Housing Units	Amount (\$'000)			
<i>Metropolitan Areas</i>															
Halifax.....	1	1	4	—	—	—	1	11	54	—	—	—	2	12	58
Hamilton.....	—	—	—	—	—	—	3	84	504	—	—	—	3	84	504
London.....	—	—	—	—	—	—	1	22	127	—	—	—	1	22	127
Montreal.....	148	248	1,317	—	—	—	228	3,786	20,126	—	—	—	376	4,034	21,443
Ottawa.....	—	—	—	—	—	—	3	60	393	—	—	—	3	60	393
Quebec.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Saint John.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
St. John's.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Toronto.....	—	—	—	—	—	—	2	169	1,123	—	—	—	2	169	1,123
Vancouver.....	2	2	9	—	—	—	2	32	192	—	—	—	4	34	201
Victoria.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Windsor.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Winnipeg.....	—	—	—	—	—	—	—	—	—	115	—	—	—	—	115
Sub-total.....	151	251	1,330	—	—	—	240	4,164	22,519	—	—	—	391	4,415	23,964
<i>Other Major Cities</i>															
Brantford.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Calgary.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Edmonton.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fort William.....	—	—	—	—	—	—	2	50	249	—	—	—	2	50	249
Kingston.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Kitchener.....	—	—	—	—	—	—	1	15	85	—	—	—	1	15	85
Regina.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
St. Catharines.....	—	—	—	—	—	—	1	30	165	—	—	—	1	30	165
Saskatoon.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sherbrooke.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sudbury.....	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Three Rivers.....	—	—	—	—	45	264	—	—	—	—	—	—	1	45	264
Sub-total.....	—	—	—	1	45	264	4	95	499	—	—	—	5	140	763

CENTRAL MORTGAGE AND HOUSING CORPORATION

TABLE 5—NET DIRECT LOANS APPROVED, BY LOCALITY, 1949—Continued

Locality	Part I Section 31A Home Ownership			Part II						Part III Section 31A Rural Housing			Total				
	Number of Loans	Section 31A Rental		Section 31A, Rental + Insurance			Section 9 Limited Dividend Companies			Number of Loans	Number of Housing Units	Amount (\$'000)	Number of Loans	Number of Housing Units	Amount (\$'000)		
		Number of Loans	Number of Housing Units	Amount (\$'000)	Number of Loans	Number of Housing Units	Amount (\$'000)	Number of Loans	Number of Housing Units							Amount (\$'000)	
Other Localities																	
Amos, P.Q.	3	4	19														19
Avonlea, Sask.	1	1	3														3
Bashaw, Alta.	3	3	12														12
Beaupré (Montmorency Co.), P.Q.	-1	-1	-5														-5
Blackville (Halifax Co.), N.S.	1	1	4														4
Bow Valley, Alta.	1	-	-														-2
Bromptonville, P.Q.	1	1	5														5
Burnaby, B.C.	-	-	-														-
Campbell River (Vancouver Island), B.C.	-	-	1														1
Carleton-sur-Mer (Bonaventure Co.), P.Q.	4	4	17														17
Cumberland (Russell Co.), Ont.	1	1	9														9
Devon, Alta.	84	84	369														369
Dolbeau, P.Q.	2	4	12														12
Donnacona, P.Q.	1	1	5														5
Drummondville, P.Q.	2	2	9														9
Dunham Parish (Cowansville), P.Q.	1	1	4														4
Dysart, Sask.	1	1	4														4
East Broughton (Beauce Co.), P.Q.	2	2	8														8

TABLE 5—NET DIRECT LOANS APPROVED, BY LOCALITY, 1949—Continued

Locality	Part I Section 31A Home Ownership			Part II						Section 9 Limited Dividend Companies			Part III Section 31A Rural Housing			Total		
	Number of Loans	Number of Housing Units	Amount (\$'000)	Section 31A Rental Insurance			Number of Loans	Number of Housing Units	Amount (\$'000)	Number of Loans	Number of Housing Units	Amount (\$'000)	Number of Loans	Number of Housing Units	Amount (\$'000)	Number of Loans	Number of Housing Units	Amount (\$'000)
				Number of Loans	Number of Housing Units	Amount (\$'000)												
<i>Other Localities</i>																		
East Ferry (Digby Co.), N.S.	1	1	3														1	3
Ekville, Alta.	1	1	4														1	4
Edson, Alta.	2	2	10														2	10
Erickson (Kootenay), B.C.																		
Estcourt (Témiscouata Co.), P.Q.																	1	4
Granby, P.Q.	1	1	4														1	4
Grand-Baie (Chicoutimi Co.), P.Q.							2	28	140								2	140
Grenfell, Sask.	1	1	5														1	5
Haig Mun. (Foremost), Alta.	1	1	4														1	4
Hanna, Alta.	1	1	5														1	5
Head Twp. (Stonecliffe, Renfrew Co.), Ont.	1	1	6														1	6
Hope, B.C.	3	3	14														3	14
Joliette, P.Q.	18	36	135														18	135
Killaloe, Ont.	1	1	4														1	4
Lacombe, Alta.																	1	8
L'Anctienne-Lorette (Quebec Co.), P.Q.	10	10	54														10	54
Langley Prairie, B.C.	1	1	5														1	5
L'Ascension (Quebec Co.), P.Q.	1	1	3														1	3

CENTRAL MORTGAGE AND HOUSING CORPORATION

TABLE 5—NET DIRECT LOANS APPROVED, BY LOCALITY, 1949—Continued

Locality	Part I Section 31A Home Ownership			Part II						Part III Section 31A Rural Housing			Total	
				Section 31A Rental			Section 9 Limited Dividend Companies						Number of Loans	Number of Housing Units
	Number of Loans	Number of Housing Units	Amount (\$'000)	Number of Loans	Number of Housing Units	Amount (\$'000)	Number of Loans	Number of Housing Units	Amount (\$'000)	Number of Loans	Number of Housing Units	Amount (\$'000)		
<i>Other Localities</i>														
La Tuque, P.Q.	—	—	1	—	—	—	—	—	—	—	—	—	—	1
L'Enfant-Jésus (Beauce Junction), P.Q.	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Lulu Island (Richmond Mun.), B.C.	2	2	10	—	—	—	—	—	—	—	—	—	2	10
Maple Ridge Mun., B.C.	1	1	5	—	—	—	—	—	—	—	—	—	1	5
Marathon (Thunder Bay), Ont.	—	—	—	—	—	—	1	3	12	—	—	—	1	12
McAdam (Richmond Co.), N.S.	1	1	4	—	—	—	—	—	—	—	—	—	1	4
Meeting Creek, Alta.	1	1	4	—	—	—	—	—	—	—	—	—	1	4
Mégantic, P.Q.	2	2	10	—	—	—	—	—	—	—	—	—	2	10
Melfort, Sask.	3	3	14	—	—	—	—	—	—	—	—	—	3	14
Minden (Haliburton Co.), Ont.	1	1	4	—	—	—	—	—	—	—	—	—	1	4
Moncton, N.B.	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mont-Laurier, P.Q.	8	9	43	—	—	—	—	—	—	—	—	—	22	116
Neguac (Halifax Co.), N.S.	1	1	3	—	—	—	—	—	—	—	—	—	9	43
Niagara Falls, Ont.	—	—	—	—	—	—	—	—	—	—	—	—	1	3
Nipawin, Sask.	—	—	—	—	—	—	—	—	—	—	—	—	1	15
Notre-Dame-du-Bon-Con- seil (Drummond Co.), P.Q.	1	1	4	—	—	—	—	—	—	—	—	—	1	6
Oakville, Ont.	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Oshawa, Ont.	—	—	—	—	—	—	—	—	—	—	—	—	1	4
	—	—	—	—	—	—	—	—	—	—	—	—	2	220
	—	—	—	—	—	—	—	—	—	—	—	—	1	186

TABLE 5—NET DIRECT LOANS APPROVED, BY LOCALITY, 1949—Continued

Locality	Part I Section 31A Home Ownership			Part II						Part III Section 31A Rural Housing			Total	
				Section 31A Rental			Section 31A Rental Insurance			Section 9 Limited Dividend Companies			Number of Loans	Number of Housing Units
	Number of Loans	Number of Housing Units	Amount (\$000)	Number of Loans	Number of Housing Units	Amount (\$000)	Number of Loans	Number of Housing Units	Amount (\$000)	Number of Loans	Number of Housing Units	Amount (\$000)		
<i>Other Localities</i>														
Penhold, Alta.	1	1	4	-	-	-	-	-	-	-	-	-	1	1
Port Hawkesbury (Inverness Co.), N.S.	1	1	4	-	-	-	-	-	-	-	-	-	1	1
Raymond, Alta.	1	1	5	-	-	-	-	-	-	-	-	-	1	1
Rigaud, P.Q.	1	1	5	-	-	-	-	-	-	-	-	-	1	1
Rimouski, P.Q.	1	2	4	-	-	-	-	-	-	-	-	-	1	2
Rivière-Bleue (Témiscouata Co.), P.Q.	1	1	4	-	-	-	-	-	-	-	-	-	1	1
Roberval, P.Q.	1	1	6	-	-	-	-	-	-	-	-	-	1	1
St-Benoît-Joseph (Amqui) P.Q.	-	-	1	-	-	-	-	-	-	-	-	-	2	3
St-Bruno, P.Q.	2	3	9	-	-	-	-	-	-	-	-	-	1	2
St-Coeur-de-Marie, P.Q.	1	2	5	-	-	-	-	-	-	-	-	-	1	2
St-Croix (Lotbinière Co.), P.Q.	1	1	4	-	-	-	-	-	-	-	-	-	1	1
St-Elie-d'Orford (Sherbrooke Co.), P.Q.	1	1	5	-	-	-	-	-	-	-	-	-	1	1
St-Florence (Matane Co.), P.Q.	1	1	5	-	-	-	-	-	-	-	-	-	1	1
St-Hilaire (Rouville Co.), P.Q.	1	1	5	-	-	-	-	-	-	-	-	-	1	1
St-Jovite, P.Q.	1	1	5	-	-	-	-	-	-	-	-	-	1	1
St-Léonard d'Aston, P.Q.	11	11	46	-	-	-	-	-	-	-	-	-	11	11
St-Monique (Nicolet Co.), P.Q.	1	1	4	-	-	-	-	-	-	-	-	-	1	1

CENTRAL MORTGAGE AND HOUSING CORPORATION

TABLE 5—NET DIRECT LOANS APPROVED, BY LOCALITY, 1949—Continued

Locality	Part I Section 31A Home Ownership			Part II						Part III Section 31A Rural Housing			Total	
	Number of Loans	Number of Housing Units	Amount (\$000)	Section 31A Rental			Section 31A Rental Insurance			Section 9 Limited Dividend Companies			Number of Loans	Number of Housing Units
				Number of Loans	Number of Housing Units	Amount (\$000)	Number of Loans	Number of Housing Units	Amount (\$000)	Number of Loans	Number of Housing Units	Amount (\$000)		
<i>Other Localities</i>														
St. Paul, Alta.	1	1	5	—	—	—	—	—	—	—	—	—	1	1
St. Paul (Cumberland Co.), N.S.	1	1	4	—	—	—	—	—	—	—	—	—	1	1
St-Romuald (Lévis Co.), P.Q.	1	1	4	—	—	—	—	—	—	—	—	—	1	1
St-Sauveur (Terrebonne Co.), P.Q.	1	1	5	—	—	—	—	—	—	—	—	—	1	1
Ste-Thérèse de Gaspé (Gaspé Co.), P.Q.	1	1	3	—	—	—	—	—	—	—	—	—	1	1
Sarnia, Ont.	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sault Ste. Marie, Ont.	3	3	12	—	—	—	—	—	—	—	—	—	3	3
Scotstown, P.Q.	1	1	4	—	—	—	—	—	—	—	—	—	1	1
Squamish (Howe Sound), B.C.	1	1	4	—	—	—	—	—	—	—	—	—	1	1
Steep Rock (Rainy River), Ont.	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Stoughton, Sask.	1	1	4	—	—	—	—	—	—	—	—	—	1	1
Trafalgar Twp. (Halton Co.), Ont.	—	—	—	—	—	—	1	12	75	—	—	—	1	12
Twin Butte, Alta.	—	—	—	—	—	—	—	—	—	—	—	—	1	1
Val D'Or, P.Q.	1	1	7	—	—	—	—	—	—	—	—	—	1	1
Vermillion, Alta.	1	1	4	—	—	—	—	—	—	—	—	—	1	1
Wadena, Sask.	1	1	4	—	—	—	—	—	—	—	—	—	1	1
Weedon Centre, P.Q.	2	2	8	—	—	—	1	11	66	—	—	—	2	11
Welland, Ont.	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Yarmouth, N.S.	—	—	—	—	—	—	—	—	—	1	24	81	1	24
Yellowknife, N.W.T.	3	3	14	—	—	—	—	—	—	—	—	—	3	3
Sub-total	214	238	1,028	—	—	—	8	135	766	5	144	924	230	520
Total	365	489	2,358	1	45	264	252	4,394	23,784	5	144	1,039	626	5,075
														27,460

TABLE 6
NET LOANS APPROVED, BY TYPE OF HOUSE, 1949

Type of House	Number of Housing Units	Amount (\$'000)
Single family—1-storey.....	8,882	48,515
Single family—1½-storeys.....	5,875	36,162
Single family—2-storeys.....	1,724	11,739
Sub-total.....	16,481	96,416
Semi-detached.....	641	4,104
Duplex.....	805	3,645
Triplex.....	185	776
Double duplex.....	850	4,196
Row house.....	339	1,294
Apartment building.....	5,571	28,918
Other.....	32	150
Sub-total.....	8,423	43,083
Total.....	24,904	139,499

TABLE 7
NET LOANS APPROVED, BY SIZE OF LOAN, 1949

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.....	39	147	—	186
\$3,000—\$3,499.....	95	203	—	298
\$3,500—\$3,999.....	376	325	—	701
\$4,000—\$4,499.....	1,396	473	1	1,870
\$4,500—\$4,999.....	2,213	1,492	—	3,705
\$5,000—\$5,499.....	3,507	1,567	1	5,075
\$5,500—\$5,999.....	2,866	1,857	—	4,723
\$6,000—\$6,499.....	3,002	320	—	3,322
\$6,500—\$6,999.....	1,513	267	—	1,780
\$7,000—\$7,499.....	1,410	35	—	1,445
\$7,500—\$7,999.....	605	10	—	615
\$8,000 and over.....	1,086	97	1	1,184
Total.....	18,108	6,793	3	24,904

TABLE 8
NET RENTAL INSURANCE PROJECTS APPROVED, BY PROVINCE, 1949

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	11	65	717	3.6	9
New Brunswick.....	1	22	142	855	3.7	18
Quebec.....	65	5,949	39,824	924	4.1	4,713
Ontario.....	33	1,365	11,307	923	3.9	1,401
Manitoba.....	5	156	1,027	862	3.6	147
Saskatchewan.....	—	—	—	—	—	—
Alberta.....	6	94	595	795	3.7	78
British Columbia.....	7	123	908	878	3.7	119
CANADA.....	118	7,720	53,868	920	4.1	6,485

TABLE 9
COMPLETED CONSTRUCTION AND ACTUAL EXPENDITURES, DIRECT HOUSING OPERATIONS,
APRIL 1, 1941 — DECEMBER 31, 1949

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 (1).....	78	7,804	4	38,635	160	5,233	44,028
Total.....	410	45,930	277	209,771	14,046	30,141	253,958

(1) Expenditures in 1949 include \$1,255,000 for housing and land improvements, recoverable from municipalities and government departments. An additional amount of \$1,867,000 was also expended on permanent improvements on projects constructed in previous years.

TABLE 10
APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING
OPERATIONS, BY PROVINCE, 1949

Province	Appropriations		Expenditures During the Year					Construction Progress of Direct Housing Operations			
	Unexpended as of Dec. 31, 1948 (\$'000)	Approved during 1949 (\$'000)	Unexpended as of Dec. 31, 1949 (\$'000)	Housing (\$'000)	Supplementary Buildings (\$'000)	Land, Improvements and Other Outlay (\$'000)	Total ⁽¹⁾ (\$'000)	Number of Housing Units under Construction as at December 31, 1948	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1949
Newfoundland.....	—	388	119	269	—	—	269	—	50	—	50
Prince Edward Island.....	54	—	3	49	—	2	51	29	—	29	—
Nova Scotia.....	3,767	—	2,152	1,458	—	157	1,615	281 ⁽²⁾	116	331	66
New Brunswick.....	2,476	218	567	1,938	36	153	2,127	439	180	453	166
Quebec ⁽³⁾	3,448	7,889	6,410	4,690	123	114	4,927	591	779	616	754
Ontario.....	24,161	10,474	17,945	15,583	1	1,106	16,690	2,655	1,762	3,362	1,055
Manitoba.....	4,217	4,520	4,192	4,245	—	300	4,545	851	629	898	582
Saskatchewan.....	4,470	1,984	3,152	3,099	—	203	3,302	547	440	699	288
Alberta.....	5,488	2,761	4,097	3,872	—	280	4,152	650	443	747	346
British Columbia.....	13,114	829	8,848	3,432	—	1,663	5,095	576	517	669	424
CANADA.....	61,195	29,063	47,485	38,635	160	3,978	42,773	6,619 ⁽²⁾	4,916	7,804	3,731

⁽¹⁾ In addition to the above expenditures, \$1,255,000 expended during 1949 for land improvements and services is recoverable from municipalities.
⁽²⁾ An additional amount of \$1,867,000 was also expended during 1949 on permanent improvements on projects constructed in previous years.

⁽³⁾ Revised to exclude units moved from Pictou, N.S., to Stellarton and Trenton, N.S.

⁽⁴⁾ Construction Progress includes 278 units under construction at December 31, 1948, and completed in 1949 which were sold under the provisions of Section 31A.

CENTRAL MORTGAGE AND HOUSING CORPORATION

TABLE 11.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1949

Locality	Appropriations		Expenditures During the Year				Construction Progress of Direct Housing Operations				
	Unexpended as of Dec. 31, 1948 (\$000)	Approved during 1949 (\$000)	Unexpended as of Dec. 31, 1949 (\$000)	Housing (\$000)	Supplementary Buildings (\$000)	Land, Improvements and Other Outlay (\$000)	Total (\$000)	Number of Housing Units under Construction as at December 31, 1948	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1949
Metropolitan Areas											
Halifax.....	3,294	—	2,012	1,177	—	105	1,282	171	116	221	66
Hamilton.....	771	—	129	639	—	3	642	33	84	117	—
London.....	43	—	42	—	—	1	1	—	—	—	—
Montreal (1).....	2,832	6,225	5,485	3,387	123	62	3,572	441	540	441	540
Ottawa.....	3,190	182	2,428	828	—	116	944	173	23	173	23
Quebec.....	—	—	—	—	—	—	—	—	—	—	—
Saint John.....	1,067	218	—357	1,528	31	83	1,642	205	180	219	166
St. John's.....	—	388	119	269	—	—	269	—	50	—	50
Toronto.....	118	—	128	—10	—	—	—10	—	—	—	—
Vancouver.....	10,329	—	7,230	1,588	—	1,511	3,099	230	324	242	312
Victoria.....	1,301	628	1,451	468	—	10	478	70	103	73	100
Windsor.....	1,501	3,662	1,295	3,732	—	136	3,868	350	500	722	128
Winnipeg.....	3,512	4,520	3,814	3,943	—	275	4,218	701	629	748	582
Sub-Total.....	27,958	15,823	23,776	17,549	154	2,302	20,005	2,374	2,549	2,956	1,967
Other Major Cities											
Brantford.....	1,124	369	1,054	404	—	35	439	103	48	103	48
Calgary.....	1,941	—	541	1,208	—	92	1,400	163	160	245	78
Edmonton.....	1,909	1,862	2,423	1,241	—	107	1,348	212	158	223	147
Fort William.....	849	725	918	620	—	36	656	84	100	84	100
Kingston.....	81	—	81	—	—	—	—	—	—	—	—
Kitchener.....	477	—	294	158	—	25	183	66	1	67	—
Regina.....	1,960	1,134	1,619	1,454	—	21	1,475	62	296	195	163
St. Catharines.....	271	—	242	18	—	11	29	—	—	—	—
Saskatoon.....	695	670	897	401	—	67	468	—	100	—	100
Sherbrooke.....	60	—	43	6	—	11	17	—	—	—	—
Sudbury.....	—	—	—	—	—	—	—	—	—	—	—
Three Rivers.....	—	—	—	—	—	—	—	—	—	—	—
Sub-Total.....	9,367	4,760	8,112	5,610	—	405	6,015	690	863	917	636

(1) Construction Progress includes 278 units under construction at December 31, 1948, and completed in 1949 which were sold under the provisions of Section 31A.

TABLE 11.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1949.—Continued

Locality	Appropriations		Expenditures During the Year				Construction Progress of Direct Housing Operations				
	Unexpended as of Dec. 31, 1948 (\$'000)	Approved during 1949 (\$'000)	Unexpended as of Dec. 31, 1949 (\$'000)	Housing (\$'000)	Supplementary Buildings (\$'000)	Land, Improvements and Other Outlay (\$'000)	Total (\$'000)	Number of Housing Units under Construction as at December 31, 1948	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1949
<i>Cities and Towns with Population Less Than 30,000</i>											
Acton, Ont.	-1	—	-4	2	—	1	3	—	—	—	—
Ajax, Ont.(1)	514	1,604	755	1,222	—	141	1,363	72	232	103	201
Amherst, N.S.	69	—	8	56	—	5	61	35	—	35	—
Arnprior, Ont.	216	—	176	35	—	5	40	24	—	24	—
Aylmer, P.Q.	361	227	128	437	—	23	460	100	25	125	—
Barrie, Ont.	—	369	206	163	—	—	163	50	50	—	50
Belleville, Ont.	198	769	374	569	—	24	593	103	100	103	100
Bow Island, Alta.	18	—	15	3	—	—	3	—	—	—	—
Bracebridge, Ont.	91	—	17	68	—	6	74	25	—	25	—
Brampton, Ont.	-32	—	-35	—	—	3	3	—	—	—	—
Brandon, Man.	459	—	220	226	—	13	239	100	—	100	—
Brockville, Ont.	359	—	60	294	—	5	299	25	32	57	—
Campbellford, Ont.	32	—	31	—	—	1	1	—	—	—	—
Campbellton, N.B.	118	—	57	25	—	36	61	34	—	34	—
Carleton Place, Ont.	10	—	10	—	—	—	—	—	—	—	—
Charlottetown, P.E.I.	54	—	3	49	—	2	51	29	—	29	—
Chesley, Ont.	42	—	9	24	—	9	33	25	—	25	—
Chicoutimi, P.Q.	—	354	237	117	—	—	117	—	56	—	56
Clinton, Ont.	74	—	73	1	—	—	1	—	—	—	—
Cobourg, Ont.	362	—	179	173	—	10	183	50	—	50	—
Cochrane, Ont.	12	—	—	-1	—	3	2	—	—	—	—
Collingwood, Ont.	336	—	200	118	—	18	136	26	12	26	12
Cornwall, Ont.	-20	—	-20	—	—	—	—	—	—	—	—
Courtenay, B.C.	226	—	34	187	—	5	192	18	22	40	—
Cowansville, P.Q.	230	—	4	214	—	12	226	50	—	50	—
Cowichan Lake, B.C.	-210	—	215	-1	—	6	5	—	—	—	—

(1) Construction Progress includes 4 experimental units under construction at December 31, 1948, 3 of which were completed in 1949.

TABLE 11.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1949.—Continued

Locality	Appropriations			Expenditures During the Year			Construction Progress of Direct Housing Operations			
	Unexpended as of Dec. 31, 1948 (\$'000)	Approved during 1949 (\$'000)	Unexpended as of Dec. 31, 1949 (\$'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
<i>Cities and Towns With Population Less Than 30,000</i>										
Cranbrook, B.C.	—	201	40	160	—	1	161	30	18	12
Cumberland, B.C.	23	—	21	—	—	2	2	—	—	—
Dryden, Ont.	76	—	5	63	—	8	71	—	35	—
Elmira, Ont.	—	—	—	—	—	1	1	—	—	—
Englehart, Ont.	24	—	22	2	—	—	2	—	—	—
Essex, Ont.	173	—	30	138	—	5	143	—	35	—
Exeter, Ont.	86	—	86	—	—	—	—	—	—	—
Farnham, P.Q.	—	205	32	160	—	3	163	30	—	30
Fergus, Ont.	182	—	48	127	—	17	144	—	50	—
Fort Erie, Ont.	690	—	625	55	—	10	65	—	35	—
Fort Frances, Ont.	117	176	183	106	—	4	110	25	—	25
Fredericton, N.B.	807	—	384	386	3	34	423	—	200	—
Galt, Ont.	135	369	287	211	—	6	217	50	—	50
Georgetown, Ont.	—13	—	—24	—3	—	14	11	—	—	—
Geraldton, Ont.	98	—	61	—	—	1	1	—	—	—
Goderich, Ont.	69	—	94	—	—	4	4	—	—	—
Gravenhurst, Ont.	—	—	69	—	—	—	—	—	—	—
Guelph, Ont.	460	369	440	373	—	16	389	32	79	32
Hespeler, Ont.	318	—	231	79	—	8	87	—	25	—
Ingersoll, Ont.	—	—	—8	—	—	8	8	—	—	—
Kamloops, B.C.	195	—	26	163	—	6	169	14	35	—
Kamsack, Sask.	—	180	58	122	—	—	122	25	—	25
Kelowna, B.C.	42	—	42	—5	—	5	—	—	—	—
Kenora, Ont.	79	—	75	—4	—	8	4	—	—	—
Kimberley, B.C.	18	—	—31	16	—	33	49	—	24	—
Kirkland Lake, Ont.	6	—	4	2	—	—	2	—	—	—

TABLE 11.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1949.—Continued

Locality	Appropriations			Expenditures During the Year					Construction Progress of Direct Housing Operations			
	Unexpended as of Dec. 31, 1948 (\$000)	Approved during 1949 (\$000)	Unexpended as of Dec. 31, 1949 (\$000)	Housing (\$000)	Supplementary Buildings (\$000)	Land, Improvements and Other Outlay (\$000)	Total (\$000)	Number of Housing Units under Construction as at December 31, 1948	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1949	
<i>Cities and Towns With Population Less Than 30,000</i>												
Larder Lake, Ont....	100	—	77	11	—	12	23	—	—	—	—	
Leamington, Ont....	94	—	94	—	—	—	—	—	—	—	—	
Leduc, Alta.....	102	—	22	78	—	2	80	25	—	25	—	
Lethbridge, Alta....	548	360	322	557	—	29	586	100	50	104	46	
Lindsay, Ont.....	240	—	228	11	—	1	12	—	—	—	—	
Listowel and Palmerston, Ont....	39	—	39	—	—	—	—	—	—	—	—	
Lloydminster, Sask..	177	—	26	150	—	1	151	50	—	50	—	
Lucan, Ont.....	44	—	40	—	—	4	4	—	—	—	—	
McGarry, Ont.....	396	—	384	12	—	—	12	—	—	—	—	
Meaford, Ont.....	90	—	28	57	—	5	62	25	—	25	—	
Medicine Hat, Alta..	699	—	310	355	—	34	389	100	—	100	—	
Melville, Sask.....	102	—	98	—	—	4	4	—	—	—	—	
Midland, Ont.....	74	—	72	—3	—	5	2	—	—	—	—	
Moncton, N.B.....	363	—	362	—1	2	—	1	—	—	—	—	
Moose Jaw, Sask....	250	—	86	124	—	40	164	95	—	95	—	
Napanee, Ont.....	115	—	22	86	—	7	93	25	—	25	—	
Nelson, B.C.....	—12	—	—13	—	—	1	1	—	—	—	—	
New Glasgow, N.S....	114	—	10	92	—	12	104	50	—	50	—	
New Liskeard, Ont..	66	—	62	3	—	1	4	—	—	—	—	
Newmarket, Ont....	112	—	1	96	—	15	111	50	—	50	—	
Niagara Falls and Stamford, Ont....	410	—	90	300	—	20	320	72	—	72	—	
Niagara-on-the-Lake, Ont.....	98	—	13	75	—	10	85	25	—	25	—	
North Battleford, Sask.	165	—	99	55	—	11	66	50	—	50	—	
North Bay, Ont....	64	—	64	—	—	—	—	—	—	—	—	
Oakville, Ont.....	—25	—	—25	—	—	—	—	—	—	—	—	
Orillia, Ont.....	318	—	193	113	—	—	—	—	—	—	—	
Owen Sound, Ont....	86	—	58	21	—	12	125	50	—	50	—	
						7	28	25	—	25	—	

TABLE 11.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1949.—Continued

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations			
	Unex- pended as of Dec. 31, 1948 (\$000)	Ap- proved during 1949 (\$000)	Unex- pended as of Dec. 31, 1949 (\$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, 1948	Number of Housing Units Started	Number of Housing Units Com- pleted	Number of Housing Units under Construction as at December 31, 1949
<i>Cities and Towns With Population Less Than 30,000</i>											
Sioux Lookout, Ont.	34	—	34	—	—	—	1	—	—	—	—
Smith's Falls, Ont.	99	147	98	89	1	—	89	—	—	—	20
Stamford, Ont.	—	—	58	51	—	17	68	25 (1)	20	25	—
Stellarton, N.S.	207	—	139	6	—	1	7	—	—	—	—
Stirling, Ont.	45	—	38	—	—	22	598	99	51	99	51
Stratford, Ont.	513	350	265	576	—	7	310	56	19	75	—
Swift Current, Sask.	364	—	54	303	—	17	184	75	—	75	—
Thorold, Ont.	249	—	65	167	—	2	2	—	—	—	—
Tilbury, Ont.	103	—	101	—	—	1	7	—	—	—	—
Timmins, Ont.	—23	—	—30	6	—	41	717	151	24	175	—
Trail, B.C.	840	—	123	676	—	4	5	— (1)	—	—	—
Transcona, Man.	79	—	74	1	—	18	100	58	—	58	—
Trenton, N.S.	82	—	—18	82	—	31	87	—	—	—	—
Trenton, Ont.	385	—	298	56	—	3	245	—	88	—	88
Uxbridge, Ont.	25	—	25	—	—	13	32	12	—	12	—
Val D'Or, P.Q.	—	603	358	242	—	1	1	—	—	—	—
Vernon, B.C.	184	—	152	19	—	36	367	78	5	83	—
Walkerton, Ont.	—	—	31	—	—	3	—5	—	—	—	—
Waterloo, Ont.	32	—	173	331	—	12	133	50	—	50	—
Welland, Ont.	540	—	489	2	—	—	—	—	—	—	—
Wetaskiwin, Alta.	492	—	89	—8	—	1	—	—	—	—	—
Weyburn, Sask.	84	—	19	121	—	12	—	—	—	—	—
	114	—	—	—	—	—	—	—	—	—	—

⁽¹⁾ Revised to exclude units moved from Pictou, N.S. to Stellarton and Trenton, N.S.

TABLE 11.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1949.—Continued

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations			
	Unexpended as of Dec. 31, 1948 (\$'000)	Approved during 1949 (\$'000)	Unexpended as of Dec. 31, 1949 (\$'000)	Housing (\$'000)	Supplementary Buildings (\$'000)	Land, Improvements and Other Outlay (\$'000)	Total (\$'000)	Number of Housing Units under Construction as at December 31, 1948	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1949
<i>Cities and Towns With Population Less Than 30,000</i>											
Paris, Ont.	44	—	29	—	—	15	15	—	—	—	—
Pembroke, Ont.	204	—	29	166	—	9	175	50	—	50	—
Penetanguishene, Ont.	135	—	135	—	—	—	—	—	—	—	—
Penticton, B.C.	304	—	209	71	—	24	95	50	—	50	—
Perth, Ont.	55	—	54	—	—	1	1	—	—	—	—
Peterborough, Ont.	1,522	737	1,169	1,074	—	16	1,090	146	180	207	119
Ponoka, Alta.	—	181	107	74	—	—	74	—	25	—	25
Portage la Prairie, Man.	62	—	59	—	—	3	3	—	—	—	—
Port Alberni, B.C.	—10	—	—86	75	—	1	76	—	—	—	—
Port Arthur, Ont.	443	535	579	378	—	21	399	50	75	50	75
Port Hope, Ont.	273	—	138	124	—	11	135	25	—	25	—
Preston, Ont.	63	—	61	2	—	—	2	—	—	—	—
Prince Albert, Sask.	257	—	75	162	—	20	182	95	—	95	—
Prince George, B.C.	—80	—	—79	—1	—	—	—1	—	—	—	—
Redcliff, Alta.	40	—	35	5	—	—	5	—	—	—	—
Red Deer, Alta.	145	358	231	259	—	13	272	50	50	50	50
Renfrew, Ont.	180	—	33	132	—	15	147	40	—	40	—
Revelstoke, B.C.	2	—	—4	4	—	2	6	—	—	—	—
Rossland, B.C.	—38	—	—50	12	—	—	12	—	—	—	—
Rouyn, P.Q.	—	275	147	127	—	1	128	—	40	—	40
St. Mary's, Ont.	39	—	39	—	—	—	—	—	—	—	—
St. Thomas, Ont.	87	—	65	7	—	15	22	51	—	51	—
Sarnia, Ont.	1,881	—	1,227	642	—	12	654	118	69	187	—
Sault Ste. Marie, Ont.	667	82	303	421	—	25	446	49	71	99	21
Sea Island, B.C.	—	—	—2	—	—	2	2	—	—	—	—
Selkirk, Man.	104	—	24	75	—	5	80	50	—	50	—

TABLE 11
 APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING
 OPERATIONS, BY LOCALITY, 1949.
 —Continued

Locality	Appropriations			Expenditures During the Year			Construction Progress of Direct Housing Operations			
	Unex- pended as of Dec. 31, 1948 (\$000)	Ap- proved during 1949 (\$000)	Unex- pended as of Dec. 31, 1949 (\$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, 1948	Number of Housing Units Com- pleted	Number of Housing Units under Construction as at December 31, 1949
<i>Cities and Towns With Population Less Than 30,000</i>										
Wheatley, Ont.	8	—	8	—	—	—	—	—	—	—
Wingham, Ont.	127	29	32	100	—	24	124	48	48	—
Woodstock, N.B.	120	—	120	—	—	—	—	—	—	—
Woodstock, Ont.	408	—	61	316	—	31	347	78	80	—
Yorkton, Sask.	386	—	159	207	—	20	227	89	89	—
Sub-Total.	23,870	8,480	15,597	15,476	6	1,271	16,753	3,555 ⁽¹⁾	3,931	1,128
CANADA.	61,195	29,063	47,485	38,635	160	3,978	42,773	6,619 ⁽¹⁾	7,804	3,731

⁽¹⁾ Revised to exclude units moved from Pictou, N.S. to Stellarton and Trenton, N.S.

TABLE 12.—RENTAL HOUSING UNITS FOR SALE AND SOLD, BY PROVINCE, 1949

Province	Number of Housing Units for Sale 1946-1949	Number of Housing Units Sold 1946-1948	Housing Units Sold, 1949	
			Number	Purchase Price (\$000)
Newfoundland.....	—	—	—	—
Prince Edward Island.....	—	—	—	—
Nova Scotia.....	1,089	380	578	2,049
New Brunswick.....	456	350	—	—
Quebec.....	2,859	1,149	525	3,057
Ontario.....	5,993	1,291	1,239	3,925
Manitoba.....	175	42	8	31
Saskatchewan.....	825	127	139	579
Alberta.....	450	248	49	253
British Columbia.....	3,144	1,723	471	1,593
CANADA.....	14,991	5,310	3,009	11,487

TABLE 13.—RENTAL HOUSING UNITS FOR SALE AND SOLD, BY LOCALITY, 1949

Locality	Number of Housing Units for Sale 1946-1949	Number of Housing Units Sold 1946-1948	Housing Units Sold, 1949	
			Number	Purchase Price (\$000)
<i>Metropolitan Areas</i>				
Halifax.....	508	296	186	1,661
Hamilton.....	120	—	6	25
London.....	—	—	—	—
Montreal.....	685	103	302	2,227
Ottawa.....	150	64	21	69
Quebec.....	386	12	57	309
Saint John.....	256	150	—	—
St. John's.....	—	—	—	—
Toronto.....	—	—	—	—
Vancouver.....	1,344	598	238	936
Victoria.....	676	222	110	278
Windsor.....	1,570	—	121	364
Winnipeg.....	125	20	8	31
Sub-total.....	5,820	1,465	1,049	5,900
<i>Other Major Cities</i>				
Brantford.....	200	64	76	230
Calgary.....	104	—	9	63
Edmonton.....	331	233	40	191
Fort William.....	326	270	17	42
Kingston.....	413	—	290	926
Kitchener.....	—	—	—	—
Regina.....	100	—	9	48
St. Catharines.....	—	—	—	—
Saskatoon.....	450	46	81	347
Sherbrooke.....	—	—	—	—
Sudbury.....	—	—	—	—
Three Rivers.....	57	—	2	15
Sub-total.....	1,981	613	524	1,862

TABLE 13.—RENTAL HOUSING UNITS FOR SALE AND SOLD,
BY LOCALITY, 1949.—Continued

Locality	Number of Housing Units for Sale 1946-1949	Number of Housing Units Sold 1946-1948	Housing Units Sold, 1949	
			Number	Purchase Price (\$000)
<i>Cities and Towns with Population Less Than 30,000</i>				
Almaville.....	10	9	—	—
Amherst.....	93	54	36	90
Arvida.....	358	358	—	—
Beauharnois.....	100	49	8	25
Bow Island.....	15	15	—	—
Bridgewater.....	3	—	3	22
Brockville.....	52	—	2	13
Brownsburg.....	56	31	22	69
Campbellford.....	5	3	2	13
Cap de la Madeleine.....	100	48	21	68
Chatham.....	145	—	1	7
Chicoutimi.....	100	17	9	27
Collingwood.....	50	—	13	36
Cornwall.....	50	19	21	64
Dieppe.....	200	200	—	—
Fort Erie.....	241	89	56	159
Galt.....	50	35	4	13
Jonquiere.....	124	21	9	28
Kamloops.....	100	40	49	172
Kelowna.....	100	43	24	83
La Tuque.....	75	37	11	35
Liverpool.....	50	30	9	24
Midland.....	50	7	17	55
Moose Jaw.....	200	70	37	134
Nobel.....	91	91	—	—
New Glasgow.....	136	—	45	123
Niagara Falls.....	247	—	105	317
Orillia.....	96	61	18	55
Oshawa.....	50	—	11	34
Parry Sound.....	42	—	30	86
Penticton.....	100	88	6	24
Peterborough.....	659	335	155	569
Pictou.....	299	—	299	128
Port Arthur.....	150	54	23	86
Prince Rupert.....	523	506	17	22
Renfrew.....	69	31	14	39
Rimouski.....	5	—	—	—
Rock Island.....	50	6	—	—
St. Georges de Beauce.....	21	—	—	—
St. Louis de Courville.....	10	—	—	—
St. Paul l'Ermite.....	37	37	—	—
Sarnia.....	328	147	34	161
Sault Ste. Marie.....	200	80	27	82
Sea Island.....	301	226	27	77
Sorel.....	350	318	17	49
Transcona.....	50	22	—	—
Valleyfield.....	10	10	—	—
Ste. Therese.....	100	—	33	101
Wallaceburg.....	50	21	4	11
Waterloo, P.Q.....	25	13	7	21
Welland.....	754	—	185	510
Woodstock.....	35	—	13	43
Yorkton.....	75	11	12	50
Sub-total.....	7,190	3,232	1,436	3,725
CANADA.....	14,991	5,310	3,009	11,487

TABLE 14
RENTAL HOUSING UNITS UNDER MANAGEMENT (1) AS AT DECEMBER 31, 1949

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.....	—	—	—	—	—	—	—	—	—	—	—	—
Prince Edward Island.....	29	29	—	—	—	—	—	—	—	29	29	—
Nova Scotia.....	1,653	949	7	17	15	—	—	—	—	1,670	964	7
New Brunswick.....	1,277	1,265	9	205	205	—	—	—	—	1,482	1,470	9
Quebec.....	3,819	2,988	46	537	520	—	337	174	—	4,693	3,682	46
Ontario.....	19,163	14,611	48	532	529	2	338	199	3	20,033	15,339	53
Manitoba.....	3,208	3,208	—	—	—	—	8	5	—	3,216	3,213	—
Saskatchewan.....	2,830	2,826	—	—	—	—	—	—	—	2,830	2,826	—
Alberta.....	2,669	2,633	4	106	103	3	55	48	2	2,830	2,784	9
British Columbia.....	3,719	3,399	22	371	364	—	475	323	5	4,565	4,086	27
CANADA.....	38,367	31,908	136	1,768	1,736	5	1,213	749	10	41,348	34,393	151

(1) These figures exclude housing units sold and Home Conversion Plan units for which the Corporation's leasehold interest had been cancelled, but for which payment had not been received by December 31, 1949.

CENTRAL MORTGAGE AND HOUSING CORPORATION

TABLE 15.—RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY PROVINCE, 1949

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.....	—	12.3	568.5	507.9	1,990.2	6,756.4	964.1	834.6	915.5	1,831.8	14,381.3
Staff houses and cafeterias.....	—	—	—	—	—	544.1	—	—	—	—	544.1
Ajax Plant revenue.....	—	—	—	—	—	173.8	—	—	—	—	173.8
Sub-Total.....	—	12.3	568.5	507.9	1,990.2	7,474.3	964.1	834.6	915.5	1,831.8	15,099.2
Less adjustments to revenue reported in 1948 (not allocated).....	—	—	—	—	—	—	—	—	—	—	1.4
Total.....	—	—	—	—	—	—	—	—	—	—	15,097.8
<i>Expenditures (\$000)</i>											
Physical maintenance of property:											
(a) Wages and materials.....	—	—	58.2	40.4	318.4	744.6	43.3	75.8	55.4	308.3	1,644.4
(b) Heat, light, power and water.....	—	—	4	23.7	106.3	100.4	1.9	1	23.3	121.3	377.4
(c) Extraordinary expenditures.....	—	—	8.0	—	—	95.1	31.6	69.4	—	33.7	237.8
(d) Miscellaneous.....	—	—	3.0	1.7	99.5	76.2	3.2	2.6	2.1	66.5	234.8
Cost of operating staff houses and cafeterias.....	—	—	—	—	—	465.7	—	—	—	—	465.7
Ajax Plant operating expenses.....	—	—	—	—	—	174.1	—	—	—	—	174.1
Municipal charges.....	—	2.1	58.2	58.0	210.2	772.0	109.8	77.9	107.4	124.9	1,520.5
Provision for fire loss.....	—	.1	4.8	2.7	9.1	47.5	5.7	5.1	5.1	9.3	89.4
Provision for uncollectable rents.....	—	—	.3	.3	6.3	4.6	.7	.9	.3	7.3	20.7
Sub-Total.....	—	2.2	132.9	126.8	749.8	2,480.2	196.2	231.8	193.6	671.3	4,784.8
Add: 1949 expenditures not allocated.....	—	—	—	—	—	—	—	—	—	—	54.0
Add: Adjustments to expenditures reported in 1948 (not allocated).....	—	—	—	—	—	—	—	—	—	—	36.5
Total.....	—	—	—	—	—	—	—	—	—	—	4,875.3
Net Income before adjustments (\$000).....	—	10.1	435.6	381.1	1,240.4	4,994.1	767.9	602.8	721.9	1,160.5	10,314.4
Less: Net Adjustments.....	—	—	—	—	—	—	—	—	—	—	91.9
Net Income (\$000).....	—	—	—	—	—	—	—	—	—	—	10,222.5
Number of Housing Units.....	—	29	1,670	1,482	4,693	20,033	3,216	2,830	2,830	4,565	41,348

TABLE 16
RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1949

Metropolitan Areas	Hali- fax (1)	Ham- ilton (2)	Lon- don (3)	Mont- real (4)	Ott- tawa (5)	Que- bec (6)	Saint John (7)	St. John's (8)	To- ronto (9)	Vic- toria (10)	Win- sor (11)	Win- nipeg (12)	Sub- Total
<i>Gross Revenue (\$000)</i>													
Housing rentals.....	398.4	618.3	227.0	1,388.8	637.6	226.0	233.9	—	591.0	1,050.0	339.3	1,116.5	7,678.0
Staff houses and cafeterias.....	—	500.5	—	—	43.6	—	—	—	—	—	—	—	544.1
Ajax Plant revenue.....	—	—	—	—	—	—	—	—	—	—	—	—	—
Total.....	398.4	1,118.8	227.0	1,388.8	681.2	226.0	233.9	—	591.0	1,050.0	339.3	1,116.5	8,222.1
<i>Expenditures (\$000)</i>													
Physical maintenance of property:													
(a) Wages and materials.....	37.1	47.0	32.8	216.3	94.2	41.6	32.1	—	69.4	213.0	59.6	114.3	992.7
(b) Heat, light, power and water.....	3.3	8.4	9.1	88.1	51.3	17.6	23.6	—	19.8	92.5	22.7	1.0	336.3
(c) Extraordinary expenditures.....	8.0	—	—	—	—	—	—	—	15.8	—	—	46.7	102.1
(d) Miscellaneous.....	1.6	10.4	3.1	61.0	20.1	33.2	1.0	—	12.6	51.2	12.5	4.1	214.0
Cost of operating staff houses and cafeterias.....	—	429.1	—	—	36.6	—	—	—	—	—	—	—	465.7
Ajax Plant operating expenses.....	—	—	—	—	—	—	—	—	—	—	—	—	—
Municipal charges.....	38.2	27.5	27.4	147.8	73.0	25.8	24.3	—	98.1	82.4	20.1	135.8	797.5
Provision for fire loss.....	3.7	4.2	1.1	6.1	2.6	.9	1.1	—	6.9	5.0	1.8	6.9	45.4
Provision for uncollectable rents.....	.2	.1	.5	5.0	—	.2	.3	—	.6	5.2	.8	.5	13.8
Total.....	89.1	526.7	74.0	524.3	277.6	119.3	82.4	—	207.4	465.1	117.5	309.3	2,967.5
Net Income (\$000).....	309.3	592.1	153.0	864.5	403.6	106.7	151.5	—	383.6	584.9	221.8	807.2	5,254.6
Number of Housing Units.....	1,317	2,114	760	2,968	1,477	538	685	—	1,560	2,369	825	3,580	21,034

(1)—Includes St. Georges de Beauce.

(2)—Includes Woodstock.

(3)—Includes Dundas and Oakville.

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

(5)—Includes Brownsburg, Cap de la Madeleine, La Tuque, Lac à la

(6)—Includes Three Rivers.

(7)—Includes Aylmer and Cornwall.

(8)—Includes Selkirk and Transcona.

(9)—Includes Lake Cowichan.

(10)—Includes Sea Island.

(11)—Includes Brampton, Malton, Newmarket, Oshawa and Uxbridge.

(12)—Includes Woodstock.

TABLE 16
RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1949. — Continued

Other Major Cities	Brantford (1)	Calgary	Edmonton (2)	Fort William (3)	Kingston (4)	Kitchener (5)	Regina	St. Catharines (6)	Saskatoon (7)	Sherbrooke (8)	Sudbury	Three Rivers	Sub-Total
<i>Gross Revenue (\$000)</i>													
Housing rentals.....	258.4	326.5	429.2	149.2	152.5	341.7	251.4	347.8	253.5	92.7	—	—	2,602.9
Staff houses and cafeterias.....	—	—	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant revenue.....	—	—	—	—	—	—	—	—	—	—	—	—	—
Total.....	258.4	326.5	429.2	149.2	152.5	341.7	251.4	347.8	253.5	92.7	—	—	2,602.9
<i>Expenditures (\$000)</i>													
Physical maintenance of property:													
(a) Wages and materials.....	35.8	9.2	44.9	14.5	35.7	43.9	29.4	25.4	22.2	9.4	—	—	270.4
(b) Heat, light, power and water.....	7.1	—	23.3	—	3.4	—	—	—	1.1	—	—	—	33.9
(c) Extraordinary expenditures.....	—	—	—	—	22.9	5.4	—	—	58.0	—	—	—	86.3
(d) Miscellaneous.....	7.6	.8	1.2	1.1	8.2	1.4	.9	1.2	.8	2.5	—	—	25.7
Cost of operating staff houses and cafeterias.....	—	—	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant operating expenses.....	—	—	—	—	—	—	—	—	—	—	—	—	—
Municipal charges.....	14.3	36.3	52.9	18.1	46.5	38.4	25.2	19.1	26.0	9.7	—	—	286.5
Provision for fire loss.....	1.5	1.9	2.2	.9	1.0	1.6	1.5	2.3	1.6	.5	—	—	15.0
Provision for uncollectable rents.....	.3	.1	.2	.4	—	.1	—	—	.7	.1	—	—	1.9
Total.....	66.6	48.3	124.7	35.0	117.7	90.8	57.0	48.0	109.4	22.2	—	—	719.7
Net Income (\$000).....	191.8	278.2	304.5	114.2	34.8	250.9	194.4	299.8	144.1	70.5	—	—	1,883.2
Number of Housing Units.....	751	1,067	1,184	438	294	930	876	1,168	747	249	—	—	7,704

(1)—Includes Paris.

(2)—Includes Leduc, Red Deer and Wetaskiwin.

(3)—Includes Port Arthur.

(4)—Includes Brockville and Napanee.

(5)—Includes Acton, Elmira, Fergus, Georgetown, Guelph and Waterloo.

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

(7)—Includes Sutherland.

(8)—Includes Rock Island, St. Joseph de Sorel and Waterloo.

TABLE 16
RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1949.
— Continued

Cities and Towns with Population less than 30,000	Ajax	Am- herst	Bran- don	Camp- bellton	Char- lotte- town	Chicou- timi (¹)	Colling- wood (²)	Court- enay	Cowans- ville (³)	Cumber- land	De Sala- berry (⁴)
<i>Gross Revenue (\$000)</i>											
Housing rentals.....	217.3	32.2	74.6	42.2	12.3	55.1	158.4	6.0	5.3	10.2	80.5
Staff houses and cafeterias.....	173.8	—	—	—	—	—	—	—	—	—	—
Ajax Plant revenue.....	—	—	—	—	—	—	—	—	—	—	—
Total.....	391.1	32.2	74.6	42.2	12.3	55.1	158.4	6.0	5.3	10.2	80.5
<i>Expenditures (\$000)</i>											
Physical maintenance of property:											
(a) Wages and materials.....	21.2	4.6	1.2	1.4	—	4.4	18.0	—	.6	.4	35.9
(b) Heat, light, power and water.....	.4	—	—	—	—	—	.2	—	—	—	—
(c) Extraordinary expenditures.....	—	—	—	—	—	2.0	.5	—	—	—	—
(d) Miscellaneous.....	.4	.3	—	—	—	—	—	—	—	—	—
Cost of operating staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant operating expenses.....	174.1	—	—	—	—	—	—	—	—	—	—
Municipal charges.....	59.9	2.1	9.1	7.1	2.1	3.4	18.1	.7	1.9	.9	9.4
Provision for fire loss.....	5.8	.2	.4	.2	.1	.3	.9	—	.1	.1	.5
Provision for uncollectable rents.....	.4	—	—	—	—	.4	.3	—	—	—	.5
Total.....	262.2	7.2	10.7	8.7	2.2	11.5	38.0	.7	2.6	1.4	46.3
Net Income (\$000).....	128.9	25.0	63.9	33.5	10.1	43.6	120.4	5.3	2.7	8.8	34.2
Number of Housing Units.....	720	94	250	97	29	167	468	40	51	35	255

(1)—Includes Jonquiere.

(2)—Includes Farnham.

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

(4)—Includes Beauharnois.

TABLE 16
RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1949.
— Continued

	Dryden (¹)	Fernie	Fort Erie	Fort Frances	Frederic- ton	Gerald- ton	Kel- owna	Kenora	Kim- berley (²)	Kirkland Lake (³)	Lea- mington (⁴)
Cities and Towns with Population Less Than 30,000											
Gross Revenue (\$000)											
Housing rentals.....	29.7	17.9	51.6	7.7	138.1	34.5	29.0	13.4	58.7	174.1	155.9
Staff houses and cafeterias.....	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant revenue.....	—	—	—	—	—	—	—	—	—	—	—
Total.....	29.7	17.9	51.6	7.7	138.1	34.5	29.0	13.4	58.7	174.1	155.9
Expenditures (\$000)											
Physical maintenance of property:											
(a) Wages and materials.....	1.0	4.0	2.5	.5	4.0	1.2	8.1	.7	1.3	21.6	17.5
(b) Heat, light, power and water.....	—	2.4	—	—	—	—	—	—	—	—	—
(c) Extraordinary expenditures.....	7.9	—	—	—	.1	—	1.0	—	—	1.7	—
(d) Miscellaneous.....	—	—	.2	—	—	—	—	—	—	—	—
Cost of operating staff houses and cafeterias.....	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant operating expenses.....	—	—	—	—	—	—	—	—	—	—	—
Municipal charges.....	4.2	—	5.5	.7	17.9	.2	2.7	1.3	—	7.9	23.8
Provision for fire loss.....	.2	.1	.3	.1	.8	—	.2	.1	.3	1.0	.8
Provision for uncollectable rents.....	—	—	—	—	—	—	—	—	—	.4	.1
Total.....	13.3	6.5	8.5	1.3	22.8	1.4	12.0	2.1	1.6	32.6	42.2
Net Income (\$000).....	16.4	11.4	43.1	6.4	115.3	33.1	17.0	11.3	57.1	141.5	113.7
Number of Housing Units.....	85	44	133	25	400	100	80	44	190	485	385

(1)—Includes Sioux Lookout.

(2)—Includes Cranbrooke.

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

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

TABLE 16
RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1949.

— Continued

	Leth- bridge	Lloyd- minster	Medicine Hat (1)	Mel- ville	Mon- ton	Moose Jaw	Nanaimo	Nelson	New Glasgow (2)	Niagara Falls (3)	North Battle- ford
<i>Gross Revenue (\$000)</i>											
Cities and Towns with Population Less Than 30,000											
Housing rentals.....	82.8	6.7	77.0	22.6	93.7	104.8	12.9	16.9	75.3	110.7	40.9
Staff houses and cafeterias.....	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant revenue.....	—	—	—	—	—	—	—	—	—	—	—
Total.....	82.8	6.7	77.0	22.6	93.7	104.8	12.9	16.9	75.3	110.7	40.9
<i>Expenditures (\$000)</i>											
Physical maintenance of property:											
(a) Wages and materials.....	1.2	—	.1	.4	2.9	13.7	4.8	1.4	8.7	7.3	.2
(b) Heat, light, power and water.....	—	—	—	—	.1	—	3.7	—	.1	—	—
(c) Extraordinary expenditures.....	—	—	—	—	—	—	—	—	—	—	—
(d) Miscellaneous.....	.1	—	—	—	.6	.8	1.8	—	.7	.4	.1
Cost of operating staff houses and cafeterias.....	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant operating expenses.....	—	—	—	—	—	—	—	—	—	—	—
Municipal charges.....	9.4	1.1	8.8	2.1	8.7	5.5	.5	—	9.5	7.5	2.2
Provision for fire loss.....	.5	—	.5	.1	.6	.7	.1	.1	.5	.7	.3
Provision for uncollectable rents.....	—	—	—	—	—	—	—	—	.1	—	—
Total.....	11.2	1.1	9.4	2.6	12.9	20.7	10.9	1.5	19.6	15.9	2.8
Net Income (\$000).....	71.6	5.6	67.6	20.0	80.8	84.1	2.0	15.4	55.7	94.8	38.1
Number of Housing Units.....	304	50	275	75	300	342	22	50	259	364	150

(1)—Includes Redcliff.

(2)—Includes Stellarton and Trenton.

(3)—Includes Stamford.

TABLE 16
RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1949.
— Continued

	North Bay (1)	Orillia (2)	Parry Sound (3)	Penticton (4)	Peterborough (4)	Pictou	Port la Prairie	Port Alberni	Preston (5)	Prince Albert	Prince George
<i>Gross Revenue (\$000)</i>											
Housing rentals.....	37.1	78.3	32.4	43.5	313.3	62.6	38.3	52.2	73.8	70.2	31.9
Staff houses and cafeterias.....	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant revenue.....	—	—	—	—	—	—	—	—	—	—	—
Total.....	37.1	78.3	32.4	43.5	313.3	62.6	38.3	52.2	73.8	70.2	31.9
<i>Expenditures (\$000)</i>											
Physical maintenance of property:											
(a) Wages and materials.....	5.5	4.9	5.1	.4	39.7	7.8	6.8	1.6	6.1	6.8	4.4
(b) Heat, light, power and water.....	—	—	.2	—	—	—	—	—	—	—	—
(c) Extraordinary expenditures.....	4.1	—	8.1	—	—	—	—	17.9	—	11.4	—
(d) Miscellaneous.....	.1	—	.3	—	1.2	.4	—	—	.7	—	—
Cost of operating staff houses and Cafeterias.....	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant operating expenses.....	—	—	—	—	—	—	—	—	—	—	—
Municipal charges.....	.9	6.8	2.0	1.8	35.9	8.4	3.6	.1	3.8	4.4	2.9
Provision for fire loss.....	.2	.6	.3	.2	1.7	.4	.2	.3	.5	.4	.2
Provision for uncollectable rents.....	—	—	—	—	.5	—	.1	.8	—	.2	.5
Total.....	10.8	12.3	16.0	2.4	79.0	17.0	10.7	20.7	11.1	23.2	8.0
Net Income (\$000).....	26.3	66.0	16.4	41.1	234.3	45.6	27.6	31.5	62.7	47.0	23.9
Number of Housing Units.....	106	255	114	110	887	—	125	150	256	250	100

(1)—Includes New Liskeard.

(2)—Includes Bracebridge, Gravenhurst, Midland and Penetanguishene.

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

(5)—Includes Galt and Hespeler.

TABLE 16
RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1949.
— Continued

	Prince Rupert	Ren- frew (1)	Ross- land	Sarnia (2)	Sault Ste. Marie	Smith's Falls (3)	Strat- ford (4)	Swift Current	Trail	Trenton (5)	Vernon (6)
<i>Gross Revenue (\$000)</i>											
Housing rentals.....	.4	66.5	42.2	177.6	103.1	68.3	232.3	9.4	29.1	99.4	91.6
Staff houses and cafeterias.....	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant revenue.....	—	—	—	—	—	—	—	—	—	—	—
Total.....	.4	66.5	42.2	177.6	103.1	68.3	232.3	9.4	29.1	99.4	91.6
<i>Expenditures (\$000)</i>											
Physical maintenance of property:											
(a) Wages and materials.....	.1	4.9	4.6	12.2	5.2	4.8	24.7	—	—	1.6	4.6
(b) Heat, light, power and water.....	—	—	—	.1	—	—	—	—	—	—	—
(c) Extraordinary expenditures.....	—	—	—	—	.5	.1	—	—	—	—	—
(d) Miscellaneous.....	—	—	—	.6	—	—	—	—	—	—	—
Cost of operating staff houses and cafeterias.....	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant operating expenses.....	—	—	—	—	—	—	—	—	—	—	—
Municipal charges.....	—	7.6	—	24.1	2.9	6.4	27.8	1.6	4.0	5.4	8.8
Provision for fire loss.....	—	.4	.3	1.0	.7	.5	1.3	.1	.1	.6	.5
Provision for uncollectable rents.....	—	.1	—	.2	—	—	—	—	—	.3	—
Total.....	.1	13.0	4.9	38.2	9.3	11.8	53.8	1.7	4.1	7.9	13.9
Net Income (\$000).....	.3	53.5	37.3	139.4	93.8	56.5	178.5	7.7	25.0	91.5	77.7
Number of Housing Units.....	—	219	125	542	393	225	685	75	175	349	250

(1)—Includes Arnprior and Pembroke.

(2)—Includes Wallaceburg.

(3)—Includes Carleton Place and Perth.

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

(5)—Includes Belleville, Campbellford and Stirling.

(6)—Includes Kamloops and Revelstoke.

TABLE 16
RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1949. — Continued

Cities and Towns with Population Less Than 30,000	Welland (¹)	Weyburn	Yorkton	Sub-Total	CANADA
<i>Gross Revenue (\$000)</i>					
Housing rentals.....	222.8	22.1	53.0	4,100.4	14,381.3
Staff houses and cafeterias.....	—	—	—	—	544.1
Ajax Plant revenue.....	—	—	—	173.8	173.8
Sub-Total.....	222.8	22.1	53.0	4,274.2	15,099.2
Less adjustments to revenue reported in 1948 (not allocated).....	—	—	—	—	1.4
Total.....	—	—	—	—	15,097.8
<i>Expenditures (\$000)</i>					
Physical maintenance of property:					
(a) Wages and materials.....	35.6	.2	2.9	381.3	1,644.4
(b) Heat, light, power and water.....	—	—	—	7.2	377.4
(c) Extraordinary expenditures.....	—	—	—	49.4	237.8
(d) Miscellaneous.....	.5	—	—	15.1	254.8
Cost of operating staff houses and cafeterias.....	—	—	—	—	465.7
Ajax Plant operating expenses.....	—	—	—	174.1	174.1
Municipal charges.....	32.3	3.1	6.7	436.5	1,520.5
Provision for fire loss.....	1.5	.1	.3	29.0	89.4
Provision for uncollectable rents.....	.1	—	—	5.0	20.7
Sub-Total.....	70.0	3.4	9.9	1,097.6	4,784.8
Add: 1949 expenditures not allocated.....	—	—	—	—	54.0
Add: Adjustments to expenditures reported in 1948 (not allocated).....	—	—	—	—	36.5
Total.....	—	—	—	—	4,875.3
Net Income before adjustments (\$000).....	152.8	18.7	43.1	3,176.6	10,314.4
Less: Net Adjustments.....	—	—	—	—	91.9
Net Income.....	—	—	—	—	10,222.5
Number of Housing Units.....	586	75	190	12,610	41,348

(¹)—Includes Crowland.

TABLE 17.—EXPENDITURES ON HOUSING RESEARCH
AND COMMUNITY PLANNING, 1946—1949

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

PART II

OTHER HOUSING OPERATIONS

TABLE 18
 APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF HOUSING FOR THE
 DEPARTMENT OF NATIONAL DEFENCE, BY PROVINCE, 1949

Province	Appropriations			Expenditures During the Year					Construction Progress of Housing Operations			
	Unex- pended as of Dec. 31, 1948 (\$000)	Ap- proved during 1949 (\$000)	Unex- pended as of Dec. 31, 1949 (\$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, 1948	Number of Housing Units Started	Number of Housing Units Com- pleted	Number of Housing Units under Construction as at December 31, 1949	
Newfoundland.....	—	242	-38	280	—	—	280	—	22	—	22	
Prince Edward Island.....	—	1,422	672	683	—	67	750	—	150	—	150	
Nova Scotia.....	—	2,376	902	1,300	—	174	1,474	—	240	20	220	
New Brunswick.....	—	946	453	437	—	56	493	—	100	—	100	
Quebec.....	—	2,094	1,797	245	—	52	297	—	100	—	100	
Ontario.....	—	16,653	11,514	4,533	—	606	5,139	—	1,177	—	1,177	
Manitoba.....	—	4,851	3,505	1,262	—	84	1,346	—	484	—	484	
Saskatchewan.....	—	—	—	—	—	—	—	—	—	—	—	
Alberta.....	—	3,846	3,219	592	—	35	627	—	249	—	249	
British Columbia.....	—	7,230	5,851	1,181	—	198	1,379	—	264	—	264	
Yukon, North West Territories and Labrador.....	—	3,635	1,579	2,056	—	—	2,056	—	219	29	190	
CANADA.....	—	43,295	29,454	12,569	—	1,272	13,841	—	3,005	49	2,956	

TABLE 19.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF HOUSING FOR THE DEPARTMENT OF NATIONAL DEFENCE, BY LOCALITY, 1949

Locality	Appropriations		Expenditures During the Year					Construction Progress of Housing Operations			
	Unexpended as of Dec. 31, 1948 (\$000)	Approved during 1949 (\$000)	Unexpended as of Dec. 31, 1949 (\$000)	Housing (\$000)	Supplementary Buildings (\$000)	Land, Improvements and Other Outlay (\$000)	Total (\$000)	Number of Housing Units under Construction as at December 31, 1948	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1949
Albro Lake (Halifax Co.), N.S.	—	309	157	144	—	8	152	—	30	—	30
Bagotville, P.Q.	—	1,158	1,157	1	—	—	1	—	—	—	—
Barrie, Ont.	—	2,663	2,464	149	—	50	199	—	24	—	24
Belmont Park (Esquimalt), B.C.	—	3,120	3,088	2	—	30	32	—	—	—	—
Buckmaster's Field (St. John's), Nfld.	—	29	—	29	—	—	29	—	—	—	—
Calder (Edmonton), Alta.	—	38	34	4	—	—	4	—	4	—	4
Camp Borden, Ont.	—	2,923	1,675	1,157	—	91	1,248	—	292	—	292
Canadian Service College (Esquimalt), B.C.	—	222	144	76	—	2	78	—	20	—	20
Centralia, Ont.	—	1,288	628	574	—	86	660	—	135	—	135
Chatham, N.B.	—	946	453	437	—	56	493	—	100	—	100
Chilliwack, B.C.	—	1,348	851	420	—	77	497	—	100	—	100
Clinton, Ont.	—	874	417	399	—	58	457	—	95	—	95
Cornwallis (Annapolis Co.), N.S.	—	1,065	396	588	—	81	669	—	110	10	100
Currie Barracks (Calgary), Alta.	—	2,350	2,053	287	—	10	297	—	102	—	102
Currie Field (Calgary), Alta.	—	456	304	151	—	1	152	—	50	—	50
Esquimalt, B.C.	—	1,173	656	475	—	42	517	—	109	—	109
Gloucester (Carleton Co.) Ont.	—	119	82	28	—	9	37	—	12	—	12
Greenwood (Kings Co.), N.S.	—	988	349	566	—	73	639	—	100	10	90
Kenna's Hill (St. John's), Nfld.	—	213	—38	251	—	24	251	—	22	—	22
Namao, Alta.	—	1,002	828	150	—	29	174	—	93	—	93
Petawawa, Ont.	—	2,429	1,326	1,044	—	59	1,103	—	250	—	250
Pictou, Ont.	—	1,846	1,605	180	—	61	241	—	44	—	44
Rivers, Man.	—	977	726	224	—	37	251	—	99	—	99
Rockcliffe (Ottawa), Ont.	—	1,920	1,351	533	—	36	569	—	160	—	160
St. Hubert, P.Q.	—	936	640	244	—	52	296	—	100	—	100

TABLE 19. APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF HOUSING FOR THE DEPARTMENT OF NATIONAL DEFENCE, BY LOCALITY, 1949.—Continued

Locality	Appropriations		Expenditures During the Year				Construction Progress of Housing Operations			
	Unexpended as of Dec. 31, 1948 (\$000)	Approved during 1949 (\$000)	Unexpended as of Dec. 31, 1949 (\$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
Saanich, B.C.	—	1,038	1,038	—	—	—	—	—	—	—
Sea Island (Richmond Mun.), B.C.	—	329	74	208	—	47	255	35	—	35
Shilo, Man.	—	3,094	2,243	798	—	53	851	300	—	300
Summerside, P.E.I.	—	1,422	672	683	—	67	750	150	—	150
Trenton, Ont.	—	2,341	1,791	469	—	81	550	165	—	165
Tuft's Cove (Halifax Co.), N.S.	—	14	—	2	—	12	14	—	—	—
Winnipeg, Man.	—	780	536	240	—	4	244	85	—	85
Services at Petawawa and Camp Borden, Ont.	—	250	175	—	—	75	75	—	—	—
Yukon, North West Territories and Labrador (1)	—	3,635	1,579	2,056	—	—	2,056	219	29	190
CANADA	—	43,295	29,454	12,569	—	1,272	13,841	3,005	49	2,956

(1) Expenditures for construction of Married Quarters at the following isolated northern sites: Aklavik, Churchill, Dawson City, Mayo, Fort Nelson, Fort Smith, Mile 1202, Norman Wells, Whitehorse, Yellowknife, North West Staging Route and Goose Bay.

TABLE 20
APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, 1949

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.....	6	6	3	38	—	41
New Brunswick.....	1	18	—	70	—	70
Quebec.....	78	2,164	842	12,869	887	14,598
Ontario.....	7	358	156	2,242	400	2,798
Manitoba.....	4	107	15	550	83	648
Saskatchewan.....	—	—	—	—	—	—
Alberta (1).....	-1	-11	-3	-64	-6	-73
British Columbia.....	1	14	8	78	6	92
CANADA.....	96	2,656	1,021	15,783	1,370	18,174

(1) This represents the cancellation of a project approved in 1948.

