

e  
Start



**CENTRAL MORTGAGE AND HOUSING CORPORATION**

*12th annual report 1957*

12A

PURVIS HALL  
LIBRARIES

MAY 26 1958

MCGILL UNIVERSITY



**CENTRAL MORTGAGE AND HOUSING CORPORATION**

## **CENTRAL MORTGAGE AND HOUSING CORPORATION**

*Incorporated by Act of Parliament in 1945, (R.S.C. 1952, c.46), Central Mortgage and Housing Corporation is a Federal Crown corporation. Under the National Housing Act, 1954, and earlier Housing Acts, the Corporation is empowered to:*

- Insure mortgage loans on new housing made by private lenders such as banks, life insurance and trust and loan companies, and other approved lenders;
- Provide guarantees to banks on loans made for home improvement, and guarantees to life insurance companies and private investors of returns from moderate-rental housing projects built by them;
- Make mortgage loans on low and moderate-rental housing projects and to prospective home owners unable to obtain loans from private NHA lenders; and through agents of the Corporation to borrowers for low-cost housing;
- Buy or sell insured mortgage loans and make loans to mortgage lenders on the security of mortgages and debentures;
- Participate with provincial governments in the development of serviced land for residential purposes and the construction of housing projects and, on behalf of the Federal Government, with municipalities in the acquisition and clearance of areas for urban redevelopment;
- Construct, own, and manage housing projects on its own account, and on behalf of Federal Government departments and agencies;
- Encourage the development of better housing and sound community planning;
- Conduct housing research and research on mortgage financing.

*The improvement of housing and living conditions is regarded as the main business of CENTRAL MORTGAGE AND HOUSING CORPORATION and all its organizational effort is directed to this objective.*

## **1957 IN BRIEF OUTLINE**

Construction outlays for new housing totalled \$1.42 billion in 1957, or \$150 million less than in 1956. There was, however, continued expansion in the volume of non-residential construction and total construction expenditures were higher than in 1956.

Fewer new homes were started in 1957 than in 1956, but the rate of starts increased during the course of the year. Starts for the year were 122,340 compared with 127,311 in 1956. The number of dwellings completed was 117,283 as against 135,700.

The maximum rate of interest under the National Housing Act was raised to 6% from 5½% in January, 1957. Nevertheless, the persistent demand for investment funds for other purposes continued to press up the interest rates on bonds generally, and on conventional loans. While there was a large decline in National Housing Act lending on the part of life insurance and trust and loan companies, the banks approved a slightly larger volume of loans in 1957 than in 1956.

In August, the Government announced a new programme of Corporation loans to provide funds for lower cost dwellings. This step added substantially to the volume of Corporation lending which had already shown a sharp increase during the year. In all, Central Mortgage and Housing Corporation approved 13,121 loans for lower cost houses in the last four months under the new Government programme.

In December, Parliament amended the National Housing Act. The amendments provided additional funds which enabled the Corporation to continue its lending programmes. The amendments also lowered the down payment requirements.

There was a decline in material prices in the latter months of the year, but this tended to be offset by an increase in labour rates. Building costs were higher than in 1956. The price of land increased.

## CONTENTS

	Page
<i>I</i> CANADA'S HOUSING IN 1957 . . . . .	7
<i>II</i> THE NATIONAL HOUSING ACT . . . . .	12
<i>III</i> REPORT OF OPERATIONS . . . . .	15
Insured Loans.....	15
Loans by the Corporation.....	16
Purchase and Sale of National Housing Act Mortgages.....	18
Home Improvement Loans and Rental Housing Guarantees.....	18
Urban Redevelopment, Public Housing and Land Assembly.....	18
Housing Design and Community Planning.....	20
Property Management.....	21
Construction for Government Departments and Agencies.....	22
Housing Research.....	22
Organization and Staff.....	23
Accounts.....	23
<i>IV</i> FINANCIAL STATEMENTS . . . . .	25
<i>V</i> STATISTICS . . . . .	38

*Central Mortgage and Housing Corporation*

March 11th, 1958

Honourable Howard Green,  
Minister of Public Works,  
Ottawa, Canada.

Dear Mr. Green:-

I have the honour to submit, on behalf of the Board of Directors, a statement of the accounts and a report of the activities of the Corporation for the fiscal year ended 31st December, 1957.

The members of the Board, in particular, wish to express their appreciation for the co-operation of the staff during the year. Although we had fewer employees than in 1956, the volume of business handled by the Corporation was substantially greater. The speed with which we were able to expand our lending operations is a tribute to the work and efficiency of the staff.

Many of our senior employees attended training courses in 1957 and, while this proved an additional complicating factor so far as our current operations were concerned, the benefits for the future should be appreciable.

Yours very truly,

*Stewart Bates*  
President.



## **CANADA'S HOUSING IN 1957**

1957 was a year of quest and challenge in housing. Canadians showed more awareness of the key role of house building in the economy and, throughout the year, increased consideration was given by the Government to housing matters. These shifts in pace and in purpose manifested themselves in various ways.

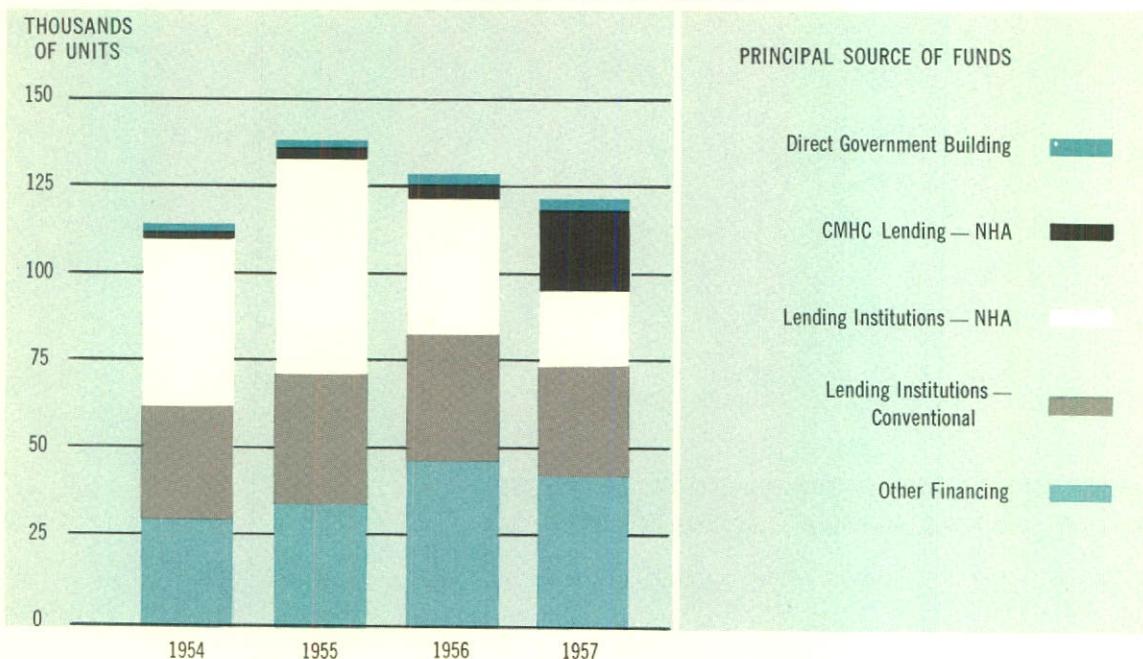
In a very real sense, Canada seemed to be approaching the threshold of a new phase in house building.

All the instruments of the National Housing Act were called on by Government to play new roles in 1957. The maximum rate of interest was raised to the 6% level in January to become competitive in the money market and to maintain the flow of investment funds to housing, and this rate was maintained throughout the year. The direct lending of Central Mortgage and Housing Corporation to home owners in small towns, for low-rental housing in cities, and for low-rental housing for old people, all jumped significantly throughout the year.

The banking system, in March, undertook to put at least \$150 million into housing loans, while other approved lenders also faced the problem of maintaining a balance between the insistent demands for housing loans on the one side, and for commercial and social demands on the other. The Government, in August, directed the Corporation to use the remainder of the statutory vote to extend lending for lower cost houses, in large as well as small towns and, in December, requested Parliament for an increase in the statutory vote to extend this lending further. By the end of the year, under this plan, the Corporation had committed \$158 million and a large proportion of the houses financed had been started before winter.

Across the country interest in the redevelopment of blighted areas continued to grow, as businessmen and private citizens became more conscious of the costs of exposing the fabric of the community to decay. In 1956, the Act had been amended to permit the Government to

### NEW HOUSING STARTED 1954-1957



make grants to municipalities wishing to study their housing and redevelopment needs and in many cities this provoked a new interest in the state of the community's housing. Studies were undertaken in four cities and reports published in a further four communities.

Although the measure of the year cannot be taken simply by counting the number of houses started or completed, there was a significant volume of house building during the period. Indeed, 1957 was the third largest year on record. The industry entered the year with 68,579 uncompleted dwellings. An additional 122,340 dwellings were started and 117,283 completed during 1957, so that at the end of the year about 72,573 were in course of construction. Starts were about 3.9% lower than in 1956 and completions about 13.6% lower.

---

The outstanding feature of 1957 was the continued shortage of mortgage money from institutional lenders. This not only affected the volume of house building but also influenced the character of developments in housing for the year as a whole.

The shortage itself was not new. Mortgage money had been scarce throughout 1956 as a result of competing demands for funds for other uses and, by the end of the year, long-term interest rates had reached their highest post-war level. Largely because of financing problems, the rate of housing starts had been declining since the late autumn of 1955.

There seemed little prospect in January, 1957, that the supply of mortgage funds would improve in the immediate future. The chartered banks had curtailed their mortgage lending in the early summer of 1956 and there was no indication that they would reappear soon as major lenders. There were signs that the demand for funds for other purposes would be heavy. According to the annual survey of investment intentions made by the Department of Trade and Commerce, businessmen planned to make large capital expenditures during the year.

As the first step, the maximum interest rate on National Housing Act loans was raised in January to 6% from 5½% and this had the temporary effect of making lending under the Act more attractive to investors. However, the benefits were short lived. Interest rates on bonds and conventional mortgages moved upwards from March on and the relative attractiveness of the new maximum rate decreased. In consequence, lending under the Act by life insurance companies, trust and loan companies and other similar institutions during most of the year was lower than in 1956.

Secondly, the Corporation, as a residual lender, was obliged to assume a much more active role. Its volume of lending to prospective home owners increased sharply, although Government policy limited its application to areas of less than 55,000 population. It also made more loans for the building of low-rent accommodation. But the increase in Corporation lending was not sufficient to make up for the reduction in the volume of lending by private lenders.

Parliament in passing the National Housing Act in 1954, had never intended that the Corporation should become a major supplier of mortgage money. Although Parliament in framing the Act allowed for such an eventuality, the purpose of the mortgage insurance arrangement was to reduce the house-building industry's dependence on public money by mobilizing private funds more effectively. The Corporation was to be concerned primarily with supplementing the supply of mortgage money in areas where lending facilities were not adequate and to provide special types of loans on terms and conditions which might not prove attractive to private lenders.

The success of the mortgage insurance provisions depended upon the participation of the chartered banks, as well as other approved lenders. From 1954 to 1956 the banks financed more than half the units built under the Act and it was apparent that, unless they continued to play a major role in house building in 1957, starts for the year might prove insufficient to meet requirements. However, in March, following discussions with the Governor of the Bank of Canada, the Canadian Bankers' Association announced that its members expected to finance 15,000 dwellings during the year, or approximately the same number as in 1956. This, in effect, ensured that a substantial number of homes would be financed under the Act in 1957. Moreover, although the number of houses started in the opening months of the year was much lower than in 1956, the rate of starts, after allowing for seasonal influences, increased during the spring and summer months.

It was in these circumstances that the subject of housing commanded wider public attention. Since the end of the war there has been a tendency for the size of the average house to increase and for more built-in fittings to be provided. There has also been a tendency for houses to occupy more land, requiring more extensive streets and utilities. These trends have not been confined to houses built under the National Housing Act, but are part of the general improvement in living standards. They became particularly pronounced in 1956 and 1957.

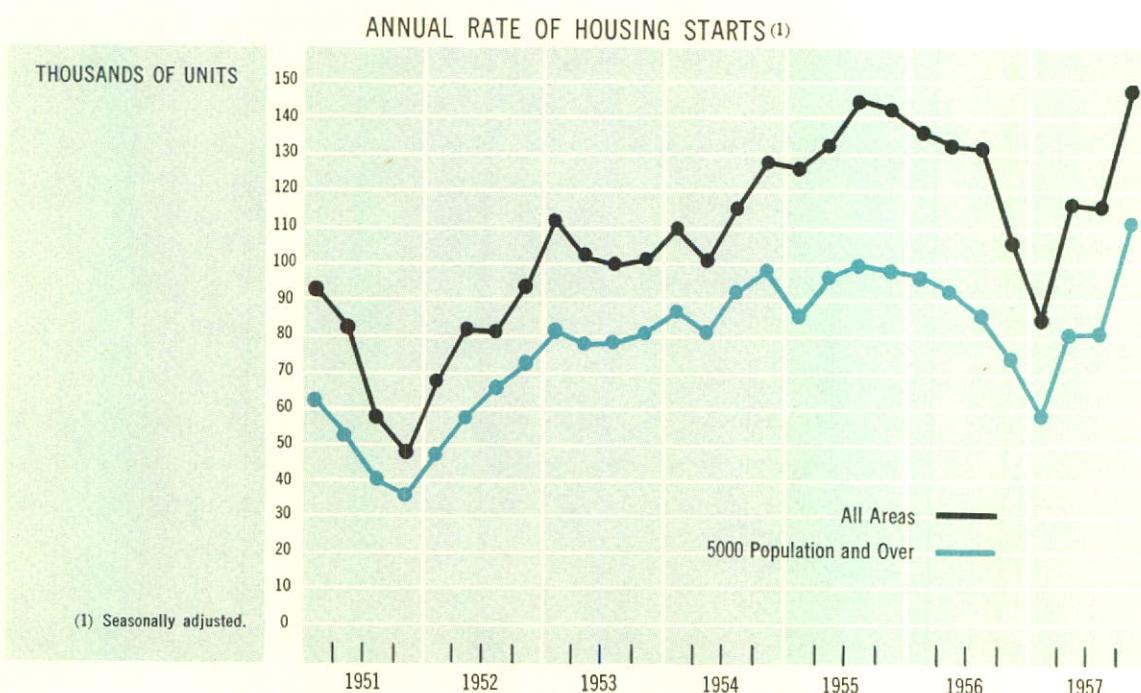
By the middle of 1957, the average floor area of houses financed under the Act was well

over 1,150 square feet. Labour costs and material costs had risen further and there was a significant increase in the cost of land in most communities. As a result, a large proportion of houses financed under the Act was in the \$14,000 — \$18,000 range and the average annual income of borrowers was about \$5,800.

More frequently one heard that the character of the product was making purchase of a home too costly and that the housing needs of families of modest means were being overlooked. It was said there was not enough low-rental property available, most houses coming on the market were not suited to the incomes of these families and that, in all likelihood, they were encountering greater difficulty in getting loans than more well-to-do applicants.

There had been signs, even earlier in the year, that in some areas the more expensive houses were not selling as readily as in the past, and while most builders were still preoccupied with obtaining enough mortgage money to keep building, they were also alert to the new currents of public opinion that were beginning to appear. In the increasingly competitive situation, builders were under continual pressure to offset, by cost reductions, any increase that might result from higher land prices. They did this with some success. Builders' organizations also showed a new interest in the problems of low-cost houses and plans were made for the building of two experimental budget-type houses.

There was a shift in the focus of attention towards other forms of housing, and this was reflected in the increased number of loan applications by limited-dividend companies proposing to build rental housing for old people and for low-income families. There was also more public interest in the clearing and rebuilding of blighted areas and, in a number of cities, the first fruits of the amendments made to the Act in 1956 became apparent. These amendments brought a new dimension to urban redevelopment by providing that a blighted area, when cleared, need



not be used for housing, if it appears the land is more suited to some other use. The first proposal along these lines was made in 1957 in the redevelopment study prepared for the city of Halifax. The Halifax proposal would involve clearing a large blighted area close to the industrial and commercial centre of the city. New housing would be provided elsewhere in the city for families now living in the area. Throughout Canada the amended provisions of the Act have attracted wide attention, and there are signs that businessmen and civic leaders are becoming conscious of the immense potentialities of the National Housing Act in the rebuilding and renewal of cities.

The amount of low-cost housing that could result from these various forms of financial assistance was bound to be small in 1957. Moreover, the private lenders did not have to encourage the building of smaller homes so long as they found an outlet for their money in existing types of houses. The two problems — shortage of funds and the need to emphasize lower cost housing — had been receiving Government attention. At the end of August, the Government instructed the Corporation to extend its direct lending and to make loans for homes of limited floor areas, in large as well as in small centres. The lending institutions were to act as agents of the Corporation in approving the loans.

These arrangements uncovered new areas of strength in the market for new homes and the volume of agency lending expanded rapidly. Private lenders regarded the loans as supplementary to their existing lending programmes and, as a result, the net impact on the volume of house building was appreciable. In the last three months of the year the number of houses started was 42% higher than during the same period in 1956. Since the dwellings for which loans were approved were not all started in 1957, the programme lent advance strength to house building in 1958.

The very success of the programme, however, once again projected the Corporation into the mortgage field as a major lender and, in 1957, it provided 47.2% of the funds under the Act as against 4.8% in 1956 and 2.7% in 1955. In December, the Government sought an additional \$150 million from Parliament for the statutory vote in the National Housing Act. The Act was also amended to provide higher loans for prospective home owners for the purpose of lowering down payments. The lending regulations were changed to ease the income requirements for borrowers.

By the end of 1957 the insured lending arrangements had been in operation for nearly four years and there was a much wider knowledge and acceptance of this type of mortgage document. The Corporation itself had committed a total of \$292 million under the 1954 Housing Act and private lending institutions had invested \$1,623 million in insured mortgages. There was, therefore, a sizeable and growing volume of insured mortgage paper ready for sale in the capital market. At the same time, pension funds and other investors who would not normally originate mortgage loans showed greater interest in acquiring such mortgages from the banks and other private lenders as a permanent investment. There was a considerable increase in such sales in 1957. This activity enlarges the source of funds available for the financing of residential construction.

## THE NATIONAL HOUSING ACT

Operations under the National Housing Act in 1957 were affected by amendments to the Act, by changes in the Regulations, and by Government policy.

NHA  
Section 4

Maximum interest rates on loans were increased by one-half of one per cent on January 22, 1957. This resulted in rates of 6% for home-owner, home conversion, rental, farm, and home improvement loans, 5½% for employee rental housing built by primary industry, and 4½% for limited-dividend rental housing (Order in Council P.C. 1957-90). In October, the interest rates on primary industry and limited-dividend loans were further increased to 5½% and 4½% respectively.

NHA  
Section 12

On April 29, the National Housing Loan Regulations were changed to remove the limitations on the amount of loan imposed by the size of the housing unit for home-owner and defence-worker loans (Order in Council P.C. 1957-617).

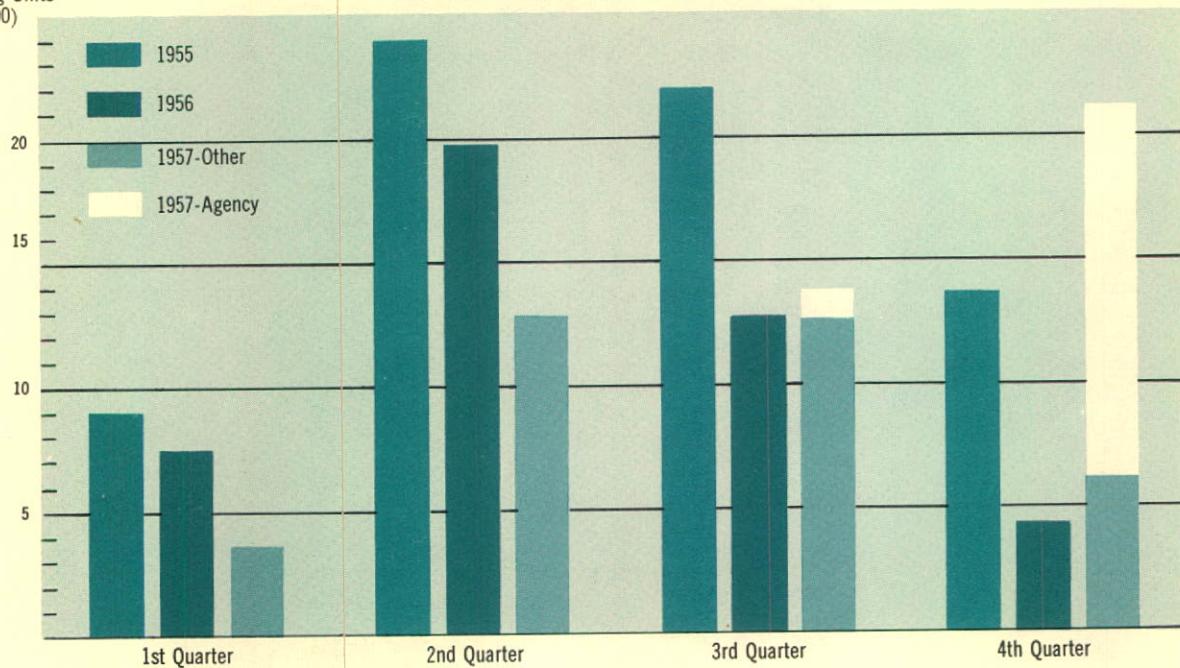
On the same date the application fees for all types of loans were equalized and new administrative requirements were established for defence-worker loans.

NHA  
Section 40

In August, the Government directed the Corporation to extend its own lending under Section 40 to home owners, builders, and rental investors. Approved lenders could enter into agreements to act as agents for the Corporation in making such loans. Maximum floor areas were established for houses financed under these arrangements and, in the case of rental property, basic average rentals were restricted. Prior to this, by policy, Corporation loans were made under this section only to prospective home owners in centres of less than 55,000 population.

Housing Units  
(000)

### NATIONAL HOUSING ACT APPROVALS



To enable the Corporation to continue its direct lending programmes, Parliament amended Section 22 of the Act in December to increase the amount that could be advanced to the Corporation out of the Consolidated Revenue Fund. The amount was raised to \$400 million from \$250 million (1957 S.C. c.18).

NHA  
Sections 22, 40

Section 7 of the Act was also amended to provide higher loans for home owners and builders building for sale to home purchasers. Under the amendment, loans for single-family houses could be calculated on the basis of 90% of the first \$12,000 (formerly \$8,000) of lending value plus 70% of the balance. Corresponding changes were made in respect of two-family houses. There was no change in the maximum loan of \$12,800 established by regulation.

NHA  
Section 7

National Housing Loan Regulations were amended to make borrowers, whose loans had already been approved, eligible for these higher loans, provided the application was made before the interest adjustment date (Order in Council P.C. 1957-1650).

NHA  
Section 12

The Regulations were also changed to qualify applicants on income grounds, without special Corporation approval, provided monthly payments of principal, interest, and taxes did not exceed 27% of income. The maximum ratio previously accepted on loans for single-family dwellings without Corporation approval was 23%.

NHA  
Section 12

Arrangements were made with the National Research Council by which the Corporation will adopt the building standards issued by the Division of Building Research as the minimum requirements for houses financed under the National Housing Act. The change is to become effective early in 1958.



## REPORT OF OPERATIONS

More housing was financed through the National Housing Act in 1957 than in 1956 but the sources of funds changed. The Corporation was a major supplier of funds for house building during the year and the private lenders, although they continued to be the main lenders under the Act, made fewer insured loans than in 1956 (Tables 4 and 5)<sup>1</sup>.

The Corporation's lending was directed towards the production of housing for people of modest incomes, for both home ownership and rental purposes. During the year the Corporation was more active in assisting in the improvement of housing, the rebuilding of cities and the provision of public housing.

In all, some 49,336 dwellings were approved under the Act in 1957. These comprised 23,984 homes approved under the insured loan programme, 24,949 financed by Corporation loans under the agency and other programmes, and 403 authorized under the Federal-Provincial provisions of the Act. In 1956 the total number of dwellings approved was 42,616.

### INSURED LOANS

In 1957, private lenders approved loans under the National Housing Act for 23,984 new homes, or 14,689 fewer than in 1956. The volume of insured lending was lower in every region (CHS-Table 19)<sup>2</sup>.

NHA  
Sections 6, 7, 8

The chartered banks approved loans for virtually the same number of units as in the previous year but there was a reduction in the number of homes financed under the Act by life insurance companies and loan and trust companies.

The banks approved loans for 15,091 dwellings or 63% of the insured loans approved during the year. Life insurance companies financed 7,980 dwellings under the Act and trust, loan and other companies 913 dwellings. In 1956, the banks financed 14,765 units and the other private lenders 23,908 units (CHS - Table 18).

As in previous years, most of the insured loans were made to merchant builders who were building for sale. Builders obtained financing for 15,892 dwellings, or 66% of the total volume of insured loans in 1957. Loans for 6,711 houses were made to prospective home owners and the remainder was for rental units (CHS - Table 24).

<sup>1</sup>All references to "Tables" are to tables in this report.

<sup>2</sup>All references to "CHS" are to Canadian Housing Statistics, 4th quarter, 1957.

Most of the loans made by these lenders were for one-storey, three-bedroom houses and the floor area of single-family houses was, on the average, larger than in previous years — 1,185 square feet in 1957 compared with 1,138 square feet in 1956 (CHS - Tables 23 and 56).

Partly as a result of the increase in size, houses financed with insured loans cost more in 1957 than in 1956. Estimates made by borrowers indicated that, for the year as a whole, the average cost of single-family dwellings financed by private lenders was \$15,076. This was made up of \$12,304 for construction, \$2,291 for land and \$481 for other items. In 1956 the average cost was \$14,177 (CHS - Table 56).

The average loan approved was \$11,309, or 81% of the lending value established by the Corporation, and the monthly payments of principal, interest, and taxes amounted to \$93. Most insured loans were for 25 years.

Although applicants for these loans differed in means, in age, and in the size of their families, the average borrower obtaining an insured mortgage in 1957 committed himself to monthly payments equalling 18.5% of his income. He was a man of about 35 with a wife and two children.

At the end of 1957 the Mortgage Insurance Fund administered by the Corporation totalled \$30.4 million, against mortgage loans outstanding of \$1,425 million. During the year four claims were paid, including the first claim which was received in December, 1956. Of the four properties acquired by the Fund, three were sold by December 31. In addition, there were three claims in process of payment at the end of the year. A further five properties were taken over by lenders without any claim being made against the Fund.

### **LOANS BY THE CORPORATION**

NHA  
Sections 16, 17, 40

In 1957, the Corporation financed 24,949 new homes, a larger number than in any previous year. Loans for home ownership increased sharply, particularly during the last four months of the year following the introduction of the agency arrangement for the financing of small homes. The Corporation also financed a greater number of low-rental dwellings under the limited-dividend section of the Act (CHS — Table 24).

As a result of these and earlier lending operations, 6,630 loans were outstanding at December 31 in the amount of \$228.5 million. Of these, 37 or .56% were three months or more in arrears. During the year there were no foreclosures.

### **LOANS THROUGH AGENTS OF THE CORPORATION**

NHA  
Section 40

In September, the Corporation entered into agreements with the principal approved lenders to act as the Corporation's agents in making loans to supplement private lending under the National Housing Act. By the end of the year the Corporation had approved loans for 16,338 dwellings for \$158 million and applications were on hand for a further \$16.5 million.

Most of the loans were made to builders or home owners for the construction of small houses, but 3,100 rental units were also financed under the programme in 1957 (CHS — Tables 19 and 20).

Mainly as a result of the size limitations placed on the dwellings financed under this arrangement, the average home owner (borrower or purchaser) differed from the home owner under the insured loan provisions.

	<i>Insured Loan Borrowing</i>	<i>Agency Programme Borrowing</i>
Age.....	35	33
Number of children.....	2	2
Income.....	\$ 5,857	\$ 5,026
Loan.....	\$10,960	\$10,108
Down payment.....	\$ 3,929	\$ 2,461
Cost of dwelling.....	\$14,889	\$12,569

#### *OTHER CORPORATION LOANS TO HOME OWNERS*

The Corporation makes loans to prospective individual home owners in centres of less than 55,000 population who have been unable to obtain an insured loan from a private lender.

The reduction in insured lending resulted in a sharp increase in the number of these loans. The Corporation, as a residual lender, approved loans for 2,814 homes in 1957 as against 375 homes in 1956 (CHS — Table 24).

Apart from this, mortgage financing was provided for 16 co-operative groups building 212 units. Almost all of these were in eastern Canada.

Home-owner loans are also available to veterans building under Part II of the Veterans' Land Act. Interim financing is provided by the Director, VLA, and the Corporation makes the loan on completion of the unit. During the year 554 such homes were financed.

A further 490 home-owner units were financed under other Corporation lending programmes.

#### *LOANS TO LIMITED-DIVIDEND COMPANIES*

During 1957 there was increased public demand for assistance in building low-rental accommodation and the Corporation approved loans for 4,124 dwellings, or more than double the number financed in 1956. The total value of loans to limited-dividend companies was \$30.7 million (CHS — Table 24).

About 1,170 of the units were designed for old people, the loans being applied for mainly by service clubs, church groups, and charitable and non-profit organizations. Over 530 of these units were located in Saskatchewan. In most provinces additional assistance was obtained from the Provincial government or the local municipality by way of capital grant or tax concession.

A further 22 projects of 2,952 units were undertaken by investors with rents set to provide a dividend of not more than 5% of capital invested.

To preserve the low-rental character of these projects tenants are subject to income qualifications.

During the last 10 years the Corporation has provided long-term loans for the building of 11,951 low-rental dwellings in various parts of the country. Of these, 2,548 units are for old people.

#### *LOANS TO PRIMARY INDUSTRIES*

Loans to primary industries were approved in the amount of \$3.7 million for the construction of 416 rental units for employees. In 1956, loans were made for 290 dwelling units in the amount of \$2.5 million (CHS — Table 24).

NHA  
Section 40

NHA  
Section 16

NHA  
Section 17

### **JOINT LOANS**

At the end of 1957 the Corporation's share of joint loans outstanding under the pre-1954 Housing Acts was \$224.7 million on 130,821 loans. Only 135 loans, or .1%, were reported in arrears for three months or more.

During the year action was taken by lenders to realize on the security of seven properties through foreclosure or similar proceedings.

The lenders' share of joint loans at the end of 1957 was \$603.2 million and the contingent liability under the Pool Guarantee Accounts established under previous Housing Acts was \$59.8 million. Loss recoveries and profits, as in 1956, exceeded claims paid during the year, this year by \$6,213.

### **PURCHASE AND SALE OF NATIONAL HOUSING ACT MORTGAGES**

NHA  
Section 3

National Housing Act insured mortgages may be bought and sold like other securities, provided they continue to be serviced by an approved lender. Sale of these mortgages affords access to funds that might not otherwise be invested in housing. These transactions have been increasing over the last three years — from \$17.5 million in 1955 to \$49.6 million in 1956 and \$61.2 million in 1957. During this period pension funds, among them the Corporation's pension fund, have been the main purchasers. In 1957, chartered banks continued to be the main sellers and originated over two-thirds of the sales (CHS — Table 27).

NHA  
Section 11  
CHMC Act  
Section 28

The Corporation may buy and sell mortgage loans and may make loans to lenders on the security of such mortgage loans. During 1957, the Corporation sold loans to the value of \$1.1 million. There were no purchases.

### **HOME IMPROVEMENT LOANS AND RENTAL HOUSING GUARANTEES**

NHA  
Section 24

Lending by the banks under the Home Improvement Loan provisions of the Act continued at a high level throughout 1957 and the Corporation guaranteed 29,947 loans for a total amount of \$30.6 million as against 30,380 loans for \$29.7 million in 1956 (Table 6).

NHA  
Section 30

This programme received considerable attention as a result of the efforts of the Federal Government and the industry to encourage home owners to repair and modernize their homes during the winter months when the volume of construction work is normally at a low ebb.

At the end of 1957 the value of Home Improvement Loans outstanding was \$47.2 million. The maximum amount guaranteed by the Corporation was \$4.3 million and the balance in the Home Improvement Loan Insurance Fund was \$862,917.

NHA  
Section 14

Claims paid to lenders during 1957 amounted to \$39,327 and this brought total claims paid to \$50,746. Of this amount, \$1,727 has been recovered from borrowers by the Corporation. There were 1,379 loans reported in arrears for sixty days or more at the end of the year.

Rental guarantee contracts were not made during 1957 but the number of dwellings covered by existing contracts at December 31 was 21,140. Loss claims paid in 1957 totalled \$131,063 compared with \$423,196 in 1956. The balance in the Rental Guarantee Fund at December 31 was \$2 million.

### **URBAN REDEVELOPMENT, PUBLIC HOUSING AND LAND ASSEMBLY**

The number of urban renewal studies under way in 1957 was evidence of the growing public concern with conditions of blight and decay in our cities. During the year studies were completed

in Halifax, Saint John, Winnipeg, and Vancouver and Federal grants were made for studies in Hamilton, Sarnia, Regina, and Trail. There was continued activity in Federal-Provincial public housing projects apart from those associated with redevelopment plans.

### *URBAN REDEVELOPMENT*

Redevelopment proceeded in Montreal and Toronto and detailed recommendations were being studied in Halifax at the close of 1957.

NHA  
Section 23

In the Jeanne Mance redevelopment project in Montreal all the land in the 20-acre site was expropriated by the City and contracts awarded for demolition of about one-third of the buildings. Families whose dwellings were to be demolished were offered temporary accommodation elsewhere. A grant of \$2,467,587 towards the cost of acquiring and clearing the land was approved by the Federal Government in 1956. Under Section 23 of the Act the Federal Government contributes half the cost of acquiring and clearing the land, the balance being provided by the municipality. Low-rent housing is to be built under Section 36 for 800 families.

In the Regent Park South redevelopment project in Toronto a further 11 acres of the 26.5-acre site were cleared during 1957, bringing the total cleared so far to 22 acres. Transfer to the Federal-Provincial partnership of some 14 acres was under way at the end of the year. One million dollars out of a total grant of \$1,839,937 had been paid to the city by December 31.

The new housing in this project is being provided under Section 36 of the Act with the Federal Government putting up 75% of the capital invested and sharing in gains or losses to the same extent. The rest of the capital is contributed jointly by the Province and the municipality.

At the end of the year, three of the five 14-storey buildings on the site were virtually complete and the remaining two were about one-third finished. Work on about half the row houses was either completed or well advanced. The scheme will eventually provide 479 apartment units and 255 row housing units.

In 1957, the City of Toronto all but completed development of the 42-acre site in Regent Park North. During the year a further \$141,000 was paid to the city out of the original Federal grant of \$1,362,000.

The Minister of Public Works gave approval in principle to Federal participation in the redevelopment of a blighted area in downtown Halifax. The plan would involve acquiring and clearing 12.8 acres for re-use for commercial purposes. Families displaced would be offered low-rental accommodation in a Federal-Provincial housing project to be built on land now owned by the Corporation.

### *PUBLIC HOUSING*

Apart from the public housing carried out in conjunction with urban redevelopment, the Federal Government agreed during 1957 to proceed with low-rent public housing in 10 communities — Brockville, Hamilton, Stratford, St. Thomas, Prescott, Renfrew, Napanee, Kenora, Weyburn, and Vancouver.

NHA  
Section 36

In 1957, 1,242 units were started in Federal-Provincial projects, including those in

redevelopment areas, and 658 units completed. This compares with 1,044 units started and 141 completed in 1956 (Table 7).

Since the introduction of the Federal-Provincial housing provisions in 1949, 3,775 low-rent units have been completed. In 1,983 units rents are set to ensure full recovery of the public investment. In the remaining 1,792 units, the rents are subsidized, the deficit being absorbed by the Federal-Provincial partnership. In both types of projects only tenants within certain income ranges are admitted. In subsidized projects rents vary with incomes and the size of family.

#### *LAND ASSEMBLY*

NHA  
Section 36

Federal-Provincial agreements were made during the year for seven new land assembly projects under Section 36 of the Act. These agreements cover 1,850 lots. In 1957, 991 lots were serviced and 898 sold.

Work has also been started in a further 14 areas and these will eventually provide an additional 6,476 serviced lots for sale. In five projects, involving 2,320 lots, assembly has been authorized but work has not started.

Since the introduction of this provision in the Act, a total of 6,300 lots has been developed and 5,108 lots sold (Table 7).

#### **HOUSING DESIGN AND COMMUNITY PLANNING**

The Corporation seeks to improve housing design in Canada and fosters interest in the orderly development of communities. Its own architectural staff is engaged in the design of housing for other Federal Government departments and agencies. It collaborates in the plans for public housing and reviews housing layouts in major private developments undertaken through the National Housing Act. The Corporation also supports educational work promoting better housing and community design.

Consulting architects were engaged for the layout and housing plans of the Jeanne Mance redevelopment project in Montreal. The design of public housing projects at Halifax, Oromocto (near Camp Gagetown), Hamilton, and Vancouver was undertaken. Work continued on the Regent Park South and Lawrence Heights projects in Toronto. Twelve smaller public housing projects and 14 land assembly developments were planned.

Plans were prepared for additional housing and hotel accommodation for Atomic Energy of Canada Limited at Deep River.

Design and layouts for over 1,000 houses for servicemen's families at Gagetown, Valcartier and Petawawa were prepared for the Department of National Defence.

At Gander, where the Corporation continued to work with the Department of Transport, the town plan was revised. A 10-year works programme was prepared and submitted to the municipality.

Designs were developed for houses and services in northern areas subject to permafrost conditions. These were for Eskimos at Tuktoyaktuk and for the relocated town of Aklavik.

A plan was prepared for Great Whale River, an Eskimo settlement on the eastern coast of Hudson Bay, and a revised plan drawn up for Fort Smith, administrative centre for the Northwest Territories.

CMHC Act  
Section 29

NHA  
Section 37

CMHC Act  
Section 29

Through review of layout proposals in the larger housing schemes to be financed under the National Housing Act, the Corporation encourages land developers to follow sound planning practices. During 1957 layouts for housing consisting of more than 40,000 residential lots were examined.

The Corporation also reviewed layouts for limited-dividend rental schemes involving 4,000 units.

The Corporation continued to provide the public with working drawings for small houses at low cost. The designs were selected from plans submitted by architects and these were illustrated in a new book entitled "Small House Designs", published in April, 1957. Almost 60,000 copies of the new book were distributed. In 1957, 6,400 sets of plans were sold and during the past four years, 38,912 have been sold.

Support was given to the Canadian Housing Design Council to assist its promotion of improved housing design. The Council, which is made up of architects, builders, and members of the general public, sponsored its second series of national and regional awards for good design. The award-winning designs were widely exhibited.

To further knowledge of community planning, grants were given to four universities offering courses in this field and 15 fellowships were awarded to graduate students. Assistance was also given to the Community Planning Association of Canada, a national organization whose aim is to develop public understanding of planning and urban redevelopment problems.

## PROPERTY MANAGEMENT

The Corporation owns a large number of housing units and some commercial and industrial property. Most of this property came into the ownership of the Corporation through the veterans' rental programme. There have been recent additions of housing for other Government departments.

In addition to managing its own real estate the Corporation provides management services for other Government departments.

The number of dwellings owned at the beginning of 1957 was 15,104 and this decreased to 13,690 by December 31. During the year the Corporation sold 1,592 of its houses for a total of \$9.2 million (Table 8).

At the beginning of the year the Corporation had 30,976 mortgage and sale agreement accounts resulting from the sale of houses. At the end of the year the number of accounts had increased to 31,306. Of these, 89 were in arrears for three months or more at December 31. During the year three agreements were cancelled because of default in payment and the houses were resold without loss to the Corporation.

In 1957, rental revenues from the Corporation's dwellings amounted to \$7.7 million. This represented an average rent of about \$534, which is \$26 higher than in 1956. The increase in the average rent is largely due to the fact that the lower-rent housing has been offered for sale.

Operating expenses (exclusive of administration) amounted to \$3 million during the year, approximately \$212 per unit. These expenditures in 1956 averaged approximately \$184 per unit. Payments of \$1.5 million in lieu of taxes on Corporation-owned houses were made to municipalities. During the year agreements were renegotiated with nine municipalities to provide for higher payments. Rental arrears amounted to \$36,045 at the end of the year.

NHA  
Section 32

NHA  
Section 32

NHA  
Section 33

NHA  
Section 37

NHA  
Section 39

NHA  
Section 37

This was .47% of rent receivable. Arrears of one month made up 92% of total arrears.

During the year 1,214 housing units which had become vacant were allocated to qualified applicants. Veterans are given preference in the allocation of these units and they occupied 93% of the dwellings in 1957. In some projects where applications from veterans had declined, the renting of units to non-veterans was authorized.

During the year there were negotiations for the sale of the Corporation's industrial and commercial holdings in Ajax.

At Gander, where the Corporation is collaborating with the Department of Transport, the Corporation owns 282 dwellings of which 56 were built in 1957.

During the year the Corporation assumed ownership of 115 houses at Renfrew and Sorel for which it formerly supplied supervisory services to the Department of Defence Production.

## **CONSTRUCTION FOR GOVERNMENT DEPARTMENTS AND AGENCIES**

The Corporation undertakes construction of housing and related services for other Government departments and agencies.

CMHC Act  
Section 29

In 1957, the Corporation awarded contracts for the building of 532 family dwellings and four schools for the Department of National Defence. During the year 1,560 houses and 15 schools were completed under this and earlier programmes, most of them at Camp Gagetown. As agent for the Department the Corporation arranged for construction of 430 rental units for servicemen at St. James, Manitoba. The units are to be owned and operated by a private company but the Department is providing the mortgage financing. At the end of 1957, 74 units had been completed.

Sixty-five houses were completed at Whitehorse and 14 at Kitimat for the Department of Public Works. The houses are for rental to Government employees.

At Deep River, construction contracts were awarded for the construction of 137 houses for Atomic Energy of Canada Limited (Table 10).

## **HOUSING RESEARCH**

The Corporation studies the adequacy of housing accommodation in Canada and for this purpose carries out economic research and arranges for social and technological research.

### **ECONOMIC RESEARCH**

NHA  
Section 32

The Corporation's economic research is concerned mainly with the demand for housing, the volume and value of new residential construction, the sources of funds used for new house building and the flow of mortgage money.

The data on investment in new housing which appear in the National Accounts are prepared by the Corporation. In 1957, the data were revised for earlier years mainly to take account of information in the 1956 census.

Since 1948 the Corporation and the Dominion Bureau of Statistics have made joint surveys of current house building. In rural areas and centres of less than 5,000 population the surveys have been on a sample basis. In 1957, a new sample design was prepared in consultation with the Bureau and a pilot survey undertaken.

Surveys of mortgage lending activity, including second mortgages, and of building material prices were continued during the year. Arrangements were also made to continue the survey of the house-building industry initiated in 1955 (Table 9).

### **BUILDING MATERIALS AND METHODS**

For its lending and insurance operations the Corporation reviews the performance of building materials and building methods submitted to it, to determine their suitability for use in houses financed under the Act. During the year 630 of the submissions made to the Corporation were accepted. The National Research Council and other Government departments carry out tests of materials and building systems for the Corporation.

CHMC Act  
Section 40

A grant was made to the Ontario Research Foundation for a study of waste disposal techniques which might be more economical than piped sewage collection and more efficient than septic tanks.

The Corporation commenced a survey of systems of construction of single-family dwellings in various countries, and has also been studying, in co-operation with the Division of Building Research of the National Research Council, the most useful applications of recent advances in building techniques.

NHA  
Section 32

Construction of three experimental houses commenced during the year. The Corporation and the Division of Building Research worked with the sponsoring organization, the National House Builders' Association, in designing a minimum cost house, and two of these were started in 1957. The third house, also sponsored by the Association, is being built to demonstrate the principles of modular co-ordination with a view to encouraging greater use of standardized components in house building.

### **ORGANIZATION AND STAFF**

In consultation with management services the Corporation reviewed its organization, methods, and procedures.

Seven staff training courses were held during the year. Five were for senior personnel, one was a general course, and one was for appraisers.

At the end of the year the Corporation had a staff of 1,930 compared with 2,243 at the end of 1956. The field organization at the end of the year consisted of five regional offices, fifty-one branch offices, eight loans offices and one rental office.

### **ACCOUNTS**

The Auditors' Report and the financial statements of the Corporation are shown on pages 24 to 35 with comparisons for 1956.

The gross income of the Corporation was \$33,525,300 (\$33,556,900 in 1956). Net income transferred to the Reserve Fund after providing for income tax was \$1,017,500 (\$869,300 in 1956). The amount transferred from the Reserve Fund to the credit of the Receiver General after establishing the proceeds from properties sold was \$5,751,300 (\$5,941,100 in 1956). Assets of the Corporation excluding those of the Mortgage Insurance, Home Improvement Loan Insurance and Rental Guarantee Funds increased by \$40,978,800 from \$657,880,100 to \$698,858,900.

CHMC Act  
Section 30

## AUDITORS' REPORT

### AUDITORS' REPORT

To the Minister of Public Works:

We have examined the attached financial statements of Central Mortgage and Housing Corporation for the year ended December 31 1957 and have obtained all the information and explanations we have required. Our examination included a general review of the accounting procedures and such tests of accounting records and other supporting evidence as we have considered necessary in the circumstances.

In our opinion, proper books of account have been kept and the financial statements of the Corporation were prepared on a basis consistent with that of the preceding year and are in agreement with the books.

The transactions of the Corporation that have come under our notice have been, in our opinion, within the powers of the Corporation.

In our opinion, the attached financial statements are properly drawn up so as to give a true and fair view of the state of the Corporation's affairs as at December 31 1957 and of the results of its operations for the year ended on that date, according to the best of our information and the explanations given to us and as shown by the books of the Corporation.

*James Ross* C.A.  
of the firm  
Price Waterhouse & Co.

*Maurice Bélaire* C.A.  
of the firm  
Chartré, Samson, Beauvais,  
Bélair & Cie.

Ottawa, February 14 1958.

**Financial Statements...**

*December 31 1957*

Balance Sheet

**Statement I**

Statement of Income and Expenditure

**Statement II**

Reserve Fund

**Statement III**

Loans Under the Housing Acts

**Statement IV**

Agreements for Sale and Mortgages  
Arising from Sales of Properties

**Statement V**

Real Estate

**Statement VI**

Corporation's Share in the Joint Ownership of Real  
Estate under Federal-Provincial Agreements

**Statement VII**

Assets of the Mortgage Insurance, Home Improvement  
Loan Insurance and Rental Guarantee Funds

**Statement VIII**

Reserves for Mortgage Insurance, Home Improvement  
Loan Insurance and Rental Guarantees

ASSETS

	1957	1956
Cash . . . . .	\$ 5,368,642	\$ 2,448,234
Government of Canada short term securities, at approximate market value. . . . .	7,962,760	
Accounts receivable, less allowance of \$27,833 for doubtful accounts. . . . .	462,678	379,846
Expenditures recoverable from Provincial Governments under Federal-provincial Agreements . . . . .	2,067,790	858,306
Due from the Minister of Public Works on current account . . . . .	348,043	646,192
Due from the Minister of Public Works for losses (net) in respect of loans, guarantees and other commitments under the Housing Acts . . . . .	60,268	(45,361)
Loans under the Housing Acts, including \$1,243,551 interest accrued or receivable . . . . .	454,455,572	417,910,886
Agreements for Sale and Mortgages arising from sales of properties, including \$406,563 accrued interest . . . . .	101,848,267	99,411,318
Advances to Municipalities and others on deferred repayment terms, including \$24,499 accrued interest. . . . .	3,693,915	3,234,982
Real Estate, including business premises — at cost or at values placed by the Board of Directors on properties acquired from the Government of Canada less \$17,480,942 accumulated depreciation . . . . .	85,228,716	92,156,745
Corporation's share in the joint ownership of Real Estate under Federal-provincial Agreements . . . . .	43,862,674	31,422,722
Office furniture and sundry equipment, less \$1,051,568 accumulated depreciation . . . . .	519,084	577,335
Government bonds received as security deposits from contractors and others . . . . .	800,700	622,250
Other assets . . . . .	142,628	293,947
Assets of the Mortgage Insurance, Home Improvement Loan and Rental Guarantee Funds. . . . .	<u>\$698,858,977</u>	<u>\$657,880,162</u>
	33,229,877	24,425,511
	<u>\$732,088,854</u>	<u>\$682,305,673</u>

## Balance Sheet—December 31 1957

(with comparative figures for 1956)

## LIABILITIES

	1957	1956
Accounts payable and accrued charges. . . . .	\$ 2,987,290	\$ 1,567,898
Contractors' holdbacks, and deposits from contractors and others . . . . .	8,915,617	7,503,897
Unearned fees, rentals, and payments received on sales of Real Estate in process of execution . . . . .	983,752	735,725
Employees' Retirement Fund. . . . .	79,669	77,122
Reserve for Purchase Guarantees . . . . .	58,123	58,123
Due to the Receiver General in respect of the excess in Reserve Fund over statutory limitation . . . . .	5,751,277	5,941,099
Estimated income tax less instalments paid. . . . .	669,337	235,616
Borrowings from the Government of Canada, evidenced by debentures of the Corporation:		
For lending under the Housing Acts, including \$5,136,702 accrued interest. . . . .	435,636,702	405,549,267
For acquisition and construction of Real Estate under Federal-provincial Agreements, including \$845,392 accrued interest. . . . .	44,616,693	32,138,483
For acquisition and construction of Real Estate, including \$1,550,370 accrued interest. . . . .	102,373,551	105,227,014
Surplus arising from valuation of properties acquired from the Government of Canada . . . . .	5,604,908	5,428,528
Unrealized profits on Real Estate sold on deferred payment terms . . . . .	61,182,058	63,417,390
Capital, authorized and fully paid by the Government of Canada	25,000,000	25,000,000
Reserve Fund . . . . .	5,000,000	5,000,000
Reserves for Mortgage Insurance, Home Improvement Loan Insurance and Rental Guarantees . . . . .	\$698,858,977	\$657,880,162
	33,229,877	24,425,511
	\$732,088,854	\$682,305,673

*Stewart Bates*  
President

*J. B. Armitage*  
Chief Accountant

## Statement of Income and Expenditure

<b>INCOME</b>	Interest earned on loans under the Housing Acts . . . . .
	Less: Interest on borrowings . . . . .
	Property Rentals . . . . .
	Less: Property Expenses —
	Interest on borrowings . . . . .
	Repairs, maintenance and other expenses . . . . .
	Payments to municipalities in lieu of taxes and for services . . . . .
	Depreciation on real estate and sundry equipment . . . . .
	Interest earned on Corporation's share in projects under Federal-provincial agreements . . . . .
	Less: Interest on borrowings . . . . .
	Interest earned on agreements for sale and mortgages . . . . .
	Less: Interest on borrowings . . . . .
	Application fees earned on insured mortgage loans . . . . .
	Fees earned for services rendered to Government agencies . . . . .
	Net profits realized on dispositions of real estate acquired by capital expenditure
	Miscellaneous . . . . .
<hr/>	
<b>ADMINISTRATIVE EXPENDITURE</b>	Salaries . . . . .
	Pension Fund, group and unemployment insurance and medical examinations
	Directors' fees and expenses . . . . .
	Auditors' fees and expenses . . . . .
	Legal fees and expenses . . . . .
	Examination fees paid to Approved Lenders . . . . .
	Information services . . . . .
	Office supplies and expenses . . . . .
	Rental and expenses of administrative premises . . . . .
	Telephone, telegraph and teletype . . . . .
	Travel, moving expenses and use of employee-owned automobiles . . . . .
	Interest allowed on sundry deposits . . . . .
	Depreciation on business premises . . . . .
	Depreciation on office furniture and sundry equipment . . . . .
	Miscellaneous . . . . .
	<b>INCOME LESS EXPENDITURE FOR THE YEAR</b>
	<b>BEFORE INCOME TAX</b> . . . . .
	Deduct: Estimated Income Tax . . . . .
	<b>NET INCOME — TRANSFERRED TO RESERVE FUND</b> . . . . .

for the year ended December 31 1957

(with comparative figures for 1956)

	1957		1956	
	\$16,674,426		\$16,340,368	
	<u>12,884,288</u>	\$ 3,790,138	<u>12,840,648</u>	\$ 3,499,720
	<u>8,414,982</u>		<u>8,843,479</u>	
\$1,772,703		\$1,896,746		
2,087,720		1,931,142		
1,599,268		1,606,588		
<u>2,267,995</u>	<u>7,727,686</u>	<u>687,296</u>	<u>2,426,481</u>	<u>982,522</u>
	1,407,906		1,140,837	
	<u>1,316,874</u>	<u>91,032</u>	<u>1,064,780</u>	<u>76,057</u>
	<u>4,898,662</u>		<u>4,765,486</u>	
	<u>811,506</u>	<u>4,087,156</u>	<u>769,288</u>	<u>3,996,198</u>
		1,369,323		1,844,188
		415,720		369,725
		177,648		72,628
		<u>166,675</u>		<u>180,155</u>
		<u>\$10,784,988</u>		<u>\$11,021,193</u>
5,538,010		5,918,603		
852,529		821,114		
4,709		6,767		
32,423		27,410		
13,068		11,631		
93,006		176,436		
14,100		36,069		
358,600		430,407		
476,679		493,078		
132,015		131,221		
589,508		658,362		
151,044		142,044		
135,107		132,630		
125,545		136,436		
<u>281,133</u>	<u>8,797,476</u>	<u>198,681</u>	<u>9,320,889</u>	
	1,987,512		1,700,304	
	<u>970,000</u>		<u>831,000</u>	
	<u>\$ 1,017,512</u>		<u>\$ 869,304</u>	

**Reserve Fund for the year**

Balance, January 1 . . . . .	
Add:	
Net Income for the year . . . . .	
Profits realized on sales of properties acquired from the Government of Canada . . . . .	
Deduct:	
Excess over statutory limitation — transferred to the credit of the Receiver General . . . . .	
Balance, December 31 . . . . .	

---

**Loans under the Housing Acts for**

	<i>Balances December 31 1956</i>	
	<i>Number of Loans Outstanding</i>	<i>Value</i>
<i>Joint Loans (Corporation's Share) . . . . .</i>	<u>134,684</u>	<u>\$240,568,134</u>
<i>Uninsured Loans</i>		
Limited-dividend Housing Companies . . . . .	87	44,534,442
Mining, Lumbering, Logging and Fishing Industries. . . . .	9	1,092,905
Home Owners . . . . .	5,678	38,743,458
Builders and Others, under Rental Guarantee Contracts . . . . .	583	83,535,675
	<u>6,357</u>	<u>167,906,480</u>
<i>Insured Loans to Builders and Home Owners</i>		
By the Corporation . . . . .	816	7,615,498
By Agents of the Corporation . . . . .	<u>816</u>	<u>7,615,498</u>
	<u><u>141,857</u></u>	<u><u>\$416,090,112</u></u>

---

**Agreements for Sale and Mortgages arising from Sales**

	<i>Balances December 31 1956</i>	
	<i>Number of Accounts Outstanding</i>	<i>Value</i>
<i>Agreements for Sale . . . . .</i>	<u>24,221</u>	<u>\$ 70,599,557</u>
(Converted to Mortgages during the year)		
<i>Mortgages . . . . .</i>	<u>6,755</u>	<u>28,421,245</u>
(Converted from Agreements for Sale during the year)		
	<u><u>30,976</u></u>	<u><u>\$ 99,020,802</u></u>

## ended December 31 1957

(with comparative figures for 1956)

	1957		1956
	\$ 5,000,000		\$ 5,000,000
\$1,017,512		\$ 869,304	
4,733,765	5,751,277	5,071,795	5,941,099
	<u>10,751,277</u>		<u>10,941,099</u>
	<u>5,751,277</u>		<u>5,941,099</u>
	<u><u>\$ 5,000,000</u></u>		<u><u>\$ 5,000,000</u></u>

## the year ended December 31 1957

Number of New Loans	Advances and Other Charges during 1957	Number of Loans Paid in Full	Repayments during 1957	Balances December 31 1957	
				Number of Loans Outstanding	Value
	\$ 10,297	3,863	\$15,899,431	130,821	\$224,679,000
48	18,059,956		3,627,457	135	58,966,941
5	2,264,975		141,765	14	3,216,115
130	3,829,919	74	5,074,277	5,734	37,499,100
	6,506,599		8,973,775	583	81,068,499
<u>183</u>	<u>30,661,449</u>	<u>74</u>	<u>17,817,274</u>	<u>6,466</u>	<u>180,750,655</u>
3,295	29,078,165	88	2,369,928	4,023	34,323,735
2,607	13,458,641		10	2,607	13,458,631
5,902	42,536,806	88	2,369,938	6,630	47,782,366
<u>6,085</u>	<u>\$73,208,552</u>	<u>4,025</u>	<u>\$36,086,643</u>	<u>143,917</u>	<u>\$453,212,021</u>
			Interest Accrued or Receivable	1,243,551	
				<u>\$454,455,572</u>	

## of Properties for the year ended December 31 1957

Number of New Accounts	Sales, Transfers and Other Charges during 1957	Number of Accounts Paid in Full	Payments during 1957	Balances December 31 1957	
				Number of Accounts Outstanding	Value
2	\$ 6,724,986	698	\$11,520,738	23,044	\$ 64,180,488
(481)	(1,623,317)				
1,488	12,846,897	165	5,630,243	8,559	37,261,216
481	1,623,317				
<u>1,490</u>	<u>\$19,571,883</u>	<u>863</u>	<u>\$17,150,981</u>	<u>31,603</u>	<u>\$101,441,704</u>
			Accrued Interest	406,563	
				<u>\$101,848,267</u>	

**Real Estate for the year**

	<i>Balances December 31 1956</i>		<i>Additions and Transfers during 1957</i>	
	<i>Units</i>	<i>Amount</i>	<i>Units</i>	<i>Amount</i>
<i>Business Premises for Corporation Use . . .</i>	<u>32</u>	\$ 3,255,352	<u>(1)</u>	\$ 275,297
<i>Rental Housing</i>				
Warworkers' Houses . . . . .	797	568,691		
Servicemen's Housing				
1947 and prior Programmes . . .	1,049	3,147,000		
1948 and 1949 Programmes				
Single Houses . . . . .	11,165	78,935,275		153,758
Multiple Dwellings . . . . .	623	5,364,918		4,090
Housing acquired from Limited-dividend Housing Companies				
Single Houses . . . . .	242	1,881,645		
Multiple Dwellings . . . . .	1,101			
Garages . . . . .	232	8,491,314		(1,282)
Housing at Pembroke, Gander, Renfrew and Sorel . . . . .	276	3,610,561	<u>167</u>	<u>2,432,110</u>
	<u>15,485</u>	<u>101,999,404</u>	<u>167</u>	<u>2,588,676</u>
<i>Housing Acquired Under Guarantee Agreements . . . . .</i>	<u>13</u>	<u>122,416</u>		
<i>Ajax Industrial Townsite</i>				
Rental Housing. . . . .	195	1,046,006		
Other Properties . . . . .	71	1,820,285		53,959
	<u>266</u>	<u>2,866,291</u>		<u>53,959</u>
<i>Other Real Estate</i>				
Vacant Land . . . . .		386,806		164,224
Miscellaneous . . . . .	29	110,997	<u>4</u>	<u>13,143</u>
	<u>29</u>	<u>497,803</u>	<u>4</u>	<u>177,367</u>
	<u>15,825</u>	<u>\$108,741,266</u>	<u>170</u>	<u>\$3,095,299</u>

**Corporation's Share in the Joint Ownership of Real Estate under**

	<i>Balances December 31 1956</i>	<i>Additions and Transfers during 1957</i>
Rental Housing Projects . . . . .	\$24,975,086	\$12,161,276
Land Assembly Projects . . . . .	6,678,546	828,238
Expenditures under Preliminary Agreements		60,001
	<u>\$31,653,632</u>	<u>\$13,049,515</u>

ended December 31 1957

Dispositions during 1957

<u>Units</u>	<u>Amount</u>
<u>3</u>	<u>\$ 2,472</u>

240	27,159
-----	--------

279	837,000
-----	---------

1,150	7,698,541
-------	-----------

1	7,930
---	-------

<u>2</u>	<u>18,478</u>
<u>1,672</u>	<u><u>8,589,108</u></u>

<u>(1)</u>	<u>(9,656)</u>
------------	----------------

34	322,226
----	---------

4	116,272
---	---------

<u>38</u>	<u>438,498</u>
-----------	----------------

	101,594
--	---------

<u>1</u>	<u>4,891</u>
----------	--------------

<u>1</u>	<u>106,485</u>
----------	----------------

<u>1,713</u>	<u><u>\$9,126,907</u></u>
--------------	---------------------------

Balances December 31 1957

<u>Units</u>	<u>Amount</u>	<u>Accumulated Depreciation</u>	<u>Net Book Value</u>
<u>28</u>	<u>\$ 3,528,177</u>	<u>\$ 458,397</u>	<u>\$ 3,069,780</u>

557	541,532		541,532
-----	---------	--	---------

770	2,310,000	749,092	1,560,908
-----	-----------	---------	-----------

10,015	71,390,492	11,698,569	59,691,923
623	5,369,008	1,211,551	4,157,457

241	1,873,715	455,575	1,418,140
1,101	8,490,032	2,068,072	6,421,960
<u>232</u>			

441	6,024,193	217,861	5,806,332
<u>13,980</u>	<u>95,998,972</u>	<u>16,400,720</u>	<u>79,598,252</u>

14	132,072	8,211	123,861
----	---------	-------	---------

161	723,780	239,740	484,040
-----	---------	---------	---------

67	1,757,972	348,280	1,409,692
----	-----------	---------	-----------

<u>228</u>	<u>2,481,752</u>	<u>588,020</u>	<u>1,893,732</u>
------------	------------------	----------------	------------------

	449,436		449,436
--	---------	--	---------

<u>32</u>	<u>119,249</u>	<u>25,594</u>	<u>93,655</u>
-----------	----------------	---------------	---------------

<u>32</u>	<u>568,685</u>	<u>25,594</u>	<u>543,091</u>
-----------	----------------	---------------	----------------

<u>14,282</u>	<u>\$102,709,658</u>	<u>\$17,480,942</u>	<u>\$85,228,716</u>
---------------	----------------------	---------------------	---------------------

Federal-Provincial Agreements for year the ended December 31 1957

Dispositions during 1957

		<u>Amount</u>	<u>Accumulated Recovery of Investments</u>	<u>Net Book Value</u>
--	--	---------------	--	-----------------------

		\$37,136,362	\$413,983	\$36,722,379
--	--	--------------	-----------	--------------

\$426,490		7,080,294		7,080,294
-----------	--	-----------	--	-----------

		60,001		60,001
<u>\$426,490</u>		<u>\$44,276,657</u>	<u>\$413,983</u>	<u>\$43,862,674</u>

**Assets of the Mortgage Insurance, Home Improvement Loan**

	<i>Mortgage Insurance Fund</i>	
	<i>1956</i>	<i>1957</i>
Cash . . . . .	\$ 340,730	\$ 375,722
Securities issued or guaranteed by the Government of Canada, at amortized cost. . . . .	21,519,684	29,561,620
Approximate market values —		
Mortgage Insurance Fund . . . . .	\$29,035,000	
Home Improvement Loan Insurance Fund . . . . .	840,500	
Rental Guarantee Fund . . . . .	1,898,500	
	<u>\$31,774,000</u>	
Accrued interest on securities. . . . .	285,414	387,574
Mortgages . . . . .		29,860
Accrued interest on Mortgages . . . . .		495
Real Estate . . . . .		9,612
	<u>\$22,145,828</u>	<u>\$30,364,883</u>

**Reserves for Mortgage Insurance, Home Improvement Loan Insurance**

	<i>Reserve for Mortgage Insurance</i>		
	<i>Total to December 31 1956</i>	<i>Year 1957</i>	<i>Total to December 31 1957</i>
Fees and premiums received . . . . .	\$21,466,846	\$7,278,911	\$28,745,757
Net income from securities. . . . .	678,982	935,303	1,614,285
Interest earned on mortgages . . . . .		1,049	1,049
Recoveries on claims paid . . . . .			
Real Estate acquired on claims paid. . . . .		38,185	38,185
Profit on sales of real estate . . . . .		3,792	3,792
	<u>22,145,828</u>	<u>8,257,240</u>	<u>30,403,068</u>
Deduct:			
Claims paid and legal expenses . . . . .		38,185	38,185
Loss on sale of securities. . . . .		<u>38,185</u>	<u>38,185</u>
	<u>\$22,145,828</u>	<u>\$8,219,055</u>	<u>\$30,364,883</u>
<i>Mortgage insurance in force. . . . .</i>	<i>\$1,425,000,000</i>		
<i>Amount insured in respect of Home Improvement loans . . . . .</i>	<i>\$ 4,306,000</i>		
<i>Current year's rentals covered by Rental Guarantee contracts</i>	<i>\$ 15,250,000</i>		

## Insurance and Rental Guarantee Funds, December 31 1957

(with comparative figures for 1956)

Home Improvement Loan Insurance Fund		Rental Guarantee Fund		Totals	
<u>1956</u>	<u>1957</u>	<u>1956</u>	<u>1957</u>	<u>1956</u>	<u>1957</u>
\$ 17,231	\$ 6,514	\$ 64,859	\$ 48,235	\$ 422,820	\$ 430,471
545,307	845,219	1,632,608	1,936,488	23,697,599	32,343,327
7,259	11,184	12,419	17,354	305,092	416,112
					29,860
					495
					9,612
<u>\$569,797</u>	<u>\$862,917</u>	<u>\$1,709,886</u>	<u>\$2,002,077</u>	<u>\$24,425,511</u>	<u>\$33,229,877</u>

## and Rental Guarantees for the year ended December 31 1957

Reserve for Home Improvement Loan Insurance			Reserve for Rental Guarantees			Totals
Total to December 31 1956	Year 1957	Total to December 31 1957	Total to December 31 1956	Year 1957	Total to December 31 1957	December 31 1957
\$565,219	\$306,032	\$871,251	\$2,041,026	\$370,368	\$2,411,394	\$32,028,402
15,829	26,432	42,261	152,023	52,886	204,909	1,861,455
						1,049
285	1,443	1,728				1,728
						38,185
						3,792
<u>581,333</u>	<u>333,907</u>	<u>915,240</u>	<u>2,193,049</u>	<u>423,254</u>	<u>2,616,303</u>	<u>33,934,611</u>
11,536	40,787	52,323	481,263	131,063	612,326	702,834
			1,900		1,900	1,900
<u>11,536</u>	<u>40,787</u>	<u>52,323</u>	<u>483,163</u>	<u>131,063</u>	<u>614,226</u>	<u>704,734</u>
<u>\$569,797</u>	<u>\$293,120</u>	<u>\$862,917</u>	<u>\$1,709,886</u>	<u>\$292,191</u>	<u>\$2,002,077</u>	<u>\$33,229,877</u>

## Explanatory Notes to Financial Statements

### ASSETS

#### *Accounts Receivable*

Balances due from local housing authorities in respect of annual instalments on Corporation's share of investment in Federal-Provincial housing projects, rentals due from housing tenants and sundry accounts receivable from Government and Municipal agencies and others.

#### *Expenditures Recoverable from Provincial Governments under Federal-Provincial Agreements*

Expenditures representing provincial share of the cost of land assembly and rental housing projects currently recoverable from Provincial Governments.

#### *Due from the Minister of Public Works on Current Account*

Residue for (a) research, investigations, planning and information services, recoverable from the Minister; (b) fees and expenses for supervision of construction of married quarters and schools for the account of the Department of National Defence; (c) other sundry items.

#### *Due from the Minister of Public Works for Losses (net) in Respect of Loans, Guarantees and Other Commitments under the Housing Acts*

(a) Operating losses less profits on Corporation's share in Federal-Provincial housing projects; (b) profits less losses on disposal of properties acquired by foreclosure of joint loans and Corporation uninsured loans, and of properties acquired under guarantee to builders.

#### *Advances to Municipalities and Others on Deferred Repayment Terms*

Balances recoverable in respect of financing of ground services under arrangements made with municipalities by the Corporation alone or in partnership with Provincial Governments.

#### *Corporation's Share in the Joint Ownership of Real Estate under Federal-Provincial Agreements*

Comprises 75% of the unrecovered cost of rental housing projects and unsold lots in land assembly projects. Investment in rental housing projects is recoverable by annual instalments from local housing authorities, and cost of land assembly projects is recoverable from proceeds of lot sales.

#### *Other Assets*

Accountable advances to employees, inventories of maintenance materials at rental housing projects, fuel and cafeteria foodstuffs at major offices and special projects, prepaid portion of grants to municipalities in lieu of taxes on real estate and prepaid insurance premiums.

### LIABILITIES

#### *Accounts Payable and Accrued Charges*

Unpaid progress estimates owing to contractors, amounts for operating purposes owing or accrued, interest accrued on security deposits received from contractors, balances owing to municipalities in respect to house sales and to Provincial Governments under Federal-Provincial Agreements.

#### *Contractors' Holdbacks and Deposits from Contractors and Others*

Deposits from borrowers to cover cost of replacements and repairs as provided for in rental guarantee contracts, deposits of cash and bonds received from contractors to guarantee satisfactory completion of contracts and payments withheld in respect of work performed, security deposits from tenants, and deposits relative to rental guarantee premiums not yet due.

#### *Unearned Fees, Rentals and Payments Received on Sales of Real Estate in Process of Execution*

Portion of application fees received for processing insured mortgage loans, not yet considered earned, rentals paid in advance by tenants, payments received on account of sales of real estate not fully processed.

#### *Employees' Retirement Fund*

Amounts deposited by employees not eligible for admission to Pension Fund, and interest accrued thereon, held pending retirement or separation. A Pension Fund, established under authority of the C.M.H.C. Act, is not included in these statements, being vested in trustees.

#### *Reserve for Purchase Guarantees*

Premiums collected from builders of Defence Workers' housing projects for guarantees to purchase houses unsold by them, held as a contingency reserve. There were 26 houses acquired, of which 12 have been sold without loss; of the remaining 14 units, 7 are sales in process of documentation and 7 are being rented.

### *Borrowings from the Government of Canada*

	Amount Borrowed in 1957	Amount Repaid in 1957
Borrowings for lending under the Housing Acts (\$ million).....	30.0	—
Borrowings for acquisition and construction of real estate under Federal-Provincial Agreements (\$ million) .....	13.5	1.1
Borrowings for acquisition and construction of real estate (\$ million) .....	—	2.8

#### *Surplus Arising from Valuation of Properties Acquired from the Government of Canada*

Capitalized value of remaining real estate acquired without cost from Wartime Housing Limited, of remaining property at Ajax industrial worksites acquired from War Assets Corporation, and of housing projects at Renfrew and Sorel transferred from the Department of Defence Production in the latter part of the current year.

#### *Unrealized Profits on Real Estate Sold on Deferred Payment Terms*

Each year a proportionate amount of these unrealized profits, based on the recoveries of principal to the sale price of real estate, is treated as earned or realized. Such realizations are credited to Reserve Fund when arising from sales of real estate acquired by the Corporation without cost, and to the income account when arising from sales of real estate acquired by capital expenditure.

### INCOME

In 1957, advances on loans under the Housing Acts exceeded repayments by \$37,000,000 of which \$30,000,000 is attributable to greater lending activity in the last quarter of the year. This, together with higher interest rates on new loans, resulted in an increase of \$334,000 in gross interest earned over 1956.

During 1957, 1,705 rental houses were sold and 167 added to the housing inventory, a net decrease of 9% in the number of units under administration, resulting in a decline in gross rental revenues from the previous year of \$428,000 (4.9%).

Operating expenses declined by \$133,000 (1.7%), this smaller percentage reduction being mainly attributable to higher costs of exterior painting, which is done on a cyclical basis, and increased payments in lieu of taxes. Other factors affecting net rental income are the dates of sales, types of houses sold and variations in rental rates.

Additions to Agreements for Sale and Mortgages in 1957 exceeded payments thereon by \$2,400,000. This, together with higher interest rates on mortgages arising from the more recent house sales, has resulted in an increase in gross earnings of \$133,000.

Application fees earned on insured mortgage loans declined by \$475,000 from the previous year due to the sharp reduction in lending activities in the latter part of 1956 and the first nine months of 1957. The greater portion of fees received in the last quarter of 1957, as a result of increased lending activities, will be treated as earned in the early part of 1958.

Profits realized on dispositions of real estate acquired by capital expenditure are \$105,000 higher than in the previous year, resulting mainly from increased sales in 1957, of which \$58,500 represent sales of land at Gander recorded during the year, and from increased realizations on prior years' sales made on a deferred-payment basis.

Miscellaneous income includes discount earned on Treasury Bills, \$84,000, interest earned on advances to municipalities and others, \$28,000, overhead capitalized into the cost of building projects, \$24,000, premiums received on sales of insured mortgage loans, \$12,000.

### ADMINISTRATIVE EXPENDITURE

Administrative expenditures were \$524,000 less than in the preceding year, as compared with a reduction of \$236,000 in income. Major expense reductions occurred in salaries, examination fees, office supplies, and travel expenses, partly offset by increases in contributions to the Pension Fund and miscellaneous expense.

During the year there was a general increase in wage levels but a reduction in the number of employees resulted in a decrease in salary expense of \$381,000.

The reduction of examination fees by \$83,000 reflects diminished lending activity.

A more extensive use of the Corporation's printing facilities has contributed substantially to the reduction of \$72,000 in office supplies.

The Corporation conducted staff training courses for senior personnel resulting in travel expense of \$66,000; however, overall travel expenses were reduced by \$69,000.

Although an increase in the Corporation's rate of contribution to the Pension Fund has resulted in an additional expense of \$66,000, reduction in other items resulted in a net increase of only \$31,000 in the cost of employee benefits.

The net increase in miscellaneous expense is attributable to the fees of management advisors for reviewing the Corporation's methods and procedures.



## **STATISTICS**

### *Tables*

- 1** Housing Units Started and Completed, 1935-1957.
- 2** Housing Units Started and Completed, by Province, 1957.
- 3** Housing Units Started, by Locality, 1957.
- 4** Mortgage Loans Approved Under the Housing Acts, 1935-1957.
- 5** Mortgage Loans Approved Under the Housing Acts, by Province, 1957.
- 6** Home Improvement Loans Approved, by Province, 1957.
- 7** Federal-Provincial Projects Under the Housing Acts, 1950-1957.
- 8** Housing Units Under Rental and Sold, 1947-1957.
- 9** Expenditures on Housing Research and Community Planning, 1946-1957.
- 10** Summary of Construction Activities of Central Mortgage and Housing Corporation, by Programme, 1957.

**Housing units started and completed (1), 1935-1957**
**TABLE 1**

Year	Housing Units Started			Housing Units Completed		
	Total	Under the Housing Acts	Other	Total	Under the Housing Acts	Other
1935	33,900	72	33,828	31,800	—	31,800
1936	41,000	729	40,271	38,000	570	37,430
1937	45,100	1,797	43,303	46,900	2,118	44,782
1938	43,900	3,643	40,257	41,400	2,313	39,087
1939	48,900	5,947	42,953	48,800	4,669	44,131
1940	52,600	5,738	46,862	49,000	6,816	42,184
1941	51,200	4,466	46,734	53,200	4,573	48,627
1942	40,000	1,120	38,880	42,800	3,195	39,605
1943	36,100	1,731	34,369	32,700	1,064	31,636
1944	41,500	1,466	40,034	36,500	1,637	34,863
1945	55,181	4,737	50,444	42,488	5,094	37,394
1946	64,355	11,520	52,835	60,454	4,817	55,637
1947	74,263	10,190	64,073	72,218	10,970	61,248
1948	90,194	26,233	63,961	76,097	20,768	55,329
1949	90,509	29,250	61,259	88,233	29,176	59,057
1950	92,531	43,521	49,010	89,015	36,397	52,618
1951	68,579	21,439	47,140	81,310	38,781	42,529
1952	83,246	34,400	48,846	73,087	20,633	52,454
1953	102,409	39,989	62,420	96,839	35,506	61,333
1954	113,527	50,373	63,154	101,965	39,137	62,828
1955	138,276	65,377	72,899	127,929	58,852	69,077
1956	127,311	43,395	83,916	135,700	61,957	73,743
1957	122,340	47,468	74,872	117,283	33,301	83,982
<b>TOTAL</b>	<b>1,656,921</b>	<b>454,601</b>	<b>1,202,320</b>	<b>1,583,718</b>	<b>422,344</b>	<b>1,161,374</b>

**Housing units started and completed (1), by province, 1957**
**TABLE 2**

Province	Housing Units Started			Housing Units Completed		
	Total	Under the Housing Act	Other	Total	Under the Housing Act	Other
Newfoundland . . . . .	1,145	239	906	1,183	200	983
Prince Edward Island . . .	126	12	114	149	16	133
Nova Scotia . . . . .	2,685	509	2,176	2,438	451	1,987
New Brunswick . . . . .	2,515	518	1,997	2,550	481	2,069
Quebec . . . . .	34,533	8,463	26,070	33,188	5,473	27,715
Ontario . . . . .	47,739	25,450	22,289	45,087	16,239	28,848
Manitoba . . . . .	3,818	1,471	2,347	4,312	1,547	2,765
Saskatchewan . . . . .	4,477	2,159	2,318	4,310	1,581	2,729
Alberta . . . . .	11,182	5,075	6,107	9,948	4,046	5,902
British Columbia . . . . .	14,120	3,572	10,548	14,118	3,267	10,851
<b>CANADA</b>	<b>122,340</b>	<b>47,468</b>	<b>74,872</b>	<b>117,283</b>	<b>33,301</b>	<b>83,982</b>

(1) Excluding the Northwest and Yukon Territories.

**Housing units started (1), by locality, 1957**

**TABLE 3**

Locality	Population (000)	Total		Under the Housing Act		Other	
		Number	Per 1,000 Population	Number	Per 1,000 Population	Number	Per 1,000 Population
<i>Metropolitan Area</i>							
Calgary . . . . .	215	3,425	16	1,729	8	1,696	8
Edmonton . . . . .	292	3,320	11	2,597	9	723	2
Halifax . . . . .	164	842	5	290	2	552	3
Hamilton . . . . .	350	3,264	9	2,041	6	1,223	3
London . . . . .	157	1,269	8	767	5	502	3
Montreal . . . . .	1,963	19,122	10	4,581	2	14,541	8
Ottawa-Hull . . . . .	358	3,824	11	2,355	7	1,469	4
Quebec . . . . .	327	1,287	4	488	1	799	3
Saint John . . . . .	86	255	3	115	1	140	2
St. John's . . . . .	78	206	3	62	1	144	2
Toronto . . . . .	1,359	17,113	13	9,008	7	8,105	6
Vancouver . . . . .	688	7,539	11	2,462	4	5,077	7
Victoria . . . . .	130	1,053	8	235	2	818	6
Windsor . . . . .	192	1,037	5	740	3	297	2
Winnipeg . . . . .	419	2,092	5	1,169	3	923	2
Sub-Total	6,778	65,648	10	28,639	4	37,009	6
<i>Major Urban Area</i>							
Brantford . . . . .	59	213	4	98	2	115	2
Chicoutimi-Jonquière .	100	506	5	268	3	238	2
Ft. William-Pt. Arthur	87	694	8	318	4	376	4
Guelph . . . . .	39	268	7	184	5	84	2
Kingston. . . . .	60	372	6	202	3	170	3
Kitchener . . . . .	87	786	9	466	5	320	4
Moncton. . . . .	56	248	4	183	3	65	1
Niagara Falls . . . . .	53	322	6	203	4	119	2
Oshawa . . . . .	74	1,084	15	881	12	203	3
Peterborough . . . . .	55	474	9	351	7	123	2
Regina . . . . .	96	1,035	11	584	6	451	5
St. Catharines . . . . .	98	766	8	421	4	345	4
Sarnia . . . . .	60	516	9	275	5	241	4
Saskatoon . . . . .	79	1,080	14	600	8	480	6
Sault Ste. Marie . . .	54	550	10	189	4	361	6
Shawinigan Falls . . .	62	236	4	50	1	186	3
Sherbrooke. . . . .	71	210	3	56	1	154	2
Sudbury . . . . .	99	543	6	195	2	348	4
Sydney . . . . .	108	257	2	38	—	219	2
Timmins . . . . .	39	37	1	11	—	26	1
Trois-Rivières . . . . .	93	442	5	54	1	388	4
Sub-Total	1,529	10,639	7	5,627	4	5,012	3
Other Localities	8,251	46,053	6	13,202	2	32,851	4
CANADA . . . . .	16,558	122,340	8	47,468	3	74,872	5

(1) Excluding the Northwest and Yukon Territories.

**Mortgage loans approved under the Housing Acts, 1935-1957**

**TABLE 4**

<i>Housing Act and Period</i>	<i>Number of Loans</i>	<i>Number of Housing Units</i>	<i>Amount (\$000)</i>
Dominion Housing Act, 1935:			
1935 (October 1-December 31) . . .	73	97	514
1936 . . . . .	550	788	3,778
1937 . . . . .	1,311	1,817	7,524
1938 (January 1-July 31) . . . . .	1,149	2,197	7,803
Sub-Total. . . . .	3,083	4,899	19,619
National Housing Act, 1938:			
1938 (August 1-December 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 . . . . .	-407	-407	-1,368
Sub-Total. . . . .	18,625	21,414	67,519
National Housing Act, 1944:			
1945 (February 1-December 31) . . .	4,838	5,387	22,511
1946 . . . . .	7,341	11,827	55,591
1947 . . . . .	8,886	10,933	53,230
1948 . . . . .	15,313	18,776	104,291
1949 . . . . .	18,047	25,166	140,830
1950 . . . . .	33,934	42,280	284,487
1951 . . . . .	14,916	19,283	123,621
1952 . . . . .	23,718	34,323	249,084
1953 . . . . .	26,514	38,648	290,823
1954 . . . . .	4,629	7,603	56,313
1955 . . . . .	6	-97	-1,848
1956 . . . . .	52	80	188
1957 . . . . .	-3	-3	-50
Sub-Total. . . . .	158,191	214,206	1,379,071
National Housing Act, 1954:			
1954 (March 22-December 31) . . .	34,946	42,516	397,197
1955 . . . . .	56,143	65,433	617,160
1956 . . . . .	35,742	41,203	406,944
1957 . . . . .	39,977	48,936	494,004
Sub-Total. . . . .	166,808	198,088	1,915,305
<b>TOTAL . . . . .</b>	<b>346,707</b>	<b>438,607</b>	<b>3,381,514</b>

**Mortgage loans approved under the Housing Acts, by province, 1957**

**TABLE 5**

<i>Province</i>	<i>Number of Loans</i>	<i>Number of Housing Units</i>	<i>Amount (\$000)</i>
Newfoundland . . . . .	152	144	1,648
Prince Edward Island . . .	13	13	133
Nova Scotia . . . . .	458	532	5,218
New Brunswick . . . . .	388	392	3,832
Quebec . . . . .	6,277	9,144	87,737
Ontario . . . . .	22,019	25,920	267,256
Manitoba . . . . .	1,116	1,472	13,828
Saskatchewan . . . . .	1,519	2,121	19,962
Alberta . . . . .	4,686	5,247	53,710
British Columbia . . . . .	3,344	3,946	40,604
Northwest Territories . . .	—	—	—
Yukon Territory . . . . .	2	2	26
<b>CANADA . . . . .</b>	<b>39,974</b>	<b>48,933</b>	<b>493,954</b>

**Home improvement loans approved, by province, 1957**

**TABLE 6**

<i>Province</i>	<i>Number of Loans</i>	<i>Number of Additional Housing Units</i>	<i>Amount (\$000)</i>
Newfoundland . . . . .	691	18	847
Prince Edward Island . . .	39	3	57
Nova Scotia . . . . .	1,865	64	1,642
New Brunswick . . . . .	418	29	475
Quebec . . . . .	1,824	106	2,670
Ontario . . . . .	11,734	344	10,181
Manitoba . . . . .	1,351	17	1,305
Saskatchewan . . . . .	1,266	34	1,436
Alberta . . . . .	2,818	127	3,290
British Columbia . . . . .	7,922	138	8,620
Northwest Territories . . .	9	—	19
Yukon Territory . . . . .	10	—	16
<b>CANADA . . . . .</b>	<b>29,947</b>	<b>880</b>	<b>30,558</b>

**Federal-Provincial projects under the Housing Acts, 1950-1957**

Year and Province	LAND ASSEMBLY				RENTAL HOUSING UNITS(1)			
	Area Authorized (acres)	Expenditures, Land and Improvements (\$'000)	Number of Lots		Expenditures (\$'000)	Authorized	Completed	Under Construction as at Dec. 31
			Authorized	Developed	Sold	Unsold as at Dec. 31		
1950 . . . . .	825.0	279	1,768	—	98	—	517	340
1951 . . . . .	607.7	896	2,974	135	486	644	1,329	1,495
1952 . . . . .	1,198.4	1,591	5,950	1,093	930	636	9,447	732
1953 . . . . .	1,882.4	1,834	1,086	922	920	1,596	11,752	378
1954 . . . . .	6,616.3	4,159	1,521	1,880	738	1,298	6,297	1,495
1955 . . . . .	336.0	1,439	175	440	1,038	1,099	3,330	968
1956 . . . . .	—236.9	2,067	—228	839	—	—	4,695	520
Sub-Total . . . . .	11,169.9	12,265	13,246	5,309	4,210	—	37,367	5,928
1957 . . . . .	320.2	2,877	1,850	991	898	1,192	15,963	1,202
Newfoundland . . . . .	—	—	—	—	35	48	3	—
Prince Edward Island . . . . .	—	—	—	—	—	—	—	—
Nova Scotia . . . . .	—	—	—	—	—	—	450	—
New Brunswick . . . . .	—	—	—	—	—	—	1,200	—
Quebec . . . . .	225.8	2,637	1,511	991	736	1,046	39	800
Ontario . . . . .	—	—	—	—	—	—	13,990	183
Manitoba . . . . .	—	—	—	—	—	—	—	—
Saskatchewan . . . . .	—	—	—	—	—	—	281	50
Alberta . . . . .	—	—	—	—	—	—	—	—
British Columbia . . . . .	94.4	36	339	—	127	98	—	169
<b>TOTAL . . . . .</b>	<b>11,489.1</b>	<b>15,142</b>	<b>15,096</b>	<b>6,300</b>	<b>5,108</b>	<b>—</b>	<b>53,330</b>	<b>7,130</b>
							<b>3,775</b>	<b>—</b>

(1) Includes houses moved from a Corporation project to a Federal-Provincial project in Hamilton. The number under construction at the end of 1955, 1956 and 1957 was 45, 175 and 104.  
 The number completed in 1956 and 1957 was 85 and 243.

(2) Revised to include 330 units started in Toronto in 1956.

## Housing units under rental and sold, 1947-1957

**TABLE 8**

Year and Province	Number of Housing Units			
	Under Rental as at January 1	Acquired <sup>(1)</sup>	Sold <sup>(2)</sup>	Under Rental as at December 31
1947	28,694	8,268	1,923	35,039
1948	35,039	7,498	5,422	37,115
1949	37,115	7,886	3,653	41,348
1950	41,348	4,464	7,156	38,656
1951	38,656	721	14,602	24,775
1952	24,775	301	5,432	19,644
1953	19,644	441	1,789	18,296
1954	18,296	69	723	17,642
1955	17,642	86	1,154	16,574
1956	16,574	104	1,574	15,104
1957	15,104	178	1,592 <sup>(3)</sup>	13,690
Newfoundland . . . . .	276	56	—	332
Prince Edward Island . . . . .	29	—	—	29
Nova Scotia . . . . .	405	—	15	390
New Brunswick . . . . .	674	—	6	668
Quebec . . . . .	1,850	67	25	1,892
Ontario . . . . .	5,207	54	745 <sup>(3)</sup>	4,516
Manitoba . . . . .	1,781	—	393	1,388
Saskatchewan . . . . .	931	—	116	815
Alberta . . . . .	1,201	—	157	1,044
British Columbia . . . . .	2,750	1	135	2,616

(1) Includes units acquired under guarantee to builders, units acquired from Housing Enterprises of Canada Ltd., from Atomic Energy Commission (now Atomic Energy of Canada Limited), repossession and cancelled sales, in addition to units built for rental.

(2) Includes Home Conversion Plan units returned to owners, and the Deep River project returned to Atomic Energy Commission (now Atomic Energy of Canada Limited).

(3) Includes 224 housing units moved from a Corporation to a Federal-Provincial project in Hamilton.

**Expenditures on housing research and community planning, 1946-1957**

**TABLE 9**

<i>Type of Expenditure</i>	<i>1946-1952</i> \$	<i>1953</i> \$	<i>1954</i> \$	<i>1955</i> \$	<i>1956</i> \$	<i>1957</i> \$	<i>1946-1957</i> \$
<i>Central Mortgage and Housing Corporation</i>							
Economic and Related Research . . . . .	595,415	106,044	155,789	171,749	190,185	204,095	1,423,277
Architectural Investigations . . . . .	248,857	33,265	70,690	59,324	130,487	135,310	677,933
Technical Investigations . . . . .	3,171	503	252	—20	75,187	102,510	181,603
Community Planning . . . . .	80,418	8,262	12,514	16,158	18,591	13,956	149,899
Other Housing Investigations . . . . .	65,016	15,120	24,011	36,539	29,962	31,316	201,964
Information Services . . . . .	183,480	56,503	94,694	64,038	54,870	43,945	497,530
Sub-Total . . . . .	1,176,357	219,697	357,950	347,788	499,282	531,132	3,132,206
<i>Grants to Other Government Departments and Institutions</i>							
Economic and Related Research . . . . .	136,025	8,733	10,726	10,794	8,740	11,326	186,344
Architectural Investigations . . . . .	47,897	6,625	9,791	6,450	18,380	18,867	108,010
Technical Investigations . . . . .	—	1,500	3,027	—	—	—	4,527
Community Planning . . . . .	525,700	109,446	111,779	124,497	161,742	164,872	1,198,036
Other Housing Investigations . . . . .	104,162	14,425	4,600	—	6,300	32,887	162,374
Information Services . . . . .	—	932	—	—	—	—	932
Sub-Total . . . . .	813,784	141,661	139,923	141,741	195,162	227,952	1,660,223
TOTAL . . . . .	1,990,141	361,358	497,873	489,529	694,444	759,084	4,792,429

TABLE 10

## Summary of construction activities of Central Mortgage and Housing Corporation, by programme, 1957

Programme	Number of Housing Units			Number of School Rooms			Number of Residential Lots			Expenditures (\$'000)			
	Started	Completed	Under Construction as at 31 December 1957	Started	Completed	Under Construction as at 31 December 1957	Started	Completed	In Projects Underway as at 31 December 1957	Housing	Land and Improvements	Schools	Other
<i>Corporation Construction</i>													
Federal-Provincial Projects (1)	1,242	658	1,579	—	—	—	773	991	7,187	13,896	4,944	—	—
Rental Housing (Gander)	96	56	60	—	—	—	—	—	—	1,336	114	—	—
Ajax Development Project	—	—	—	—	—	—	—	—	—	—	7	—	—
Office Premises	—	—	—	—	—	—	—	—	—	—	13	—	331
													344
<i>Construction for Other Departments and Agencies</i>													
Atomic Energy of Canada Ltd.	137	81	102	—	—	—	—	—	—	609	102	—	—
Department of National Defence	1,208	1,560	1,284	44	187	106	—	—	—	14,515	4,081	4,919	416
Department of Public Works	8	79	—	—	—	—	—	—	—	543	30	—	—
	135	112	112	44	187	106	—	—	—	14,515	4,081	4,919	416
										543	30	—	—
													573

(1) Includes 172 starts, 243 completions and 104 houses under construction, for houses moved from a Corporation to a Federal-Provincial project in Hamilton.

## CORPORATION PUBLICATIONS

### Reports

CANADIAN HOUSING STATISTICS — A quarterly report providing statistical information on the housing situation, particularly new house building and mortgage lending activity.

### Financing

NHA LOANS FOR HOMES — A booklet giving a detailed explanation of the home-ownership provisions of the National Housing Act and the procedure to follow in obtaining an NHA loan.

NHA SMALL HOME LOANS — A leaflet outlining loans available for lower priced homes under the Government of Canada loans for small homes programme.

NHA RENTAL HOUSING LOANS — A leaflet outlining the financing of rental housing projects under the terms of Section 7(1) (j) of the National Housing Act.

NHA LIMITED-DIVIDEND LOANS — A leaflet outlining loans available under Section 16 of the National Housing Act to assist in the construction of low-rental housing projects or in the purchase and conversion of existing buildings to provide such accommodation.

NHA HOME CONVERSION LOANS — A leaflet outlining the financing of alterations required in adding one or more family housing units to existing residential structures under the terms of Section 7(1) (k) of the National Housing Act.

NHA FEDERAL-PROVINCIAL PROJECTS — A leaflet outlining the provisions of Section 36 of the National Housing Act for land assembly and housing construction to be undertaken jointly by the Federal and Provincial governments.

NHA HOME IMPROVEMENT LOANS — A leaflet outlining loans available under Part IV of the National Housing Act to assist in financing home improvements.

### Design of Housing

SMALL HOUSE DESIGNS — A catalogue of house designs for which working drawings may be ordered from Central Mortgage and Housing Corporation local offices at nominal cost. These designs are made available through the co-operation of Canadian architects and Central Mortgage and Housing Corporation.

CHOOSING A HOUSE DESIGN — An illustrated book explaining to prospective home owners preliminary considerations on choice of neighborhood, lot, type of house, and steps to be taken in applying for a National Housing Act loan.

PRINCIPLES OF SMALL HOUSE GROUPING — An illustrated guide for house builders showing how housing groups may be arranged to obtain the best effects.

### Construction

BUILDING STANDARDS (EXCLUDING APARTMENT BUILDINGS) — A booklet setting out the minimum requirements for planning, construction and materials for buildings upon which loans are made under the National Housing Act. HOUSING STANDARDS which is to be published by the Division of Building Research, National Research Council, will replace this publication in April, 1958.

APARTMENT BUILDING STANDARDS — A booklet setting out the minimum requirements for planning, construction and materials for apartment buildings upon which loans are made under the National Housing Act.

DICTIONARY OF HOUSE-BUILDING TERMS — Definitions of words describing methods and materials generally employed in the house-building industry.

### General

A GUIDE TO SAFE HOME HEATING — A leaflet explaining the proper care and firing of warm air gravity furnaces.

A LOT TO BE PROUD OF — A booklet explaining proper maintenance of lawns, trees and shrubs.

**BOARD  
OF  
DIRECTORS**

\*STEWART BATES,  
*President and Chairman of the Board*

\*P. S. SECORD, O.B.E.,  
*Vice-President*

R. B. BRYCE,  
*Ottawa*

E. F. CHARLTON,  
*Saint John*

N. D. LAMBERT, C.B.E.,  
*Vancouver*

\*\*MRS. MONICA McQUEEN,  
*Kingston*

\*J. F. PARKINSON,  
*Ottawa*

\*J. J. PERRAULT,  
*Montreal*

W. J. WAINES,  
*Winnipeg*

Major-General H. A. YOUNG, C.B., C.B.E., D.S.O., C.D.,  
*Ottawa*

\**Member of the Executive Committee*  
\*\**Alternate Member of the Executive Committee*

**CENTRAL MORTGAGE AND HOUSING CORPORATION OFFICES**

**HEAD OFFICE, OTTAWA, CANADA**

**REGIONAL OFFICES**

Halifax  
Montreal  
Toronto  
Winnipeg  
Vancouver

**LOCAL OFFICES**

Fredericton, Gander, Halifax, Moncton, Saint John, St. John's.  
Chicoutimi, Hull, Quebec, Rimouski, Sherbrooke, Trois-Rivières, Val d'Or,  
Montreal Area — Dorval, Montreal City, St. Lambert, St. Laurent, St. Michel.

Ajax, Belleville, Brantford, Cornwall, Fort William, Guelph, Hamilton,  
Kingston, Kitchener, London, Niagara Falls, North Bay, Orillia, Ottawa,  
Peterborough, St. Catharines, Sarnia, Sault Ste. Marie, Sudbury, Windsor,  
Toronto Area — Etobicoke, North York, Scarborough.

Brandon, Calgary, Edmonton, Lethbridge, Moose Jaw, Red Deer,  
Regina, Saskatoon, Winnipeg.

Chilliwack, Kelowna, Kitimat, Nanaimo, New Westminster, North Vancouver,  
Prince George, Trail, Vancouver, Victoria.

**CENTRAL MORTGAGE AND HOUSING CORPORATION OTTAWA, CANADA**