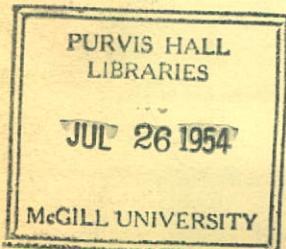


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CENTRAL MORTGAGE AND HOUSING CORPORATION

**ANNUAL REPORT
TO THE
MINISTER OF RECONSTRUCTION AND SUPPLY**

FOR THE YEAR 1947



BOARD *of* DIRECTORS

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February 24th, 1948.

Right Honourable C. D. Howe, P.C.,
Minister of Reconstruction and Supply,
Ottawa, Ontario.

Dear Sir:

On behalf of the Board of Directors of Central Mortgage and Housing Corporation, and in accordance with the provisions of the Central Mortgage and Housing Corporation and the National Housing Acts, I submit a report on the administration of the affairs of the Corporation during the calendar year 1947.

ASSETS

The main assets of the Corporation are mortgage loans made under the terms of the National Housing Acts. At the end of the year investment in mortgage loans amounted to \$42,741,619.41. Payments for the acquisition of properties owned by Housing Enterprises of Canada Ltd. bring the total investments under the National Housing Acts to \$46,485,150.58. The investment of the Corporation in new loans made in 1947 amounted to \$26,476,118.34, and repayments of principal amounted to \$2,594,431.19. During the year the Corporation disposed of its holdings of Dominion of Canada bonds and invested the proceeds in its lending operations.

LIABILITIES

The Accounts Payable at the end of the year represent normal current operating accounts due in January, 1948, as well as sundry security deposits held on behalf of Wartime Housing Limited. Liabilities to employees under the Corporation Retirement Fund increased during the year from \$10,026.42 to \$71,897.13. During 1947 advances amounting to \$20,000,000.00 were secured under the authority of Section 23 of the Central Mortgage and Housing Corporation Act to finance the loaning operations of the Corporation under The National Housing Act, 1944.

PROFIT AND LOSS

The excess of revenue over expenditure for the year amounted to \$228,803.92 after provision for depreciation on equipment owned by the Corporation. In accordance with the Central Mortgage and Housing Corporation Act the net profit for 1947 has been added to the Reserve Fund which now amounts to \$374,745.77.

ORGANIZATION

Substantial organizational expansion took place during the year. On January 1st, 1947, the Corporation assumed supervision of the construction activities of Wartime Housing Limited. It also took over the administration of all completed Wartime Housing units. As a result, 25,437 completed housing units and 4,660 units under construction were brought under Corporation management. In September, 1947, the Corporation assumed management of Housing Enterprises of Canada, Ltd., and its forty-one wholly owned operating companies. This brought under Corporation management at that time 1,925 completed units, and 1,388 units under construction.

During the year there has been an integration of the several activities of the Corporation. There is now a single organization administering most of the housing activities of the Dominion. For the most part, organizational requirements have been met. In addition to administrative functions, the Corporation has been divided into three main Divisions, Construction, Loans, and Real Estate. Field operations are supervised by five Regional and eleven Branch Offices. Property Management and rental collections involve thirteen District Rental Offices, seventy-seven Rental Sub-Offices, and forty-three bank collection points.

STAFF

As at December 31st, 1947, the staff of the Corporation numbered 1,172. For Property Maintenance and Staff House operation the Corporation also employed 551 part-time and temporary workers.

As at December 31st, 1946, the staff of the Corporation numbered 308. During the year this number was increased by 1,371 employees from Wartime Housing Limited, and 206 employees from Housing Enterprises of Canada, Ltd., making an over-all total of 1,885, including part-time and temporary workers. The amalgamation of offices and elimination of duplicate efforts made it possible to reduce the total staff to 1,725. It is to be noted that this reduction accompanied a steadily increasing number of housing units being managed, and increased loaning under The National Housing Act, 1944.

The Board wishes to record its grateful thanks for the loyalty, industry and efficiency of the employees of the Corporation.

NATIONAL HOUSING ACTS

In 1947 the Canadian Government completed its twelfth year of lending operations for housing purposes. These operations commenced with The Dominion Housing Act, 1935, were followed by The National Housing Act, 1938, and by The National Housing Act, 1944, under which current operations are authorized. During the twelve-year period 42,772 loans approved under all Housing Acts have amounted to \$218.8 million, providing for 54,459 family units (see Table 8).

The number of loans under the National Housing Act for home owners approved in 1947 was greater than in any previous year. A distribution of loans by Provinces and major cities shows considerable variation (see Tables 1 and 2). There was a marked increase in the construction of one and a half storey dwellings. A substantial proportion of these were designed so that the second floor could be finished at a later date. Table No. 4 shows the distribution of loans approved during 1947 by type of house. The majority of loans approved were in the range of \$4,000 to \$5,499. The average per dwelling unit was \$4,869. Table No. 5 shows 1947 loan approvals classified by amounts. During the year a record was kept of the actual progress of residential construction. The distribution of "starts and completions" by Provinces and major cities of houses constructed under the National Housing Act is shown in Tables 1 and 2.

During 1947 amendments were made to The National Housing Act, 1944, which broadened the scope of operation.

1947 Changes to The National Housing Act and Regulations

To assist home ownership for those with moderate and lower incomes, as well as to reduce the equity requirements, an amendment provided for loans repayable over a period of thirty years, with the amount of loan based upon a maximum of 95% of the first \$3,000, 85% of the second \$3,000, and 70% of the remainder of the lending value. This increased ratio of loan to lending value is applicable only where the purchase price to be paid by the prospective home owner is predetermined and agreed upon by the Corporation. It is applicable to housing under the Integrated Housing Plan. If the sale price is not controlled, loans generally continue on the basis of a twenty-five year amortization period with the loan ratio based upon 95% of the first \$2,000, 85% of the next \$2,000, and 70% of the remainder of the lending value.

By Order in Council P.C. 4089, dated October 10th, 1947, the maximum loan for a single family dwelling was increased from \$7,000 to \$8,500. The existing \$5,000 limit for units designed to have not more than four standard rooms was retained.

An amendment was introduced to provide that the owner-occupant of a duplex would qualify for the higher level of loan provided under the home owner section of the Act. In the past loans on owner-occupied duplexes were limited to 80% of the lending value. As in the case of single houses, a higher ratio loan is available for duplexes built under the Integrated Housing Plan.

To encourage the construction of rental housing, Order in Council P.C. 1095 dated March 25th, 1947, provided depreciation for a period of ten years at double the rates normally allowed for income tax purposes. This incentive is applicable to rental housing projects built

between March 31st, 1947, and December 31st, 1949, provided that the type of rental housing has been approved by the Corporation. The normal rate of depreciation on rental property varies from 2% to 5% depending upon the type of structure, and in the case of equipment the rate varies from 5% to 10%. The basic requirements for rental projects to qualify for accelerated depreciation are:—(1) The project must have four or more rental units. (2) The rental level shall not exceed \$70 per month on the basis of a fully serviced standard four room unit, provided that the rents for units varying from this standard shall be adjusted accordingly. (3) There shall be veterans' preference for the occupancy of completed units. (4) The project must average at least 1.75 bedrooms per unit.

Section 14 of the National Housing Act, providing for loans to assist in the construction of rural housing, was proclaimed by Order in Council P.C. 2474, dated June 24th, 1947. If there is no existing mortgage or encumbrance upon the farm, the amount of loan is limited to the least of (a) \$5,000, (b) the cost of building the house, or (c) two-thirds of the appraised value of the farm. If there is a mortgage or other encumbrance upon the farm, the amount of the loan is limited to the least of (a) \$8,000, (b) the sum of the cost of building the house and the amount necessary to pay off all encumbrances on the farm, or (c) two-thirds of the appraised value of the farm.

An amendment was introduced creating Section 11B of the National Housing Act which authorizes approved lending institutions to acquire, improve and sell land for residential purposes.

The Act was further amended authorizing the Corporation to make direct loans for home ownership, rental purposes, or rural housing where, in the opinion of the Corporation, joint loans are not being made available.

Joint Loans

The National Housing Act provides that Central Mortgage and Housing Corporation may enter into contracts with approved lending institutions to make joint loans. The lending institution advances 75% of the loan and the Corporation advances the remaining 25%. Provision is also made for certain guarantees to the lending institutions against loss resulting from these joint loans.

At the end of the year there were 67 loans three months' or more in arrears, being 0.28% of loans outstanding. Net losses paid to date under the Housing Acts have been \$2,147.

The contingent liability to the lending institutions on account of joint loans made under The National Housing Act, 1938, amounted to \$4.6 million and under The National Housing Act, 1944, to \$3.4 million as at December 31st, 1947.

During the year 1947 the Corporation made commitments for joint loans involving 10,681 dwelling units. This compares with joint loan commitments for 8,377 dwelling units in 1946, and 5,387 dwelling units in 1945.

The Integrated Housing Plan was further developed during 1947, and continues to be an important factor in providing homes for veterans at moderate prices. An agreement is entered into between the Corporation and the builder under which the builder agrees to build houses at a controlled sale price for veterans' preference, and the Corporation gives priority assistance as well as an undertaking to purchase the house failing the sale to a home owner. During the year Integrated agreements were entered into with three hundred builders for 5,267 dwelling units, compared with Integrated agreements involving 2,651 dwelling units during 1946. Of these 6,953 were under construction or completed at the end of 1947 (see Table 3). The average price paid by the veteran for an Integrated house has been approximately 18% less than non-Integrated sale prices.

Joint loan operations fall into two main categories, joint loans for home ownership and joint loans for rental units. The following is a summary of the operations under these two main categories:—

(a) Net Joint Loan Approvals for Home-Ownership (see Table 3).

(1) To Home Owners. During 1946 and 1947 loans numbered 2,517 and 1,584 amounting to \$11.2 million and \$7.9 million, the average loan per unit being \$4,457 and \$5,003, respectively.

(2) Under Integrated Housing Plan. Dwelling units under this Plan in 1946 and 1947 numbered 2,651 and 5,267, amounting to \$11.8 million and \$25.9 million, the average loan per dwelling unit being \$4,456 and \$4,927, respectively.

(3) To Builders Without Predetermined End Sales Price. During 1946 and 1947 loans numbered 2,169 and 2,280, amounting to \$10.3 million and \$11.7 million, the average loan per unit being \$4,755 and \$5,146, respectively.

(4) To Co-operatives. No formal applications.

NOTE: 617 dwelling units for rent are included in the foregoing figures.

(b) Net Joint Loan Approvals Covering Rental Units (see Table 3 (b)).

(1) Loans to Owners of Rental Property. During 1946 and 1947 dwelling units numbered 906 and 1,406, amounting to \$3.9 million and \$5.9 million, the average loan per dwelling unit being \$4,292 and \$4,174, respectively.

(2) Loans to Builders for Sale. In 1946 and 1947, dwelling units numbered 107 and 144, amounting to \$0.4 million and \$0.6 million, the average loan per dwelling unit being \$3,763 and \$4,442, respectively.

Direct Loans (Section 31A).

To ensure that lending facilities of The National Housing Act, 1944, will be available throughout Canada to the fullest extent, a new section (31A) came into effect on June 27th, 1947. The Corporation is enabled to make direct loans if, in its opinion, joint loans are not available. The terms and conditions of direct loans are similar to those of loans made on a joint basis. During 1947 seventy-two such loans were approved for a total of \$320,000 on the security of seventy-two dwelling units (see Table 3(c)).

Loans to Limited Dividend Companies.

Section 9 of the Act provides for loans to limited dividend companies for the construction of low rental housing. During the year one new project was approved, in the amount of \$261,990, for the construction of fifty units, and one project approved in 1946 was increased by \$137,520 for an additional 25 units (see Table 3(b)). The very high level of building costs has been the deterrent in the development of low rental housing. This has also been the experience in other countries. During 1946 a substantial number of loans under this section were made to the subsidiaries of Housing Enterprises of Canada Ltd. which, as mentioned elsewhere in this report, suspended operations in 1947.

Loans to Borrowers engaged in Mining, Lumbering, Logging or Fishing.

During 1947 six loans were approved under this section, totalling \$390,600, and involving the construction of 105 units (see Table 3(b)). Three of the loans were made in British Columbia, two in the Province of Quebec, and one in New Brunswick. Three of the loans were made to companies engaged in lumbering and logging, and three loans were made to gold mining companies.

Guarantees to Life Insurance Companies for approved Rental Projects.

For the same reasons that retarded progress in low rental housing by limited dividend companies, the life insurance companies did not proceed with the construction of rental housing units under this section of the Act. Provision is made to authorize guarantees to life insurance companies investing their capital in rental housing projects, of a minimum return of $2\frac{1}{2}\%$ upon their investment. During the year no applications for the construction of projects were received.

Land Assembly.

Reference has already been made to the 1947 amendment to The National Housing Act, 1944, whereby lending institutions are authorized to acquire, develop and sell land for housing construction. Under this section the Corporation guarantees to the lending institution the amount of its investment and a return of 2% per annum. By the end

of the year four land assembly projects were approved, with agreements executed and development work commenced. One of these projects is in the Province of Quebec, two in Ontario and one in Manitoba. There are 210.6 acres involved in the four projects and it is expected that 894 serviced lots will be developed (see Table 6). There are other land assembly projects under review at the present time. Those that have been undertaken provide a demonstration of how much can be accomplished towards improved community planning by this type of development. As the pattern becomes more familiar and the lending institutions gain more experience, it is hoped that a larger volume of land assembly will result. There are presently a number of projects in various stages of negotiation, and every effort will be directed towards more land assembly. It has been noted that the final sale price of approved lots provided by land assembly is generally below that of other lots which are similar in size and location.

Grants in Aid for Slum Clearance Projects.

There is still a need for continuous occupancy of all available living accommodation. For this reason, no active steps were taken to encourage slum clearance projects in 1947.

Rural Housing.

Section 14, which provides for farm loans to assist in the construction of farm houses, was proclaimed in June, 1947. Following proclamation, a procedure was established for receiving and processing farm loan applications. Applications will now be considered from all sections of the country with the exception of Saskatchewan and from predominantly grain-growing farms in Manitoba and Alberta. Reservations are made for two reasons. Until the validity of the Saskatchewan Farm Security Act and its application to National Housing Act farm loans have been determined, no such farm loans will be made in that Province. Until satisfactory arrangements can be concluded with each of the Governments of the Prairie Provinces to permit the use of a flexible payment plan for repayment of loans by farmers operating farms primarily grain-growing in character, the Corporation is not willing to approve applications from this type of farm. Prior to the proclamation of Section 14, negotiations were conducted with some of the lending institutions in an effort to reach a mutually satisfactory basis for joint farm loans. These particular lending institutions had expressed possible interest in operating under this section of the Act. However, notification has been received that the companies are not prepared to enter into an agreement containing certain provisions which the Corporation deems necessary. For the present at least, all farm loans under The National Housing Act, 1944, will be direct loans by the Corporation. No applications for farm loans were received in 1947.

Section 15 of the Act authorizes the Corporation to enter into contracts with manufacturers of plumbing or heating equipment, and other component parts of houses, for the experimental production of such equipment, in accordance with designs which may be produced at low cost. The section further authorizes the Corporation to enter into contracts with manufacturers to guarantee the sale at agreed prices of plumbing and heating equipment or other component parts of houses, for installation in rural homes. Owing to the continued scarcity during 1947 of building materials, particularly plumbing and heating equipment, no steps were taken during the year to encourage specific projects under this section. When these types of materials are in more plentiful supply, it is expected that this section will prove helpful in promoting a program of farm home modernization.

Housing Enterprises of Canada Ltd.

Early in 1947, it became apparent that Housing Enterprises of Canada Ltd. could not produce a desirable type of housing at the cost levels originally contemplated. It was decided to approve no new projects in 1947 and that the activities of the company would be limited to the completion of projects already under construction. In August, 1947, representatives of the life insurance companies which owned Housing Enterprises of Canada Ltd. and its subsidiary companies approached the Government and requested that the Corporation take control of the companies. The Government considered it advisable to accede to this request and for the Corporation to assume control of the companies. On September 4th, 1947, all outstanding capital stock was transferred to the Corporation for \$750.00. The Corporation advanced the sum of \$3,742,781.17 to retire the outstanding debentures of the parent company, which debentures were guaranteed by the Corporation. Mortgage construction advances were continued and as at December 31st, 1947, totalled \$18,642,160.67. Winding up procedures have been instituted and the charters of the parent company and its subsidiaries will be surrendered. Title to the 32 rental housing projects will be transferred into the name of the Corporation and the mortgage advances will be liquidated. Of the 3,313 rental units, 2,847 had been completed and rented by December 31st, 1947. It is anticipated all units will be ready for occupancy early in 1948.

Home Improvement Loans and Home Extension Loans.

Loan guarantees for home improvement and home extension are provided under Part IV of The National Housing Act, 1944. The section on home extension loans was proclaimed on April 1st, 1946. During 1947, twelve loans in amount of \$33,275 were approved for the creation of seventeen new units. Total loans approved under this section to December 31st, 1947, number 37 for 65 units, with loans amounting to \$109,590 (see Table 7).

The proclamation of the section dealing with home improvement loans has been deferred to a later date. In 1947 it was considered undesirable to encourage for home improvement purposes the use of scarce building materials required for new housing units.

Housing Research and Community Planning.

Part V of The National Housing Act, 1944, makes provision for housing research. It covers the fields of economic, statistical, sociological and related research, technical research, and architectural investigation. Studies and enquiries in the field of community planning and related educational work round out the task of acquiring and disseminating new knowledge for the improvement of living conditions of the Canadian people.

1.—Economic and Related Research.

This type of research involves the assembly and interpretation of factual information. The Corporation is actively engaged in remedying the deficiency which has existed in this field, partly by its own efforts, and also in conjunction with Government departments and other organizations. There are joint surveys with the Dominion Bureau of Statistics of the number of housing units actually constructed in Canada, houses under construction at given dates, and other housing conditions. The Corporation is examining construction costs, residential construction trends, supply of building materials, and availability of construction labour. Under Section 27 of the Central Mortgage and Housing Corporation Act, the Corporation is conducting surveys into the volume and conditions of mortgage lending. Pertinent facts on Canadian housing are being published regularly in a quarterly publication entitled "Housing in Canada". To supplement investigations in the domestic field, surveys of foreign experience on economic aspects of housing have been undertaken and the results are published in a quarterly review entitled "Housing Progress Abroad". Financial assistance has also been provided to Universities to examine local housing conditions. Expenditures for economic and related research for 1947 amounted to \$125,978.

2.—Technical Research.

Technical Research includes the investigation of measures designed to increase efficiency and economy of building methods. By arrangement with the National Research Council, the Council's newly formed Division of Building Research has undertaken the major portion of actual technical and laboratory research work required to establish the suitability of building methods or material for use in Canada. The Corporation is concerned with the practical application of results of such research work. No expenditures for this purpose were incurred by the Corporation during the year.

3.—Architectural Investigations.

Urban Housing: The Corporation continued its activities during the year by arranging for new plans and designs for moderate and low-cost house construction. Negotiations were undertaken with the Royal Architectural Institute of Canada to organize a Planning Centre to prepare designs. Individual architects were also commissioned to prepare plans. A number of designs have been completed and the working drawings will be made available at nominal cost.

Farm Housing: Discussions were held with all provinces regarding the organization of farm housing research projects in 1947. As a result, a Prairie Rural Housing Committee was established with representatives from the three Prairie Provincial Governments, the Dominion Department of Agriculture and the Corporation. Specific research projects have been organized. A similar committee was formed in British Columbia and is known as the British Columbia Rural Housing Committee. Grants for assisting the work of the Committees were approved, subject to the provincial governments concerned paying 45% of the cost and the Corporation advancing the remaining 55%.

An invitation was extended to all provincial governments to join with the Corporation in sponsoring a Better Farm House Contest. A grant of \$400 in prize money was approved for each province on the understanding that the province would assume responsibility for supervising the contest. The contest was to take the form of a variety of questions concerning the design, plan and equipment for a farm house, the questions to be answered by locally organized groups of farm women. Eight of the provinces accepted the invitation for joint sponsorship.

Architectural investigations during 1947 involved the expenditure of \$76,639.

4.—Community Planning.

To further knowledge of community planning, various studies were assisted financially in Universities and Government departments in 1947. Studies were undertaken to analyze existing legislation and the procedure for planning and implementation of plans by municipal and other authorities. Scholarships were offered for post graduate work dealing with the integration of economic, social and architectural aspects of planning. A project in aerial photography for experimental mapping was completed and will form a basis for the preparation of maps for the planning of smaller communities. Financial assistance was made available to the Community Planning Association of Canada, a private organization designed to foster public understanding of, and participation in community planning in Canada. Expenditures for community planning and related activities amounted to \$122,383, including expenditures for a land use survey carried out in conjunction with the 1946 Prairie census.

5.—Educational Work.

During 1947 the Corporation continued to sponsor an understanding of housing and community planning problems through the provision of information and educational services. The Corporation's exhibit at the Canadian National Exhibition attracted an estimated 250,000 people. A film was produced on Canadian community planning. Another film recorded on-site prefabrication methods which were effectively used on a large project in Moncton. Distribution was made through the film libraries of the National Film Society, of which the Corporation is a sustaining member.

In the field of printed material, "67 Homes for Canadians," a new book of small house designs including winning designs of the Canadian Small House Competition of 1946, was published early in the year and placed on sale. Existing pamphlets and booklets were revised and new ones produced as required. Expenditures in this field amounted to \$41,427.

During the year expenditures for housing research and community planning amounted to \$366,427. Of this amount, \$233,674 was spent directly by the Corporation and the remainder represented grants to other Government departments or institutions (see Table 9).

CONSTRUCTION

As from the first of the year under agreement with the Minister of Reconstruction and Supply, the Corporation assumed administration and control of all completed housing projects which at that time were being administered by Wartime Housing Limited. The Corporation undertook to manage and rent the properties as well as to offer them for sale and, in addition, assumed responsibility for the supervision of the corporate operations of Wartime Housing Limited. Thus, the two largest housing agencies of the government were consolidated under one authority, their policies co-ordinated and their functions integrated. Already, as a result of this consolidation, substantial economies have been effected in operating costs.

Wartime Housing Limited acts as the construction arm of the Corporation. It receives advances from the government, enters into contracts with contractors, signs agreements with municipalities, and makes payments for work completed. Since the inception of its program 31,192 housing units have been constructed (see Table 16). When units are ready for occupancy they are turned over to the Corporation for management and administration.

During 1947 Wartime Housing Limited completed and turned over to the Corporation for rent to veterans 5,421 housing units. During the year 6,724 units were started. At the end of the year, 5,354 units were under construction and will be completed early in the year 1948. This carry-over exceeds the 1946 carry-over of 4,051

units chiefly because of the very late spring encountered in 1947. In addition to the 5,354 units under construction at the end of 1947 there were 1,132 units for which agreements had been entered into with municipalities but construction not yet started. Detailed statistics concerning the operations of Wartime Housing Limited units as well as the administration of completed units are appended to this report (see Tables 10 and 11).

The 1947 rental program was terminated on July 1st, 1947, in accordance with two months' notice previously given. On October 10th, 1947, the Minister of Reconstruction and Supply announced a new 1948 rental program for which he set an objective of 12,000 units. At the time the announcement was made details of the new 1948 rental program were sent to municipalities throughout Canada. The new program differs from the 1947 program in that larger payments in lieu of taxes are available to the municipalities and the type of house to be built will conform more closely to urban development in Canada.

The new agreement provides that the municipality will supply land and services up to the value of \$600 per unit and that the Corporation will finance the cost of construction. If the value of land and services exceeds \$600 the Corporation will finance such excess and capitalize it into the cost of construction. The payment in lieu of taxes will be \$70.00, \$75.00 and \$80.00 per year for four, five and six room houses. Monthly rentals will be of the range of \$27.00 to \$37.50 per house. The agreement provides that the capital investment of the Dominion shall be written down by an amount equal to the municipal participation and the net amount further written down at the rate of 2½% per annum. In the event of the sale of the unit the municipality and the Dominion share equally in the amount by which the sale price exceeds the written down capital value.

Municipalities have shown interest in the 1948 program and by the end of the year negotiations were under way in respect of more than 8,000 units. Final completion of negotiations is meeting with some difficulty because of the shortage of serviced land and because high costs are making it difficult to effect rentals in the range of \$27.00 to \$37.50 per house.

REAL ESTATE ADMINISTRATION

Assumption by the Corporation of the management of the units of Wartime Housing Limited and Housing Enterprises made necessary the consolidation of property administration under a single Real Estate Division.

Property Management.

On December 31st, 1947, there were under administration 35,039 units of housing made up of 30,109 war workers' and veterans' houses,

2,079 units under the Home Conversion Plan and 2,851 units of Housing Enterprises.

Distribution by provinces was as follows:

Province	War Workers' and Veterans' Houses	Home Conversion Plan	Housing Enterprises	Total
Maritimes.....	3,427	—	106	3,533
Quebec.....	3,801	577	488	4,866
Ontario.....	14,185	460	1,412	16,057
Prairies.....	4,577	233	307	5,117
British Columbia.	4,119	809	538	5,466
Total.....	30,109	2,079	2,851	35,039

Veterans of World War II were tenants of 22,506 of these housing units, and former munition workers were tenants of 10,613 units. There were 141 vacancies including 99 at Pictou, N.S., and 28 at Prince Rupert, B.C.

As vacancies occur all units are allocated to veteran applicants. Each applicant is given a priority rating based upon length of time in the armed services, length of time overseas, disability and number of children and dependents. Veterans with the highest number of points are given the preference, subject only to reasonable assurance of their ability to pay rent.

At the end of 1947 there were 48,353 applications on hand for rental units. In very few areas does the priority rating allow the allocation of a unit to a veteran applicant with less than two children.

Attached to this report is a detailed analysis of the administrative expenses of Wartime Housing Limited projects (see Tables 14 and 15).

Fire Prevention.

The Corporation continued its activities of fire prevention. During 1947 total fire losses amounted to only \$4,770. This excellent record is largely owing to the measure of co-operation received from tenants.

Sales.

As a result of many requests from tenants to purchase houses a sales program of rental units was entered into late in 1946. This program is subject to an agreement being reached with the municipalities concerned. The price of the units is such that after a minimum

down payment of 10% the monthly payments including principal, interest, taxes and insurance, approximate the current rental. It is not contemplated that tenants who are unable or unwilling to purchase will be deprived of a place to live. Their houses will be sold only if they can be offered comparable accommodation in exchange. During 1947 agreements had been reached with municipalities that 6,037 units should be available for sale. Individual sales numbered 1,505 units and in addition 418 units were sold en bloc (see Tables 12 and 13).

Munition workers' homes in the original instance were not built on permanent foundations nor were they equipped with permanent chimneys. If and when houses of this type are sold it is proposed to install permanent foundations and brick chimneys.

EMERGENCY SHELTER

In administering Emergency Shelter regulations, the Corporation has continued to assist municipalities and universities to provide Emergency Shelter for families. Generally assistance is provided by making surplus Crown-owned buildings available at a nominal rental and by making financial grants towards the initial conversion cost of shelter projects. By the end of 1947, 9,618 units were completed or were nearing completion. Of these, 3,751 were completed in 1947, and 548 were under construction at the end of the year. University projects for married veteran students account for 1,439 of the Emergency Shelter units which have been provided.

Buildings with original cost of over \$9.5 million have been leased to municipalities and universities for shelter purposes. A point has now been reached where there are very few suitable buildings available, and it is likely that there will be a greatly reduced quantity of Emergency Shelter units created in 1948. Commitments for grants for Emergency Shelter now total \$4,096,530 of which \$2,044,368 was committed in 1947 (see Table 17).

HOME CONVERSION PLAN

As at January 1st, 1947, the Corporation was operating 258 properties converted under the Home Conversion Plan. No new units were created in 1947 because of the high cost of permanent conversions and the lack of large residences suitable for conversion. Under the arrangements whereby the owners of Home Conversion properties may purchase the leasehold interests of His Majesty on payment of the estimated anticipated net rental receipts of His Majesty, six properties were returned to the owners during 1947. This reduced the number of properties under administration as at December 31st, 1947, to 252, comprising 2,079 family units.

RECLAMATION OF MATERIALS

The Corporation continued, in co-operation with War Assets Corporation, the program of reclamation of building materials from surplus buildings. In addition to the 1946 program, a further sixteen demolition projects, involving 1,226 buildings, were undertaken in 1947. During the year large amounts of building materials were made available in priority housing. Included in these amounts were twenty-six million board feet of lumber, three million square feet of wall board, 150,000 pounds of nails, as well as important quantities of plumbing and electrical materials.

Approximately 10,000 priority housing units were assisted by the demolition program. In addition, residual building materials from reclamation projects were disposed of in the open market to relieve the general shortage of building materials.

Because of a greatly improved supply of building materials towards the end of the year, it was agreed with War Assets Corporation that the demolition program would terminate.

PRIORITIES

During 1947 a close liaison was maintained with the Priorities Officer of the Department of Reconstruction and Supply, both in respect to the granting of building material priorities and the supply of building materials. During the year priorities were expanded to include further kinds of building materials as well as more types of government-sponsored housing. The Corporation recommended priorities for 16,607 residential units including Wartime Housing Limited, Housing Enterprises, integrated housing, basic industries in remote areas, houses for veterans with a controlled sale price, integrated rental housing and married quarters for armed service personnel. In addition, priorities were granted to 10,345 individual veterans.

DOUBLE DEPRECIATION ON RENTAL HOUSING

Applications for double depreciation under the Income War Tax Act on rental housing projects were approved for 370 units involving total expenditure of \$2.5 million, from June to December, 1947, (see Table 18).

GENERAL

In 1947 residential construction throughout Canada was greater than ever before. Preliminary estimates indicate at least 77,000 completions. During the year the Corporation kept a careful count of completions in 122 municipalities of over 5,000 in population. In these larger municipalities there were 44,827 starts, 44,453 completions, and incomplete construction or carry-over at the end of the

year of 28,963 units. In addition, there were some 5,000 or 6,000 conversions in the form of Emergency Shelter units, and houses converted into multiple units. In all, the completions in the larger urban centres were approximately 50,000 units. Residential construction was comparatively greater in the four western provinces than in eastern Canada. Based upon population, number of families, and other factors, residential construction in the larger urban centres of the four western provinces was 70% greater than in the rest of the country.

In 1947, for the first time since the outbreak of war, the volume of new residential house building exceeded net family formation; that is, the number of new families formed less the number of families dissolved with allowance for immigration. Net family formation numbered some 64,000, so about 13,000 of the housing units constructed in 1947 were available to reduce over-crowding.

During the year the weighted index of materials and labour for residential construction increased about 18%, reaching a level of 178 of the 1935-39 base. During recent years actual construction costs have been higher than indicated by the index because of low productivity as compared with the pre-war period. The main reasons for this difference have been shortages of material and a dilution in the skilled working force. Examination of this difference in 1946 indicated a variation ranging from 10% to 25%. In 1947 it was noticeable that the difference between construction costs and the index was somewhat less. A survey of comparable houses built for sale showed a lessening of the construction period from eleven months in 1946 to eight months in 1947. This compares with a completion period for small residential units of about five months in the pre-war period. The faster rate of construction is a result of the increased flow of materials and a betterment in productivity, and has offset in some measure the general increase in labour and material costs.

The very late spring of 1947 retarded starts in the first half of the year. On the other hand, starts in the last half of the year were higher than anticipated. The sharp increase in building costs which took place during the last three months of the year did not have the effect of reducing the expected number of starts.

During the year the Corporation did not increase the general level of lending values upon which loans are based. Minor adjustments were made as between areas, but an increase corresponding to the increase in construction costs was not made. It is felt that a proportion of present day costs should not be capitalized into long term debt. The higher costs have resulted in a higher down payment being required by the prospective home owner. This increase in equity requirement has borne heavily upon veterans, who, in many cases, have used war gratuities and rehabilitation credits for other purposes. Although the Corporation did not increase the level of lending

values, the terms of The National Housing Act, 1944, were amended so that higher ratio loans were available. The amendments provide, however, that such higher ratio loans are available only where the sale price is satisfactory to the Corporation. In the past increased loans have had the effect of increasing sale price. The purpose of the higher ratio loans is to reduce equity requirements, and not to effect a larger mortgage loan with a correspondingly larger purchase price.

The operations of the Corporation indicate quite clearly that housing need is much greater in the rental field than it is in the home ownership field. The supply of new rental housing, even including that built by Government, is only about 30% of all residential construction. It is evident that many purchasers of new houses would have preferred to rent rather than to purchase. The efforts of the Corporation have been directed not only to the completion of as many rental units as possible on Government account, but also towards an increased amount of private rental housing. There is a general reluctance by individuals to become landlords of new property at this time. Although economic rentals can be secured which will provide an adequate return on rental property built at this time, there is a general lack of confidence that new construction costs will remain at present levels. Builders and prospective landlords fear that although adequate rentals can presently be obtained, there will come a time when competitive rental units can be built at a lower price with correspondingly lower rentals.

In the past there have been three sources of rental housing. One source was the individual owing a second house, or the mortgagee who had taken possession of a house. Prior to 1930 there was the individual, often retired, who purchased a number of houses, lived in one, and rented the others as an investment. The third source of rental housing was the entrepreneur who constructed rental property. The present position is that the first two sources of rental housing have virtually disappeared, and the third source is greatly restricted because of the uncertainties of future costs of construction and rental levels.

There has been little change in interest rates during the last year. The supply of mortgage funds is more than sufficient to finance all new residential construction. There is a high degree of competition for mortgages as an outlet for investment funds. As far as is known, no residential construction is unable to proceed because of the lack of financing.

The likely level of residential construction in 1948 is difficult to forecast at this time. It is dependent upon the amount of commercial and industrial construction, the availability of serviced land presently in short supply, the willingness of municipalities to accept large developments of moderate residential units; above all, it depends upon the level of cost of construction in 1948. New starts during the

latter half of 1947 were much greater than was anticipated in spite of sharp increases in the price of building materials following de-control in September, 1947. The carry-over, or incomplete construction of residential units at the end of the year was slightly greater than it was at the end of 1946. There are indications that there will be a greater supply of labour and materials in 1948 which might afford the house building industry increased capacity. The danger is that should construction costs continue to rise, residential units may be priced beyond the financial capacity of a large number of prospective owners and tenants. A lack of effective demand, particularly for home ownership, would in itself reduce the volume of new residential construction.

While the completion of residential units in 1947 was greater than ever before, and some improvement in housing conditions can be noted, much remains to be done to make good the current back-log in housing needs both in respect to over-crowding and in the standard of housing for the Canadian people commensurate with the resources available in this country. A larger volume of rental housing at moderate and lower rental levels is a requirement. More can be done by private individuals and groups to provide this type of housing on an economic basis. As this report indicates, public assistance to housing is taking many forms to supplement this activity. In carrying out its share of this program, the Corporation looks forward to a continuation of the co-operation which has been received from provincial governments and municipalities. It is only with more co-operation between all three levels of government that greater progress can be made in the housing program. Much remains to be done, but the most important immediate step is to ensure the maximum number of new residential units in 1948.

Yours very truly,

D. B. MANSUR,
President.

CENTRAL MORTGAGE AND
BALANCE SHEET AS AT

ASSETS

Cash.....			\$ 1,012,104.68
Accrued Interest and Sundry Accounts Receivable..			407,271.99
Loans and Advances under Housing Acts:			
Loans.....		\$24,099,458.74	
Housing Enterprises of Canada Ltd:			
Loans.....	\$18,642,160.67		
Advances made to retire its Debentures guaranteed at maturity by the Corpora- tion.....	3,742,781.17		
Purchase of all outstanding Capital Stock	750.00	22,385,691.84	46,485,150.58
Office Furniture and Equipment....		160,106.54	
Less: Provision for Depreciation....	37,435.58		122,670.96
Other Assets.....			12,917.61
			<u><u>\$48,040,115.82</u></u>

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

D. B. MANSUR,

President

C. D. ARMITAGE,

Chief Accountant

HOUSING CORPORATION

DECEMBER 31st, 1947

LIABILITIES

Accounts Payable and Deposits.....	\$ 944,687.59
Employees' Contributions to Retirement Fund	71,897.13
Balance owing the Minister of Reconstruction and Supply—Current Account.....	1,648,785.33
Loans from the Minister of Reconstruction and Supply, under Section 23 of the Central Mortgage and Housing Corporation Act.....	20,000,000.00
Capital—	
Authorized and Paid-up.....	25,000,000.00
Reserve Fund.....	374,745.77
	<hr/>
	\$48,040,115.82
	<hr/>

AUDITORS' REPORT

We have examined the above Statement of Assets and Liabilities of Central Mortgage and Housing Corporation as at December 31st, 1947, 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.

JEAN VALIQUETTE, C.A.,
of the firm of *Anderson & Valiquette*

Wm. H. CAMPBELL, C.A.,
of the firm of *Campbell, Glendinning and Dever*

Ottawa, Canada—February 20, 1948.

CENTRAL MORTGAGE AND HOUSING CORPORATION
PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED
DECEMBER 31ST, 1947

Net Revenue for the year ended Decem- ber 31st, 1947.....	\$ 75,692.70
Profit on Sales of Securities.....	145,406.25
Profit on Sales of Automobiles.....	<u>7,704.97</u>
	\$228,803.92
Balance transferred to Reserve Fund in compliance with Section 31 of the Central Mortgage and Housing Corporation Act.....	<u>\$228,803.92</u>

RESERVE FUND AS AT DECEMBER 31ST, 1947

Credit Balance as at December 31st, 1946 \$145,941.85

Add:

Transfer of Balance Profit and Loss
Account for the year ended Decem-
ber 31st, 1947, in compliance with
Section 31 of the Central Mortgage
and Housing Corporation Act..... 228,803.92

Credit Balance as at December 31st, 1947..... \$374,745.77

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PART I

NATIONAL HOUSING ACT OPERATIONS

TABLE 1.—NET LOANS APPROVED AND CONSTRUCTION PROGRESS OF N.H.A. UNITS,
BY PROVINCE, 1947

Province	Population (000)	Net Loans Approved			Construction Progress of N.H.A. Units (1)		
		Number of Loans	Number of Housing Units	Amount (\$000)	Units per 1,000 Population	Number of Housing Units Started	Number of Housing Units Completed
Prince Edward Island.....	94	10	37	170	.39	14	2
Nova Scotia.....	621	248	269	1,364	.43	218	92
New Brunswick.....	491	102	104	562	.21	197	15
Quebec.....	3,712	1,793	3,186	14,422	.86	2,466	221
Ontario.....	4,189	3,442	3,676	19,116	.88	3,702	76
Manitoba.....	743	1,188	1,289	6,577	1.73	1,535	2,526
Saskatchewan.....	842	146	149	735	.18	245	3,389
Alberta.....	822	916	991	4,960	1.21	1,035	1,783
British Columbia.....	1,044	1,041	1,232	5,325	1.18	1,629	211
Canada (2).....	12,558	8,886	10,933	53,231	.87	10,943	8,846
							10,222

(1) Includes construction progress of N.H.A. units for which loans were approved prior to January 1, 1947.

(2) Excludes Yukon and Northwest Territories. Gross loans approved during 1947 numbered 10,549, for 12,734 units, amounting to \$61,709,190; this volume was reduced by cancellations, reinstatements and other changes involving 1,663 loans for 1,795 units and \$8,478,880, to yield net loans approved as shown above.

TABLE 2.—NET LOANS APPROVED AND CONSTRUCTION PROGRESS OF N.H.A. UNITS,
BY MAJOR CITY, (1) 1947

Area	Net Loans Approved			Construction Progress of N.H.A. Units (2)		
	Population (000)	Number of Loans	Number of Housing Units	Amount (\$000)	Units per 1,000 Population	Number of Housing Units Started
<i>Metropolitan Areas (3)</i>						
Halifax.....	127	145	151	831	1.19	114
Hamilton.....	198	505	516	2,705	2.61	524
London.....	109	206	208	1,038	1.91	352
Montreal.....	1,387	1,216	2,357	10,576	1.70	1,763
Ottawa.....	252	201	221	1,259	.88	227
Quebec.....	259	276	439	2,071	1.69	424
Saint John.....	73	26	26	140	.36	23
Toronto.....	903	1,164	1,191	6,271	1.20	1,102
Vancouver.....	463	887	1,004	4,304	2.17	1,269
Victoria.....	96	43	45	227	.47	188
Windsor.....	149	12	12	133	.08	73
Winnipeg.....	312	1,173	1,274	6,506	4.08	1,512
Sub-total.....	4,418	5,854	7,444	36,061	1.68	7,571
<i>Other Major Cities</i>						
Brantford.....	36	5	5	5	.27	14
Calgary.....	106	408	436	2,085	4.11	525
Edmonton.....	118	453	498	2,618	4.22	459
Fort William.....	33	30	39	149	1.18	42
Kingston.....	33	27	29	166	.88	46
Kitchener.....	40	66	80	392	2.00	76
Regina.....	63	61	61	316	.97	142
St. Catharines.....	35	11	11	58	.31	4
Saskatoon.....	50	47	50	251	1.00	58
Sherbrooke.....	47	3	13	49	.28	—
Sudbury.....	40	11	13	64	.33	13
Three Rivers.....	48	11	11	61	.23	12
Sub-total.....	649	1,133	1,246	6,236	1.92	1,385
Other Areas.....	7,491	1,899	2,243	10,934	.30	1,987
Canada (4).....	12,558	8,886	10,933	53,231	.87	10,943
						8,846

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

(2) Includes construction progress of N.H.A. units for which loans were approved prior to January 1, 1947.

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

(4) Excludes the Yukon and Northwest Territories.

TABLE 3.—NET LOANS APPROVED AND CONSTRUCTION PROGRESS OF N.H.A. UNITS, BY TYPE OF PROJECT, 1947

Type of Project	Net Loans Approved			Construction Progress of N.H.A. Units (1)		
	Number of Loans	Number of Housing Units	Amount (\$000)	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1947
(a) N.H.A. 1944, PART I <i>Joint Loans for Home Owners:</i>						
Owner Occupancy...	1,579	1,584	7,929	1,660	1,755	1,721
Integrated Housing...	4,456	4,791	24,127	5,036	1,641	4,533
For Sale.....	2,241	2,280	11,734	2,004	1,528	1,889
Sub-total.....	8,276	8,655	43,790	8,700	4,924	8,143
(b) N.H.A. 1944, PART II <i>Loans for Rental Purposes:</i>						
For Rent.....	247	1,406	5,869	1,042	482	1,033
Integrated Housing..	238	476	1,822	492	224	555
For Sale.....	46	144	639	36	22	51
Limited Dividend Companies.....	1	75	400	50	178	8
Housing Enterprises..	...	...	...	502	3,010	303
Primary Industries..	6	105	391	89	6	83
Sub-total.....	538	2,206	9,121	2,211	3,922	2,033
(c) N.H.A. Act, 1944, SECTION 31A <i>Direct Loans for Home Owners:</i>						
Owner-Occupancy...	4	4	17	2	...	2
Integrated Housing..	39	39	179	25	...	39
For Sale.....	29	29	124	5	...	5
Sub-total.....	72	72	320	32	...	46
(d) N.H.A. 1944, PARTS I, II AND SECTION 31A <i>Joint and Direct Loans for Home Owners and Rental Purposes</i>						
Owner-Occupancy...	1,583	1,588	7,946	1,662	1,755	1,723
Integrated Housing...	4,733	5,306	26,128	5,553	1,865	5,127
For Sale.....	2,316	2,453	12,497	2,045	1,550	1,945
For Rent.....	247	1,406	5,869	1,042	482	1,033
Limited Dividend Companies.....	1	75	400	50	178	8
Housing Enterprises..	...	...	...	502	3,010	303
Primary Industries..	6	105	391	89	6	83
Total.....	8,886	10,933	53,231	10,943	8,846	10,222

(1) Includes construction progress of N.H.A. units for which loans were approved prior to January 1, 1947.

CENTRAL MORTGAGE AND HOUSING CORPORATION

TABLE 4.—NET LOANS APPROVED, BY TYPE OF HOUSE,
1947

Type of House	Number of Housing Units	Amount (\$000)
Single family 1-storey.....	3,908	17,997
Single family 1½-storeys.....	2,972	16,196
Single family 2-storeys.....	1,108	6,726
Sub-total.....	7,988	40,919
Semi-detached.....	221	1,157
Duplex.....	537	2,099
Triplex.....	18	70
Double duplex.....	350	1,444
Row house.....	734	3,089
Apartment building.....	1,085	4,453
Sub-total.....	2,945	12,312
Total.....	10,933	53,231

TABLE 5.—NET LOANS APPROVED, BY SIZE OF LOAN,
1947

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 Number of Housing Units	Total Number of Housing Units
Less than \$3,000.....	30	96	126
\$3,000—\$3,499.....	113	278	391
\$3,500—\$3,999.....	697	490	1,187
\$4,000—\$4,499.....	1,317	674	1,991
\$4,500—\$4,999.....	1,457	421	1,878
\$5,000—\$5,499.....	2,252	210	2,462
\$5,500—\$5,999.....	1,455	29	1,484
\$6,000—\$6,499.....	969	6	975
\$6,500 and over.....	437	2	439
Total.....	8,727	2,206	10,933

TABLE 6.—NET LAND ASSEMBLY GUARANTEES, AGREEMENTS EXECUTED
BY PROVINCE, 1947

Province	Number of Projects	Number of Lots	Area (Acres)	Estimated Costs			
				Land Acquisition (\$'000)	Land Development (\$'000)	Legal and Financial (\$'000)	Total (\$'000)
Prince Edward Island.....	—	—	—	—	—	—	—
Nova Scotia.....	—	—	—	—	—	—	—
New Brunswick.....	—	—	—	—	—	—	—
Quebec.....	1	147	20.0	144	—	1	145
Ontario.....	2	541	153.1	191	613	15	819
Manitoba.....	1	206	37.5	37	130	6	173
Saskatchewan.....	—	—	—	—	—	—	—
Alberta.....	—	—	—	—	—	—	—
British Columbia.....	—	—	—	—	—	—	—
CANADA.....	4	894	210.6	372	743	22	1,137

TABLE 7.—NET HOME EXTENSION LOAN
GUARANTEES APPROVED, BY PROVINCES, 1947

Province	Number of Loans	Number of Housing Units	Amount (\$000)
Prince Edward Island.....	—	—	—
Nova Scotia.....	—	—	—
New Brunswick.....	1	1	1
Quebec.....	2	2	5
Ontario.....	9	14	27
Manitoba.....	—	—	—
Saskatchewan.....	—	—	—
Alberta.....	—	—	—
British Columbia.....	—	—	—
 CANADA.....	12	17	33

TABLE 8.—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, 1947 (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.....	7,340	11,826	55,946
1947.....	8,886	10,933	53,231
Sub-total.....	21,064	28,146	131,688
Total.....	42,772	54,459	218,826

(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.

CENTRAL MORTGAGE AND HOUSING CORPORATION

TABLE 9.—APPROVED AND ACTUAL EXPENDITURES ON
HOUSING RESEARCH AND COMMUNITY PLANNING, 1947

Type of Expenditure	Approved Expenditures \$	Actual (1) Expenditures \$
<i>Central Mortgage and Housing Corporation</i>		
Economic and Related Research.....	92,626	92,648
Architectural Investigations.....	—	65,417
Community Planning.....	23,842	34,182
Educational Work.....	80,636	41,427
Sub-total.....	197,104	233,674
<i>Grants to Other Government Departments and Institutions</i>		
Economic and Related Research.....	33,991	33,330
Architectural Investigations.....	23,400	11,222
Community Planning.....	40,500	88,201
Educational Work.....	—	—
Sub-total.....	97,891	132,753
<i>Central Mortgage and Housing Corporation and Grants to Other Government Departments</i>		
Economic and Related Research.....	126,617	125,978
Architectural Investigations.....	23,400	76,639
Community Planning.....	64,342	122,383
Educational Work.....	80,636	41,427
Total.....	294,995	366,427

(1) Actual expenditures in 1947 exceed approvals in this year, because they include expenditures which were approved in 1946.

PART II

DIRECT GOVERNMENT HOUSING OPERATIONS

TABLE 10.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY PROVINCE, 1947

Province	Appropriations		Expenditures During the Year		Construction Progress of Direct Housing Operations	
	Unexpended as of December 31, 1946 (\$000)	Approved during 1947 (\$000)	Unexpended as of December 31, 1947 (\$000)	Housing (\$000)	Land, Improvements and Other Overlay (\$000)	Total (\$000) (1)
Prince Edward Island.....	2,854	22	2,801	52	—	53
Nova Scotia.....	1,717	1,649	926	2,301	139	2,440
New Brunswick.....	2,711	4,047	3,284	—	192	3,474
Quebec.....	17,847	19,243	28,019	8,287	9	9,071
Ontario.....	3,620	2,221	2,203	3,317	1	320
Manitoba.....	2,155	3,361	2,567	2,766	1	182
Saskatchewan.....	2,077	3,456	3,078	2,294	9	2,949
Alberta.....	3,514	7,257	7,044	3,662	1	64
British Columbia.....	35,096(2)	42,655	49,944(2)	25,961	21	1,825
CANADA.....						
				27,807	6,724	5,421
						5,354

(1) In addition to the above expenditures, \$808,000 expended during 1947, for housing and land improvements, is recoverable from municipalities and other Government Departments.

(2) In addition to appropriations unexpended at December 31, 1946, \$9,419 appropriated for woodsheds had not been spent with no further appropriations or expenditures for this purpose during 1947.

CENTRAL MORTGAGE AND HOUSING CORPORATION

TABLE 11.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1947

Locality	Appropriations		Expenditures During the Year			Construction Progress of Direct Housing Operations				
	Un-expended as of December 31, 1946 (\$000)	Approved during 1947 (\$000)	Un-expended as of December 31, 1947 (\$000)	Housing (\$000)	Supplementary Buildings (\$000)	Land, Improvements and Other Outlays (\$000)	Total (\$000)	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1947
<i>Metropolitan Areas</i>										
Halifax.....	2,123	31	2,070	52	—	1	53	—	—	—
Hamilton.....	2,313	174	2,344	95	—	16	111	58	483	502
London.....	1,74	1,224	3,567	3,013	—	191	3,204	132	—	132
Montreal.....	3,023	4,793	1,587	380	—	20	400	—	—	—
Ottawa.....	2,170	170	—	170	—	—	—	72	62	98
Quebec.....	—	852	378	402	—	—	—	8	—	12
Saint John.....	—	4,957	252	5,201	8	—	—	—	—	—
Toronto.....	631	4,384	4,470	536	—	9	545	81	117	66
Vancouver.....	838	—	494	334	—	9	344	77	50	50
Victoria.....	252	—	752	548	—	1	21	569	183	179
Windsor.....	3,115	1,901	2,677	1	—	—	—	273	625	681
Winnipeg.....	1,737	—	—	—	—	—	—	—	—	528
Sub-total.....	17,441	15,441	24,223	8,045	2	612	8,659	1,977	1,787	1,469
<i>Other Major Cities</i>										
Brantford.....	860	524	1,053	299	5	27	331	66	144	66
Calgary.....	583	1,372	1,093	763	9	90	862	116	312	116
Edmonton.....	557	1,199	842	869	—	45	914	250	164	140
Fort William.....	495	563	974	78	—	6	84	25	—	25
Kingston.....	433	—	82	18	—	—	333	—	—	—
Kitchener.....	—	1,219	1,140	78	—	1	79	—	—	—
Regina.....	—	737	4,439	861	1	14	876	169	205	150
St. Catharines.....	—	46	703	544	106	—	7	113	51	51
Saskatoon.....	1,010	1,463	1,457	944	—	72	1,016	287	190	279
Sherbrooke.....	—	46	480	164	—	1	270	57	—	57
Sudbury.....	—	—	—	—	—	—	—	—	—	—
Three Rivers.....	—	—	—	—	—	—	—	—	—	—
Sub-total.....	4,424	8,260	7,788	4,285	15	596	4,896	1,088	1,015	951

TABLE 11.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1947.—Continued

Locality	Appropriations			Expenditures During the Year			Construction Progress of Direct Housing Operations		
	Un-expended as of December 31, 1946 (\$'000)	Approved during 1947 (\$'000)	Un-expended as of December 31, 1947 (\$'000)	Housing (\$'000)	Supplementary Buildings (\$'000)	Land, Improvements and Other Outlay (\$'000)	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1947
<i>Cities and Towns with Population Less Than 30,000</i>									
Acton, Ont.	250	110	135	—	5	140	50	—	50
Amherst, N.S.	62	62	—	—	—	—	—	—	—
Amprior, Ont.	251	200	51	—	—	—	20	—	20
Arvida, Que.	564	564	—	—	—	—	—	—	—
Barrie, Ont.	218	—	218	—	—	—	—	—	—
Beauharnois, Que.	13	—	13	—	—	—	—	—	—
Bow Island, Alta.	80	74	6	—	—	—	—	—	—
Brampton, Ont.	8	136	8	132	4	136	25	45	15
Brandon, Man.	269	249	140	365	13	378	50	100	25
Brownsville, Que.	—	103	—	103	—	—	—	—	—
Campbellford, Ont.	135	49	86	—	—	—	25	—	25
Campbellton, N.B.	—	302	53	249	—	—	249	50	50
Cap de la Madeleine, Que.	1	—	1	—	—	—	—	—	—
Carleton Place, Ont.	125	—	—4	120	—	9	129	25	25
Charlottetown, P.E.I.	22	22	—	—	—	—	—	—	—
Chicoutimi, Que.	5	—	5	—	—	—	—	—	—
Clinton, Ont.	—	265	175	90	—	—	90	50	50
Cobourg, Ont.	150	—	144	6	—	—	6	—	—
Cochrane, Ont.	—	283	209	74	—	—	74	14	14
Collingwood, Ont.	3	374	173	204	18	1	204	70	50
Conwall, Ont.	15	—	—10	—	6	—	—	6	64
							17	—	—

TABLE 11.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1947.—Continued

Locality	Appropriations		Expenditures During the Year			Construction Progress of Direct Housing Operations				
	Un-expended as of December 31, 1946 (\$000)	Approved during 1947 (\$000)	Un-expended as of December 31, 1947 (\$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, 1947
<i>Cities and Towns With Population Less Than 30,000</i>										
Cowichan Lake	535	205	304	—	—	26	330	80	35	—
Village, B.C.	112	—2	111	—	—	3	114	12	—	—
Cumberland, B.C.	4	4	—	—	—	—	—	—	—	—
De Salaberry, Que.	6	6	—	—	—	—	—	—	—	—
Dundas, Ont.	60	14	36	—	—	10	46	—	28	25
Elmira, Ont.	144	114	30	—	—	—	30	25	—	44
Englehart, Ont.	265	111	153	—	—	1	154	50	6	—
Exeter, Ont.	255	573	—	—	—	—	—	—	—	—
Fort Erie, Ont.	318	211	106	—	—	2	105	25	15	10
Fort Frances, Ont.	367	367	—	—	—	—	—	—	—	—
Fredericton, N.B.	471	527	203	773	—	22	795	182	141	59
Galt, Ont.	3	492	188	306	—	1	307	100	8	92
Georgetown, Ont.	34	137	—42	213	—	—	213	22	48	22
Geraldton, Ont.	72	—	—20	76	—	16	92	—	75	—
Goderich, Ont.	65	141	101	102	—	3	105	25	50	25
Gravenhurst, Ont.	—	275	190	85	—	—	85	50	—	50
Guelph, Ont.	15	380	263	127	—	5	132	71	23	—
Hespeler, Ont.	191	106	239	58	—	—	58	20	—	20
Hubbard's Cove, N.S.	135	—	135	—	—	—	—	—	—	—
Ingersoll, Ont.	49	—	34	8	—	—	42	—	35	—
Jonquiere, Que.	23	—	23	—	—	10	—	—	—	—
Kamloops, B.C.	135	135	47	213	—	—	223	25	40	25

TABLE 11.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF
DIRECT HOUSING OPERATIONS, BY LOCALITY, 1947.—Continued

Locality	Appropriations		Expenditures During the Year			Construction Operations		Progress of Direct Housing Operations	
	Un- expended as of December 31, 1946 (\$000)	Ap- proved during 1947 (\$000)	Un- expended as of December 31, 1947 (\$000)	Housing (\$000)	Supple- men- tary Build- ings (\$000)	Land, Improve- ments and Other Outlay (\$000)	Number of Hous- ing Units Started	Total (\$000)	Number of Hous- ing Units Com- pleted
<i>Cities and Towns With Population Less Than 30,000</i>									
Kelowna, B.C.	30	246	65	209	—	2	211	50	19
Kenora, Ont.	259	97	162	—	—	162	44	7	31
Kimberley, B.C.	368	291	319	340	—	340	15	125	37
Kirkland Lake, Ont.	230	—	—45	246	—	29	275	21	15
Lac a la Tortue, Que.	2	—	2	—	—	—	—	—	—
Larder Lakes, Ont.	—	463	163	291	—	9	300	85	85
La Tuque, Que.	61	—	61	—	—	—	—	—	—
Leamington, Ont.	393	—	95	282	—	16	298	50	100
Lethbridge, Alta.	578	—	220	345	—	13	358	100	55
Lindsay, Ont.	—10	475	240	220	—	5	225	75	10
Listowel, Ont.	4	81	—9	92	—	2	94	15	43
Liverpool, N.S.	64	—	64	—	—	—	—	—	—
Lucan, Ont.	—	137	77	60	—	—	60	25	25
Medicine Hat, Alta.	359	399	479	278	—	1	279	150	24
Melville, Sask.	—	376	248	128	—	—	128	75	11
Merritton, Ont.	292	—	292	—	—	—	—	—	64
Midland, Ont.	10	254	91	171	—	—	173	50	—
Moncton, N.B.	394	503	84	768	—	2	813	132	50
Loose Jaw, Sask.	359	—	18	287	—	54	341	50	220
McGarry Dist., Ont.	—	452	406	46	—	—	46	106	44
Nelson, B.C.	145	—	—50	195	—	—	195	15	25
New Glasgow, N.S.	178	—	178	—	—	—	—	50	—
New Liskeard, Ont.	—	—	198	191	—	—	—	—	—
						7	31	—	31

TABLE 11.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1947.—Continued

Locality	Appropriations		Expenditures During the Year			Construction Progress of Direct Housing Operations			
	Un-expended as of December 31, 1946 (\$000)	Approved during 1947 (\$000)	Un-expended as of December 31, 1947 (\$000)	Housing (\$000)	Supplementary Buildings (\$000)	Land, Improvements and Other Outlay (\$000)	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1947
<i>Cities and Towns With Population Less Than 30,000</i>									
Niagara Falls, Ont...	-9	253	35	208	-	1	209	50	51
North Battleford, Sask.....	100	261	128	228	-	5	233	50	50
North Bay, Ont.....	104	207	-2	75	-	31	106	53	-
Oakville, Ont.....	8	155	-26	232	-	9	241	38	38
Orillia, Ont.....	9	164	-	-	-	-	-	-	-
Oshawa, Ont.....	77	77	-	-	-	-	-	-	-
Owen Sound, Ont.....	-26	265	112	127	-	-	127	50	50
Palmerston, Ont.....	89	56	137	8	-	-	8	10	10
Paris, Ont.....	-	258	168	90	-	-	90	50	50
Parry Sound, Ont.....	467	-	467	-	-	-	-	-	-
Penetanguishene, Ont.....	36	111	107	37	-	3	40	-	30
Penticton, B.C.....	-4	273	173	94	-	2	96	50	-
Perth, Ont.....	-	251	70	180	-	1	181	50	50
Peterborough, Ont.....	320	-	320	-	-	-	-	-	-
Pickering, Ont.....	-	-	-	-	-	-	-	-	-
Picton, N.S.....	292	-	292	-	-	-	-	-	-
Portage la Prairie, Man.....	182	126	79	201	-	28	229	25	25
Port Alberni, B.C.....	167	651	461	355	-	2	357	101	50
Port Arthur, Ont.....	237	-	169	58	-	10	68	50	50
Port Hope, Ont.....	33	-	154	254	1	12	267	72	41
Preston, Ont.....	39	133	91	72	-	9	81	25	25

TABLE 11.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1947.—Continued

Locality	Appropriations		Expenditures During the Year			Construction Progress of Direct Housing Operations		
	Un-expended as of December 31, 1946 (\$'000)	Approved during 1947 (\$'000)	Un-expended as of December 31, 1947 (\$'000)	Housing (\$'000)	Supplementary Buildings (\$'000)	Land, Improvements and Other Outlays (\$'000)	Number of Housing Units Started	Number of Housing Units Completed
<i>Cities and Towns With Population Less Than 30,000</i>								
Prince Albert, Sask.	15	263	95	166	—	17	183	50
Prince George, B.C.	542	236	306	—	—	—	306	2
Prince Rupert, B.C.	721	721	—	—	—	—	—	—
Redcliff, Alta.	135	126	6	2	3	9	25	25
Renfrew, Ont.	20	198	19	178	—	10	12	—
Revelstoke, B.C.	—	—	—	—	—	1	179	17
Rock Island, Que.	—	—	—	—	—	—	40	—
Rossland, B.C.	384	—	—	487	—	—	—	—
St. Mary's, Ont.	20	—	—	—	2	2	46	125
St. Paul l'Ermite, Que.	894	—	894	—	—	6	—	—
St. Therese, Que.	13	—	13	—	—	—	—	—
Sarnia, Ont.	1,003	—	950	10	—	—	43	53
Sault Ste. Marie, Ont.	31	518	306	221	—	—	22	100
Sea Island, B.C.	—13	—13	—13	—	—	—	—	—
Sioux Lookout, Ont.	—	191	160	31	—	—	31	11
Smith's Falls, Ont.	56	251	39	242	—	26	268	94
Sorel, Que.	—156	—	—156	—	—	—	—	—
Stratford, Ont.	92	250	126	112	—	—	11	—
Sutherland, Sask.	—8	—	—13	222	—	7	229	18
Tilbury, Ont.	85	266	241	99	—	2	50	46
Timmins, Ont.	1	520	202	307	—	11	110	—
Transcona, Man.	33	131	84	74	—	12	319	55
						6	80	100

TABLE 11.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1947.—*Continued*

Locality	Appropriations		Expenditures During the Year			Construction Progress of Direct Housing Operations		
	Unexpended as of December 31, 1946 (\$000)	Approved during 1947 (\$000)	Unexpended as of December 31, 1947 (\$000)	Supplementary Buildings (\$000)	Land, Improvements and Other Outlays (\$000)	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1947
<i>Cities and Towns With Population Less Than 30,000</i>								
Trenton, Ont.	—	1,088	861	227	—	227	87	—
Uxbridge, Ont.	—	92	45	47	—	47	—	87
Valleyfield, Que.	—	40	40	—	—	—	—	—
Walkerton, Ont.	—	132	78	54	—	54	25	—
Wallaceburg, Ont.	—	202	202	—	—	—	—	25
Waterloo, Que.	—	2	2	—	—	—	—	—
Welland, Ont.	413	178	590	1	—	1	9	—
Wetaskiwin, Alta.	—	271	244	27	—	27	31	31
Weyburn, Sask.	—	—	—18	26	—	28	—	—
Wheatley, Ont.	10	—	—	—	2	44	10	—
Woodstock, N.B.	52	—	8	42	—	—	50	50
Woodstock, Ont.	—	317	208	109	—	109	50	—
Yorkton, Sask.	3	—	3	—	—	—	—	—
Sub-total.	13,231	261	213	123	—	16	139	50
CANADA.	35,096	18,954	17,933	13,631	4	617	14,252	3,659
		42,655	49,944	25,961	21	1,825	27,807	6,724
								2,619
								2,934
								5,421
								5,354

CENTRAL MORTGAGE AND HOUSING CORPORATION

TABLE 12.—HOUSING UNITS SOLD, BY PROVINCE, 1947

Province	Number of Housing Units For Sale	Number of Housing Units Sold	Purchase Price of Housing Units Sold (\$'000)
Prince Edward Island.....	—	—	—
Nova Scotia.....	442	186	515
New Brunswick.....	—	—	—
Quebec.....	1,828	608	1,264
Ontario.....	1,618	523	1,429
Manitoba.....	—	—	—
Saskatchewan.....	200	15	53
Alberta.....	350	120	570
British Columbia.....	1,599	471	983
 CANADA.....	6,037	1,923	4,814

CENTRAL MORTGAGE AND HOUSING CORPORATION

TABLE 13.—HOUSING UNITS SOLD, BY LOCALITY, 1947

Locality	Number of Housing Units For Sale	Number of Housing Units Sold	Purchase Price of Housing Units Sold (\$000)
<i>Metropolitan Areas</i>			
Halifax.....	299	159	442
Hamilton.....	—	—	—
London.....	—	—	—
Montreal.....	400	54	178
Ottawa.....	—	—	—
Quebec.....	200	—	—
Saint John.....	—	—	—
Toronto.....	—	—	—
Vancouver.....	—	—	—
Victoria.....	575	117	351
Windsor.....	—	—	—
Winnipeg.....	—	—	—
Sub-total.....	1,474	330	971
<i>Other Major Cities</i>			
Brantford.....	—	—	—
Calgary.....	—	—	—
Edmonton.....	350	120	570
Fort William.....	326	157	404
Kingston.....	—	—	—
Kitchener.....	—	—	—
Regina.....	—	—	—
St. Catharines.....	—	—	—
Saskatoon.....	—	—	—
Sherbrooke.....	—	—	—
Sudbury.....	—	—	—
Three Rivers.....	—	—	—
Sub-total.....	676	277	974
<i>Cities and Towns with Population Less Than 30,000</i>			
Almaville.....	10	3	7
Amherst.....	93	13	35
Arvida.....	337	337	422
Beauharnois.....	100	12	40
Brownsburg.....	56	—	—
Cap de la Madeleine.....	100	12	39
Chicoutimi.....	100	—	—
Fort Erie.....	241	47	130
Jonquiere.....	100	—	—
Kamloops.....	100	5	15
Liverpool.....	50	14	38
Moose Jaw.....	200	15	53
Nobel.....	20	20	24
Penticton.....	100	7	23
Peterborough.....	431	192	460
Port Arthur.....	150	23	73
Prince Rupert.....	522	259	354
Rock Island.....	50	—	—
Sarnia.....	200	40	209
Sault Ste. Marie.....	200	28	82
Sea Island.....	302	83	240
Sorel.....	350	184	559
Wallaceburg.....	50	16	47
Waterloo, Que.....	25	6	19
Sub-total.....	3,887	1,316	2,869
CANADA.....	6,037	1,923	4,814

TABLE 14.—HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY PROVINCE, 1947

	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario	Manitoba	Saskatchewan	Alberta	British Columbia	Canada
<i>Gross Revenue (\$'000)</i>										
Housing rentals.....	—	671.1	253.8	1,110.6	4,183.9	414.3	362.0	394.0	1,062.6	8,452.3
Staff houses and cafeterias.....	—	—	—	25.0	453.4	—	—	—	—	478.4
Total.....	—	671.1	253.8	1,135.6	4,637.3	414.3	362.0	394.0	1,062.6	8,930.7
<i>Expenditures (\$'000)</i>										
Management expenses.....	—	121.4	50.6	189.0	716.5	70.6	60.3	64.6	193.2	1,466.2
Physical maintenance of property:										
(a) Wages and materials.....	103.4	21.6	177.2	635.5	6.0	13.2	30.0	80.4	1,067.3	
(b) Heat, light, power and water.....	3.8	1.0	9.2	13.1	—	—	—	4.8	32.2	
(c) Miscellaneous.....	3.0	.6	6.9	10.4	.5	.8	2.2	4.5	28.9	
Cost of operating staff houses and cafeterias.....	—	—	25.1	352.9	—	—	—	—	—	378.0
Tenant relations.....	8.7	2.7	11.8	39.2	.1	.1	.1	.1	10.8	73.5
School services.....	—	—	10.1	36.7	—	—	—	—	—	46.8
Municipal services.....	4.0	2.6	8.2	24.6	1.4	1.0	.8	.1	4.6	47.2
Fire losses and fire services.....	1.5	.2	1.9	15.6	—	.1	.1	.1	.2	19.6
Provision for uncollectable rents.....	40.0	18.1	.4	.7	—	—	—	—	.4	2.2
Taxes.....	—	—	99.3	388.3	37.2	30.4	53.5	63.7	730.5	
Permanent Improvements financed from Revenue.....	36.3	—	—	107.2	5.3	—	.4	54.4	4.4	208.0
Total.....	—	322.8	97.4	646.3	2,238.8	115.8	106.3	206.0	367.0	4,100.4
<i>Net Income (\$'000)</i>										
Net Income (\$'000)	—	348.3	156.4	489.3	2,398.5	298.5	255.7	188.0	695.6	4,830.3
Number of Housing Units.....	—	2,336	1,091	3,801	14,185	1,701	1,449	1,427	4,119	30,109

TABLE 15.—HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1947

Metropolitan Areas	Halifax	Hamilton (1)	London (2)	Montreal (3)	Ottawa	Quebec (4)	Saint John (5)	Toronto (6)	Vancouver (7)	Victoria	Wind-soror (8)	Wind-mipeg (9)	Sub-Total
<i>Gross Revenues (\$'000)</i>													
Housing rentals.....	482.9	513.7	76.5	493.7	282.8	209.9	138.0	422.4	614.8	173.9	727.2	370.0	4,505.8
Staff houses and cafeterias.....	—	453.4	—	25.0	—	—	—	—	—	—	—	—	478.4
Total.....	482.9	967.1	76.5	518.7	282.8	209.9	138.0	422.4	614.8	173.9	727.2	370.0	4,984.2
<i>Expenditures (\$'000)</i>													
Management expenses.....	85.7	86.7	12.7	78.7	43.2	33.5	26.4	63.5	112.9	30.8	129.7	61.3	765.1
Physical maintenance of property													
(a) Wages and materials.....	68.3	84.7	2.6	76.5	45.1	30.9	13.1	36.4	39.8	15.6	107.6	5.8	526.4
(b) Heat, light, power and water	.2	.7	—	3.4	.2	2.6	1.0	1.6	4.7	—	—	—	14.4
(c) Miscellaneous.....	2.0	2.5	.1	4.7	.5	1.3	.2	.6	3.3	.8	1.1	.5	17.6
Cost of operating staff houses													
and cafeterias.....		352.9	—	25.1	—	—	—	—	—	—	—	—	378.0
Tenant relations.....	4.9	8.5	.4	6.3	1.9	3.4	.1	4.1	5.4	5.4	5.5	.1	46.0
School services.....	—	—	—	—	—	6.4	—	5.1	—	—	—	—	11.7
Municipal services.....	2.3	1.8	.2	1.9	.4	.9	.8	6.4	1.4	2.4	2.5	1.2	22.2
Fire losses and fire services.....	1.5	1.0	—	1.2	—	.1	—	7.2	.2	—	—	—	11.7
Provision for uncollectable rents	.7	.3	—	.8	.3	—	—	2.2	.3	.1	.2	—	1.8
Taxes.....	22.1	46.0	6.3	42.4	45.9	15.0	11.2	64.2	42.0	1.0	62.3	33.2	391.6
Permanent Improvements													
financed from Revenue.....	29.6	—	—	3.1	—	78.2	—	.2	—	1.3	—	—	112.4
Total.....	217.3	585.1	22.3	244.1	137.5	171.2	52.8	189.5	210.0	57.4	309.6	102.1	2,298.9
Net Income (\$'000).....	265.6	382.0	54.2	274.6	145.3	38.7	85.2	232.9	404.8	116.5	417.6	267.9	2,685.3
Number of Housing Units.....	1,650	1,746	266	1,823	831	562	591	1,225	2,209	625	2,548	1,501	15,577

(1)—Includes Dundas.

(2)—Includes Ingersoll.

(3)—Includes Ste. Therese, St. Paul l'Ermitte and Pointe aux Trembles.

(4)—Includes Chicoutimi, Jonquiere and La Tuque.

(5)—Includes Fredericton.

(6)—Includes Brampton.

(7)—Includes Sea Island.

(8)—Includes Tilbury.

(9)—Includes Transcona.

CENTRAL MORTGAGE AND HOUSING CORPORATION

TABLE 15.—HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1947.

—Continued

Other Major Cities	Brantford	Calgary	Edmonton	Fort William (¹)	Kingston	Kitchener	Regina	St. Catharines (²)	Saskatoon (³)	Sherbrooke	Sudbury	Three Rivers	Sub-Total
<i>Gross Revenues (\$'000)</i>													
Housing rentals.....	156.0	133.6	235.4	161.0	98.4	—	102.4	251.5	111.8	27.4	—	—	1,277.5
Staff houses and cafeterias.....	—	—	—	—	—	—	—	—	—	—	—	—	—
Total.....	156.0	133.6	235.4	161.0	98.4	—	102.4	251.5	111.8	27.4	—	—	1,277.5
<i>Expenditures (\$'000)</i>													
Management expenses.....	26.8	22.2	37.2	30.6	16.9	—	17.9	44.6	17.6	5.3	—	—	219.1
Physical maintenance of property:													
(a) Wages and materials.....	17.1	2.7	27.3	19.0	44.5	—	2.9	61.8	2.1	3.9	—	—	181.3
(b) Heat, light, power and water.....	8.2	.1	2.1	.3	1.1	—	—	.5	.5	.2	.1	—	8.9
(c) Miscellaneous.....	.1	.1	—	—	—	—	—	—	—	—	—	—	5.0
Cost of operating staff houses and cafeterias.....	2.4	—	—	—	2.5	1.1	—	—	3.0	.1	—	—	9.2
Tenant relations.....	—	—	—	—	—	—	—	—	—	—	—	—	—
School services.....	.5	.4	.3	.6	1.7	—	—	.3	1.8	.3	.1	—	6.0
Municipal services.....	—	.1	—	.3	.1	—	—	—	1.3	—	—	—	1.8
Fire losses and fire services.....	—	—	—	.1	—	—	—	—	—	—	—	—	—
Provision for uncollectable rents.....	3.8	11.8	39.5	14.8	9.1	—	8.0	20.5	9.5	2.5	—	—	119.5
Taxes.....	—	—	—	—	—	—	—	—	—	—	—	—	—
Permanent Improvements financed from Revenue.....	1.3	—	54.4	.1	—	—	—	—	—	—	—	—	55.8
Total.....	60.2	37.4	161.1	68.4	74.5	—	29.6	133.8	29.8	12.2	—	—	607.0
<i>Net Income (\$'000)</i>	95.8	96.2	74.3	92.6	23.9	—	72.8	117.7	82.0	15.2	—	—	670.5
Number of Housing Units.....	545	500	810	626	325	—	450	860	438	100	—	—	4,654

⁽¹⁾—Includes Port Arthur.⁽²⁾—Includes Merriton.⁽³⁾—Includes Sutherland.⁽⁴⁾—Includes Waterloo, Que.

TABLE 15.—HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1947.
—Continued

	Cities and Towns with Population Less Than 30,000	Amherst	Brandon	Brownsburg	Cap de la Madeleine ⁽¹⁾	Collingwood ⁽²⁾	Cumberland	De Salaberry ⁽³⁾	Fort Erie	Fort Frances	Galt ⁽⁴⁾
<i>Gross Revenues (\$000)</i>											
Housing rentals	43.8	20.6	20.2	35.5	60.7	39.1	5.7	97.8	69.2	.1	36.1
Staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—	—
Total	43.8	20.6	20.2	35.5	60.7	39.1	5.7	97.8	69.2	.1	36.1
<i>Expenditures (\$000)</i>											
Management expenses	7.8	5.2	2.9	5.7	10.4	6.6	1.2	19.8	12.6	—	6.3
Physical maintenance of property:											
(a) Wages and materials	8.2	—	1.4	4.8	8.7	4.0	—	16.3	48.1	—	1.8
(b) Heat, light, power and water	3.6	—	—	.1	.2	—	—	3.0	—	—	—
(c) Miscellaneous .....	.1	—	—	.1	—	—	—	.1	—	—	—
Cost of operating staff houses and cafeterias	—	—	—	—	—	2.0	—	—	.1	—	—
Tenant relations	—	—	—	.8	1.0	—	—	—	1.6	—	—
School services .....	.4	.1	—	—	.2	.1	—	4.3	.1	—	.1
Municipal services	—	—	—	—	—	.1	—	.6	—	—	—
Fire losses and fire services	—	—	—	—	—	—	—	.1	—	—	—
Provision for uncollectable rents	—	—	—	—	—	—	—	5.4	3.2	—	3.2
Taxes	3.9	1.8	2.5	2.1	5.2	3.2	.5	—	—	—	—
Permanent Improvements financed from Revenue .....	.8	—	—	—	.1	—	—	—	3.1	—	—
Total	24.8	7.1	7.6	13.9	26.8	14.0	1.7	51.3	67.4	—	11.4
Net Income (\$000)	19.0	13.5	12.6	21.6	33.9	25.1	4.0	46.5	1.8	.1	24.7
Number of Housing Units	150	100	56	110	200	127	35	325	242	15	133

(1)—Includes Lac à la Tortue. (2)—Includes Owen Sound. (3)—Includes Beauharnois and Valleyfield. (4)—Includes Preston.

CENTRAL MORTGAGE AND HOUSING CORPORATION

TABLE 15.—HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1947.
—Continued

Cities and Towns with Population Less Than 30,000	Geraldton	Guelph (¹)	Kamloops	Kelowna	Kimberley	Kirkland Lake	Learmonth (²)	Lethbridge	Lindsay	Medicine Hat
<i>Gross Revenues (\$000)</i>										
Housing Rentals.....	28.9	15.3	36.3	30.4	19.2	19.9	21.6	24.8	14.3	.2
Staff Houses and Cafeterias.....	—	—	—	—	—	—	—	—	—	—
<i>Total</i>	28.9	15.3	36.3	30.4	19.2	19.9	21.6	24.8	14.3	.2
<i>Expenditures (\$000)</i>										
Management expenses.....	4.7	5.4	6.4	1.4	3.1	3.7	5.0	5.2	2.6	—
Physical maintenance of property:										
(a) Wages and materials.....	1.0	.5	.1	2.1	—	.2	.4	—	1.1	—
(b) Heat, light, power and water.....	—	—	—	—	—	.1	—	—	—	—
(c) Miscellaneous.....	—	—	—	—	—	—	—	—	—	—
Cost of operating staff houses and cafeterias.....	—	—	—	—	—	—	—	—	—	—
Tenant relations.....	—	—	—	—	—	—	—	—	—	—
School services.....	—	—	—	—	—	—	—	—	—	—
Municipal services.....	—	—	.1	.1	—	—	.1	—	—	—
Fire losses and fire services.....	—	—	—	—	—	—	—	—	—	—
Provision for uncollectable rents.....	—	—	—	—	—	—	—	—	—	—
Taxes.....	—.2	3.2	3.1	2.5	—	—	—	1.5	2.2	1.3
Permanent Improvements financed from Revenue.....	—	—	—	—	—	—	—	—	—	—
<i>Total</i>	5.5	9.2	9.7	6.1	3.1	4.0	7.0	7.5	5.0	—
<i>Net Income (\$000)</i>	23.4	6.1	26.6	24.3	16.1	15.9	14.6	17.3	9.3	.2
<i>Number of Housing Units</i>	100	100	140	119	125	100	110	100	60	17

⁽¹⁾—Includes Elmira. ⁽²⁾—Includes Wheatley.

TABLE 15.—HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1947.
—Continued

Cities and Towns with Population Less Than 30,000	Melville	Moncton	Moose Jaw	Nelson	New Glasgow	Niagara Falls	North Battleford	North Bay	Oakville (1)	Orillia (2)
<i>Gross Revenues (\$000)</i>										
Housing rentals.....	.1	115.8	84.6	9.0	41.5	103.8	11.6	24.6	24.4	48.8
Staff houses and cafeterias.....	—	—	—	—	—	—	—	—	—	—
Total.....	.1	115.8	84.6	9.0	41.5	103.8	11.6	24.6	24.4	48.8
<i>Expenditures (\$000)</i>										
Management expenses.....	—	24.2	14.4	1.5	7.1	18.2	1.8	3.4	3.6	9.1
Physical maintenance of property:										
(a) Wages and materials.....	8.5	7.9	—	—	5.5	13.0	.1	.6	.2	6.9
(b) Heat, light, power and water.....	—	—	—	—	—	—	—	—	—	—
(c) Miscellaneous.....	.4	.1	—	—	.3	.2	—	—	—	—
Cost of operating staff houses and cafeterias.....	—	—	—	—	—	—	—	—	—	—
Tenant relations.....	—	2.6	—	—	—	1.4	1.5	—	—	.1
School services.....	—	—	—	—	—	—	.3	—	—	.2
Municipal services.....	—	1.8	.2	—	—	.4	—	—	—	.1
Fire losses and fire services.....	—	.2	.1	—	—	.1	—	—	—	—
Provision for uncollectable rents.....	—	6.9	7.3	—	—	3.6	8.9	1.0	—	2.5
Taxes.....	—	—	.4	—	—	1.7	—	—	—	—
Permanent Improvements financed from Revenue.....	—	—	—	—	—	—	—	—	—	—
Total.....	—	44.6	30.4	1.5	20.0	42.1	2.9	4.0	5.6	18.8
<i>Net Income (\$000).....</i>	.1	71.2	54.2	7.5	21.5	61.7	8.7	20.6	18.8	30.0
<i>Number of Housing Units.....</i>	11	500	300	50	136	362	50	75	98	176

(1)—Includes Georgetown.

(2)—Includes Midland and Penetanguishene.

TABLE 15.—HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1947.

—Continued

Cities and Towns with Population Less Than 30,000	Oshawa (1)	Parry Sound (2)	Penticton	Peterborough	Picton	Portage la Prairie	Port Alberni	Port Hope (3)	Prince Albert	Prince Rupert
<i>Gross Revenues (\$000)</i>										
Housing rentals.....	220.6	45.3	29.4	184.6	102.9	23.7	4.8	21.0	27.5	121.7
Staff houses and cafeterias.....	—	—	—	—	—	—	—	—	—	—
Total.....	220.6	45.3	29.4	184.6	102.9	23.7	4.8	21.0	27.5	121.7
<i>Expenditures (\$000)</i>										
Management expenses.....	37.7	8.3	5.2	33.1	20.8	4.1	1.0	3.6	4.6	27.0
Physical maintenance of property:										
(a) Wages and materials.....	28.4	20.6	2.1	33.0	21.4	.2	—	1.8	.2	20.7
(b) Heat, light, power and water.....	1.6	1	—	—	—	—	—	—	—	.1
(c) Miscellaneous.....	1.7	.1	—	.4	.6	—	—	—	—	.4
Cost of operating staff houses and cafeterias.....	—	—	.7	—	—	—	—	—	—	—
Tenant relations.....	2.6	—	—	—	2.2	2.4	—	—	—	—
School services.....	31.4	—	—	—	—	—	—	—	—	—
Municipal services.....	4.1	1.6	.1	.5	.9	.1	—	.1	.1	.5
Fire losses and fire services.....	4.5	.1	—	.3	—	—	—	—	—	—
Provision for uncollectable rents.....	1.1	—	—	.1	—	—	—	—	—	—
Taxes.....	13.9	2.3	2.5	12.7	10.4	2.2	—	1.9	2.4	12.1
Permanent Improvements financed from Revenue.....	—	—	—	.1	4.2	—	—	—	—	3.1
Total.....	126.0	33.8	9.9	82.2	60.7	6.6	1.0	7.4	7.3	63.9
Net Income (\$000).....	94.6	11.5	19.5	102.4	42.2	17.1	3.8	13.6	20.2	57.8
Number of Housing Units.....	725	156	100	576	400	100	50	80	100	524 (4)

(1)—Includes Ajax and Pickering. (2)—Includes Nobel. (3)—Includes Cobourg. (4)—Includes 2 units at Prince George.

TABLE 15.—HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1947.
—Continued

Cities or Towns with Population Less Than 30,000	Renfrew	Revelstoke	Rock Island	Rossland	Sarnia (1)	Sault Ste. Marie	Smiths Falls (2)	Sorel	Stratford (3)	Timmins
<i>Gross Revenues (\$'000)</i>										
Housing rentals.....	38.2	.2	15.3	17.2	162.5	88.0	34.9	74.0	60.5	37.6
Staff houses and cafeterias.....	—	—	—	—	—	—	—	—	—	—
Total.....	38.2	2	15.3	17.2	162.5	88.0	34.9	74.0	60.5	37.6
<i>Expenditures (\$'000)</i>										
Management expenses.....	6.5	—	2.6	2.7	26.0	15.6	5.6	18.4	9.8	5.0
Physical maintenance of property:										
(a) Wages and materials.....	2.3	—	1.1	—	18.8	.9	6.2	.6	1.3	—
(b) Heat, light, power and water	—	—	.1	—	.1	—	—	.1	—	—
(c) Miscellaneous.....	—	—	.1	—	.4	.4	—	.2	—	—
Cost of operating staff houses and cafeterias.....	—	—	—	—	—	.1	—	—	—	—
Tenant relations.....	—	—	—	—	—	—	—	.2	—	—
School services.....	.1	—	—	—	—	.1	—	—	.1	.1
Municipal services.....	—	—	—	—	—	.1	—	—	—	—
Fire losses and fire services.....	—	—	—	—	—	.1	—	—	—	—
Provision for uncollectable rents.....	3.3	—	—	—	—	26.5	7.7	2.9	12.0	3.9
Taxes.....	—	—	—	—	—	—	—	—	—	2.6
Permanent Improvements financed from Revenue.....	—	—	—	—	—	.3	—	—	25.9	—
Total.....	12.2	—	5.2	2.7	72.4	42.9	9.5	63.7	14.5	9.0
Net Income (\$'000)	26.0	.2	10.1	14.5	90.1	45.1	25.4	10.3	46.0	28.6
Number of Housing Units.....	125	17	50	125	500	300	175	350	211	100

(1)—Includes Wallaceburg.

(2)—Includes Carleton Place.

(3)—Includes Exeter, Goderich, Listowel, Palmerston and St. Mary's

TABLE 15.—HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1947.

—Continued

Cities and Towns with Population Less Than 30,000	Welland	Weyburn	Woodstock	Yorkton	Sub-Total	CANADA
<i>Gross Revenues (\$000)</i>						
Housing rentals	220.5	5.8	10.7	18.2	2,669.0	8,452.3
Staff houses and cafeterias	—	—	—	—	—	478.4
Total	220.5	5.8	10.7	18.2	2,669.0	8,930.7
<i>Expenditures (\$000)</i>						
Management expenses	39.3	1.0	1.8	3.0	482.0	1,466.2
Physical maintenance of property:						
(a) Wages and materials	38.4	—	1.7	—	359.6	1,067.3
(b) Heat, light, power and water .....	.3	—	—	—	8.9	32.2
(c) Miscellaneous	—	—	—	—	6.3	28.9
Cost of operating staff houses and cafeterias	2.2	—	—	—	—	378.0
Tenant relations	—	—	—	—	—	—
School services .....	.7	—	—	—	—	—
Municipal services	—	—	—	—	—	—
Fire losses and fire services	—	—	—	—	—	—
Provision for uncollectable rents	—	—	—	—	—	—
Taxes	19.2	.5	.9	1.7	219.4	730.5
Permanent Improvements financed from Revenue	—	—	.1	—	—	—
Total	99.8	1.5	4.5	4.8	1,194.5	4,100.4
<i>Net Income (\$000)</i>						
Number of Housing Units	757	25	35	75	9,878	30,109

TABLE 16.—COMPLETED CONSTRUCTION AND ACTUAL EXPENDITURE,
APRIL 1, 1941—DECEMBER 31, 1947

Year	Projects	Completed Construction		Actual Expenditure			
		Housing Units (Number)	Supplementary Buildings (Number)	Housing (\$'000)	Supplementary Buildings (\$'000)	Land, Improvements and Other Outlay (\$'000)	Total (\$'000)
1941 (Apr. 1—Dec. 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 (1).....	88	5,421	9	26,701	21	1,893	28,615
Total	239	31,192	265	121,956	13,847	20,743	156,546

(1) Expenditures in 1947 include \$808,000 for housing and land improvements, recoverable from municipalities and other government departments.

PART III

OTHER HOUSING OPERATIONS

TABLE 17.—OPERATIONS UNDER EMERGENCY SHELTER REGULATIONS, 1947

Province	Municipal Projects			University Projects			Total Projects			Financial Assistance Grants		
	Hous-ing Units Com-pleted	Hous-ing Units Under Construction as at Dec. 31, 1947	Num-ber of Projects	Hous-ing Units Com-pleted	Hous-ing Units Under Construction as at Dec. 31, 1947	Num-ber of Projects	Hous-ing Units Com-pleted	Hous-ing Units Under Construction as at Dec. 31, 1947	Num-ber of Projects	Muni-cipal Projects (\$000)	Uni-verseity Projects (\$000)	Total (\$000)
Prince Edward Island.....	—	326	—	—	—	—	—	—	—	—	—	—
Nova Scotia.....	4	72	17	1	40	5	366	—	75	15	90	—
New Brunswick.....	1	383	30	1	33	2	105	17	8	25	33	—
Quebec.....	5	1,399	309	1	71	6	454	30	275	39	314	—
Ontario.....	17	1,169	—	2	—	19	1,406	309	954	—	954	—
Manitoba.....	1	292	13	1	30	7	199	—	240	30	270	—
Saskatchewan.....	12	77	—	1	51	8	13	343	21	31	6	37
Alberta.....	2	382	171	4	—	—	3	195	1	—	1	345
British Columbia.....	9	—	—	—	—	—	13	683	171	110	235	345
CANADA (1).....	51	3,100	540	12	651	8	63	3,751	548	1,694	350	2,044

(1) As at December 31, 1946, 5,319 units were completed involving commitments of \$2,052,162 giving total completions by December 31, 1947, of 9,070 units with commitments totaling \$4,096,530.

TABLE 18.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL
HOUSING PROJECTS, 1947

Province	Number of Projects	Number of Housing Units	Land (\$000)	Construction (\$000)	Estimated Costs	
					Equipment and Other (\$000)	Total (\$000)
Prince Edward Island.....	—	—	—	—	—	—
Nova Scotia.....	—	—	—	—	—	—
New Brunswick.....	—	—	—	—	—	—
Quebec.....	19	222	48	1,206	12	1,266
Ontario.....	3	126	20	868	267	1,155
Manitoba.....	1	5	2	30	—	32
Saskatchewan.....	—	—	—	—	—	—
Alberta.....	5	17	7	84	—	91
British Columbia.....	—	—	—	—	—	—
CANADA.....	28	370	77	2,188	279	2,544

APPENDIX

HOME IMPROVEMENT LOANS GUARANTEE ACT, 1937

No loans were made under the Act during 1947. The Dominion Government's undertaking to provide guarantees was terminated on October 30th, 1940, after the \$50,000,000 limit established under Section 5 had been substantially reached.

