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CANADA

**CENTRAL MORTGAGE AND HOUSING CORPORATION**

*13th annual report 1958*

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**CENTRAL MORTGAGE AND HOUSING CORPORATION**

## **1958 IN BRIEF OUTLINE**

More new homes were started in 1958 than in any previous year. Dwellings started totalled 164,632 compared with 122,340 in 1957 and the previous record of 138,276 in 1955. The number of dwellings completed was 146,686 compared with 117,283 in 1957 and the previous high of 135,700 in 1956.

Lending activity under the National Housing Act was also at a higher level than ever before. The banks and the life, trust and loan companies approved loans for 45,716 dwellings, 91% more than in 1957. Loans for 36,453 dwellings were approved by the Corporation, 46% more than in 1957. The volume of direct lending for home ownership in 1958 was three times as great as the volume from the beginning of 1946 to the end of 1956.

Construction expenditures for new housing totalled \$1,782 million in 1958, \$352 million more than in 1957. There was a decline in the volume of non-residential construction expenditures, but this was more than offset by the increase in the residential sector and total construction expenditures were higher than in 1957.

The National Housing Act was amended in May to increase to \$750 million from \$400 million the amount available to the Corporation for its direct lending and related activities.

Houses financed under NHA were somewhat smaller than in 1957, reflecting in part the size restrictions under the small home loans programme. There was a moderate increase in construction costs.

The building of homes for lower-income groups was greater than in any previous year. Loans were approved by the Corporation to limited-dividend housing companies for 6,282 low-rent dwellings in the amount of \$49.2 million and 1,073 dwellings were approved for Federal-Provincial projects.

## **CENTRAL MORTGAGE AND HOUSING CORPORATION**

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

Insure mortgage loans on new housing made by banks, life insurance and trust and loan companies, and other approved lenders;

Make mortgage loans to borrowers unable to obtain insured loans from private NHA lenders and make mortgage loans to limited-dividend housing companies on low-rental housing projects;

Provide guarantees to banks on loans made for home improvement and guarantee returns from moderate-rental housing projects built by life insurance companies and private investors;

Buy and 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 in the construction of housing projects and, on behalf of the Federal Government, join 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 the main business of CENTRAL MORTGAGE AND HOUSING CORPORATION and all its effort is directed to this objective.*

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*Central Mortgage and Housing Corporation*

March 11th, 1959.

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 report of the activities of the Corporation and a statement of the accounts for the fiscal year ended 31st December, 1958.

The members of the Board wish to express their appreciation of the work of the staff during the year. Many adjustments were made in 1958 to meet changing conditions. Through all of these changes the loyalty and co-operation of the staff contributed greatly to the efficiency of our organization.

Yours very truly,

*Stewart Bates*  
President.



GREYHOUND

## CANADA'S HOUSING IN 1958

Housing attained in 1958 a new and imposing stature. In a year that opened in an atmosphere of economic uncertainty, the industry was called upon to play a decisive role; in a year that ended with record production levels, it achieved recognition as a major force in the nation.

Enterprise on the part of Canada's house builders, the stimulating effect of Government measures and a unique balance of private and public mortgage funds combined to produce a volume of new residential construction far exceeding that of any previous year.

The record, measured in concrete terms of 164,632 dwellings started and 146,686 completed, would have been impressive in any year. In 1958, it was the more so by contrast with reduced activity in other sectors of the economy. Expenditures on house building were 25% above those of the previous year; expenditures on other types of capital investment were down by 9%.

The industry accepted, during the year, a measure of responsibility for seeking new means of stabilizing the flow of mortgage funds, developing new techniques and effecting cost reductions. Steps taken by the Government to search out new sectors of the market were tested in 1958 and the measure of success pointed the way to future patterns.

The industry entered 1958 with 72,570 houses under construction and an additional 9,300 dwellings were started in the winter months of January and February. More than one-half of this activity was financed with public funds and it appeared that a continuing high level of production would be largely dependent upon this source; but within a few months private lenders, faced with fewer demands for capital investment for other purposes,

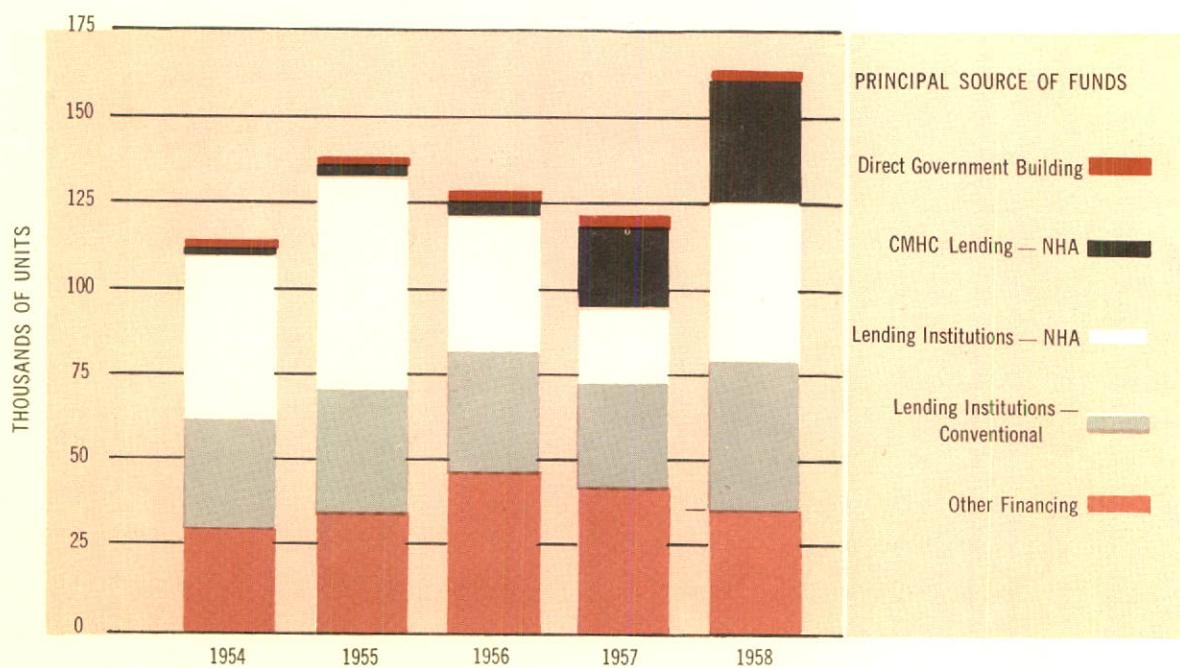
began to share fully in meeting the growing requirements. During the year, they approved mortgage loans for \$810 million, compared with \$517 million in 1957. About two-thirds of this volume was under the National Housing Act in 1958 compared with a little more than one-third in 1957. Notwithstanding the renewed activity of private lenders, the Corporation was called upon to supply an increasingly large amount of mortgage funds as the year progressed.

Government lending in 1958 amounted to the unprecedented total of \$373 million. Of this total, \$309 million was used to finance homes for owners, \$55 million going to individuals building their own homes and \$254 million to builders building homes for sale to owners. The remaining \$64 million was used to finance multiple units for rent. In all, 27,788 individual dwellings and 8,665 multiple units were financed with these funds.

Of the \$373 million Government funds committed in 1958, 76%, or some \$282 million, went to the metropolitan and larger urban areas; 10%, or some \$36 million, went to other towns and cities of more than 5,000 population and \$55 million to the smaller centres and rural communities (Table 3).

This Government lending amounted to about one-half of the total National Housing Act programme in 1958 and added significantly to the volume of housing starts, the amount of employment in the building industry and the purchase of construction materials and durable appliances for new households.

#### NEW HOUSING STARTED 1954-1958



The underlying strength of conditions in the housing market was reflected in the ease with which the larger supply of mortgage funds was taken up. A substantial part of the demand — demand that might not otherwise have materialized — came from families of modest means enabled to undertake home ownership through the more favourable terms of the Act introduced in December, 1957. These reduced the amount of down payment and eased income requirements for borrowers. Thus, more families of low and middle incomes with small savings entered the home-ownership market. Moreover, the bulk of public funds was made available only for houses that were restricted in size. As a result, 78% of the public funds in 1958 was used to finance smaller homes.

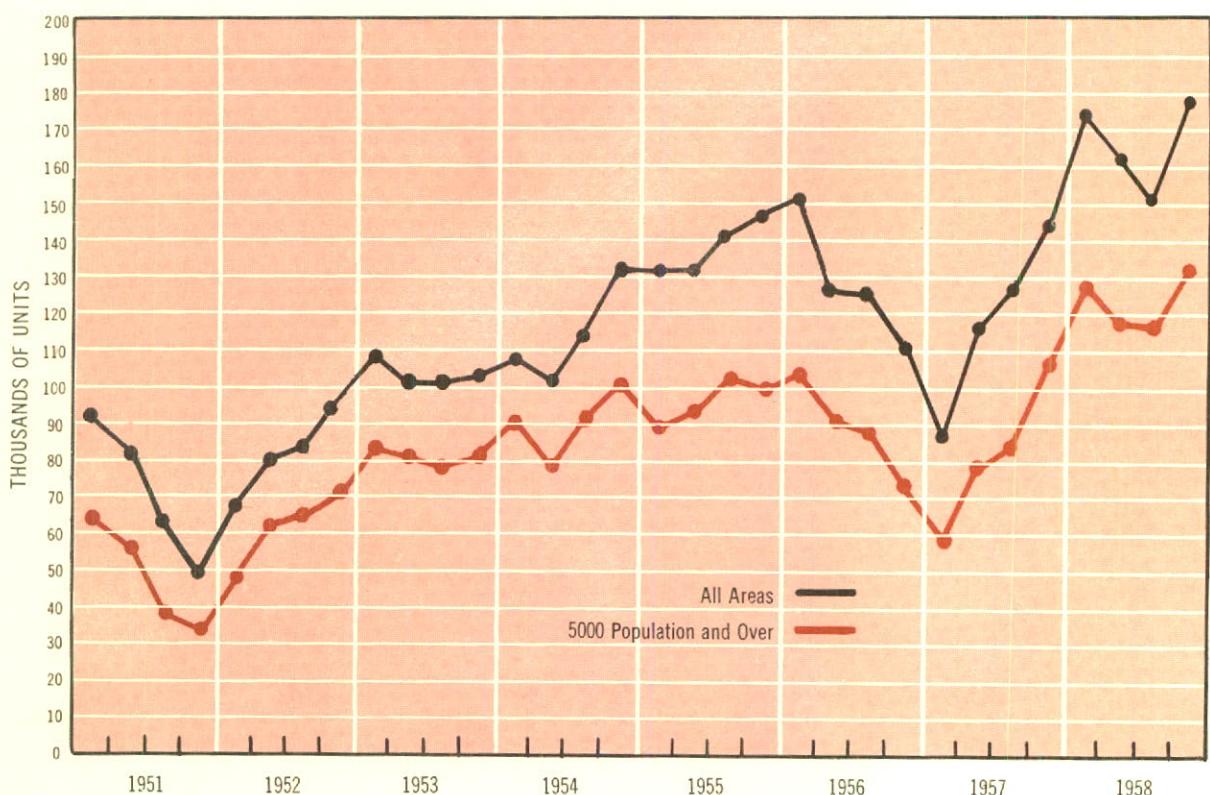
The incomes of more than one-half of these borrowers were less than \$5,000 a year while one in seven earned less than \$4,000. For all borrowers under the National Housing Act, the average income in 1958 was \$5,657, compared with \$5,798 in 1957.

The main impact in 1958 of the various special measures taken by the Government was on the construction of houses for home owners and the total number of these commenced during the year increased by 25% to 115,221 from 92,227 in 1957. The increase in the number of rental units was, however, relatively greater, rising to 49,411 from 30,113. About two-thirds of the larger rental volume was financed by conventional mortgage loans from lending institutions, with the balance of the increase under the National Housing Act. A shortage of attractive alternative investment outlets, as well as the increased availability of mortgage funds, contributed to the rise in the production of rental units. Similar circumstances brought about much the same result in 1954.

The record volume of house-building activity was achieved with the smallest increase in building costs of recent years. Cost per square foot of single-family houses financed under the National Housing Act averaged \$10.51 in 1958 compared with \$10.35 in 1957. The average total cost of these houses was estimated at \$14,708 in 1958 compared with \$14,493 in 1957. A number of factors contributed to this relative stability: the average size of single-family dwellings built in 1958 was smaller than in the previous year, down from 1,137 square feet to 1,118 square feet. This in large measure was a reflection of the size limitation in 35% of the dwellings; however, houses not affected by size limitations were also slightly smaller. Similar changes took place in 1952 and 1955 when there were substantial increases in the flow of mortgage funds and also increased production of smaller houses. Land costs continued to increase and the average lot cost \$2,471 in 1958 compared with \$2,260 in the previous year.

The high level of house building for home owners was accompanied by record sales of homes. Sales, however, did not quite keep pace with completions and, over the year, there was a modest increase in the inventory in the larger urban centres of about 600 dwelling units. Rental dwellings were also completed at a faster rate than they were absorbed by tenants and there was some increase in newly completed but unoccupied apartments.

#### HOUSING STARTS — SEASONALLY ADJUSTED AT ANNUAL RATES



The National Housing Act permits the sale and purchase of insured mortgage loans, not only between approved lenders, but also to other corporate investors and to private individuals, provided the loans are administered by an approved lender. During the past four years sales by lenders have amounted to \$179 million, \$48.7 million in 1958.

Concern over the improvement of housing conditions matched the upsurge in private activity in 1958. Construction started in 10 public housing projects which will provide 1,586 dwellings for families of low income. Demand for limited-dividend loans to provide low-rental accommodation, much of it for old people, was strong and arrangements were made for the construction of 6,282 dwellings. Redevelopment plans took shape in many communities and a number applied for Federal assistance to study their housing and redevelopment needs.

The year ended with a record volume of house-building activity under way for the winter season. On December 31st, there were 88,162 dwellings under construction.

## THE NATIONAL HOUSING ACT

A number of legislative and policy changes affected operations under the National Housing Act in the year 1958.

On May 20, the National Housing Act was amended increasing to \$750 million from \$400 million the amount that may be advanced out of the Consolidated Revenue Fund to Central Mortgage and Housing Corporation for its direct lending and related activities (1958 S.C. c.3).

On February 7, the arrangement of September 3, 1957, under which loans to rental investors were made by agents of the Corporation was suspended. On April 10, the arrangement for agency loans to home owners and builders was also suspended. On May 22, the Corporation's residual lending was extended to home owners in centres of more than 55,000 population and to builders in all areas. To qualify for these loans the dwellings were subject to the size limitations previously applicable to houses financed under the agency agreement.

On March 29, the maximum loan by Regulation on multiple rental housing projects was raised to \$8,250 per unit (Order in Council P.C. 1958-456).

On April 14, "Housing Standards" published by the Division of Building Research, National Research Council, were adopted as the minimum requirements for houses financed with NHA loans.

On October 16, the maximum rate of interest on loans made under Section 16 of the Act to limited-dividend housing companies was raised to  $4\frac{5}{8}\%$  from  $4\frac{1}{4}\%$  (Order in Council P.C. 1958-1444).

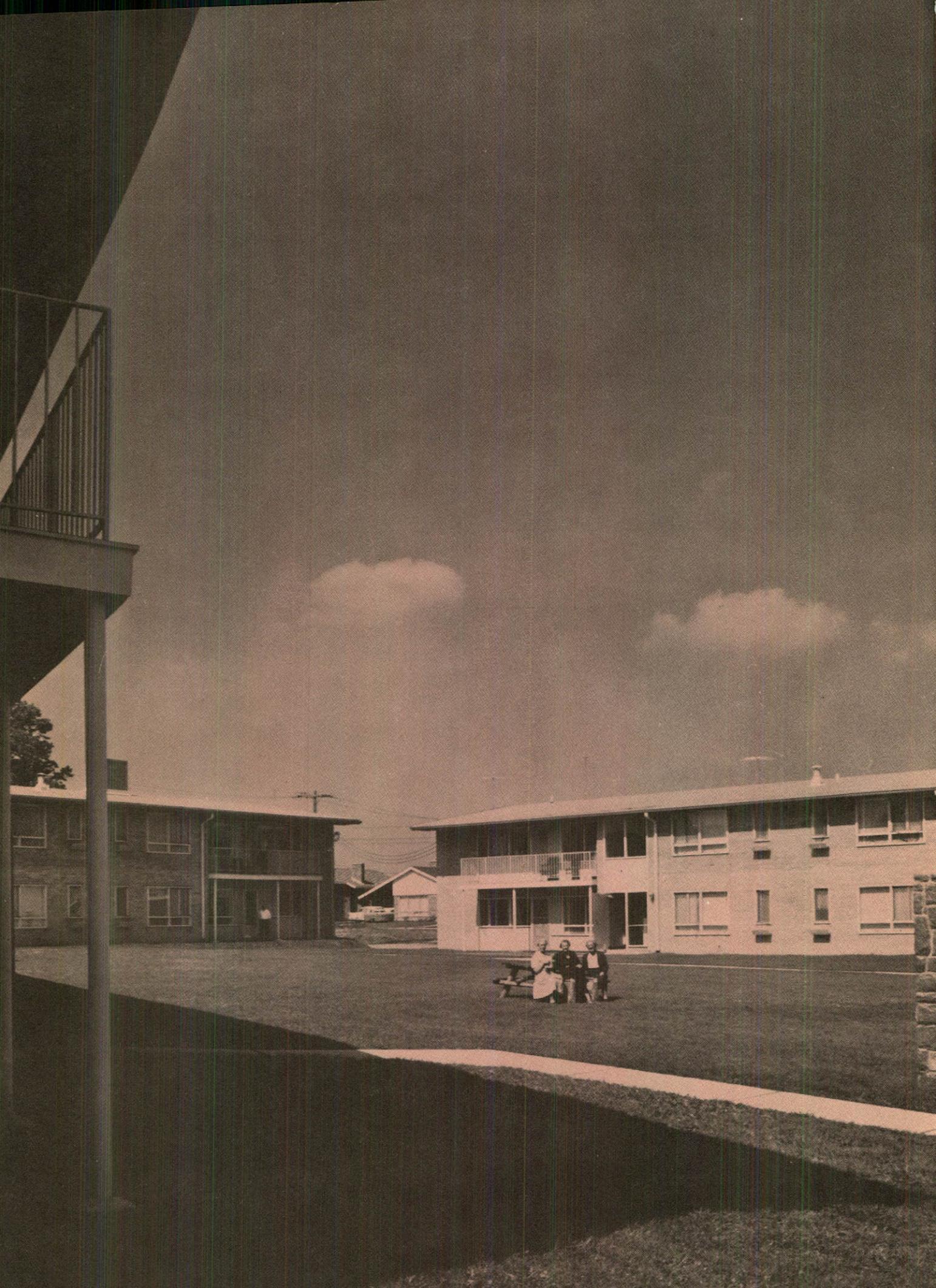
NHA  
Sections 22, 40

NHA  
Sections 3, 40

NHA  
Section 12

NHA  
Section 12

NHA  
Sections 4, 16



## REPORT OF OPERATIONS

More housing was built under the National Housing Act in 1958 than in any previous year. During the year, financing was approved for 83,242 dwellings, an increase of 68.7% over the 49,336 approved in 1957 (Tables 6 and 7)<sup>1</sup>.

Although private lenders greatly increased their supply of funds for loans under the Act in 1958, Central Mortgage and Housing Corporation was called upon, as in 1957, to be a major lender and provided 42% of the funds committed (Table 4).

National Housing Act financing in 1958 was made up of insured loan approvals for 45,716 homes, direct and agency loans for 36,453, and 1,073 authorized by Federal-Provincial partnerships.

### INSURED LOANS BY APPROVED LENDERS

The chartered banks increased their insured lending by more than 77% over the previous year and approved loans for 25,713 homes in 1958 compared with 15,091 in 1957. The life, trust and loan companies more than doubled funds available for this purpose in 1958 and provided financing under the Act for 20,001 dwellings compared with 8,893 in 1957. In all, the private lenders financed 45,716 homes in 1958 compared with 23,984 in 1957. Increased activity took place in all regions (CHS — Table 36)<sup>2</sup>.

NHA  
Sections 6, 7, 8

Most of the insured loans were made for owner-occupancy, 26,228 to builders for sale to owners and 12,005 to owner-applicants who made their own arrangements for construction. Insured loans for rental purposes were approved in 1958 for 7,483 dwellings compared with 1,381 in 1957 (CHS — Table 36).

The average insured loan for home ownership amounted to \$11,954 in 1958 and the average down payment was \$3,485. In 1957, the corresponding amounts were \$11,120 and

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

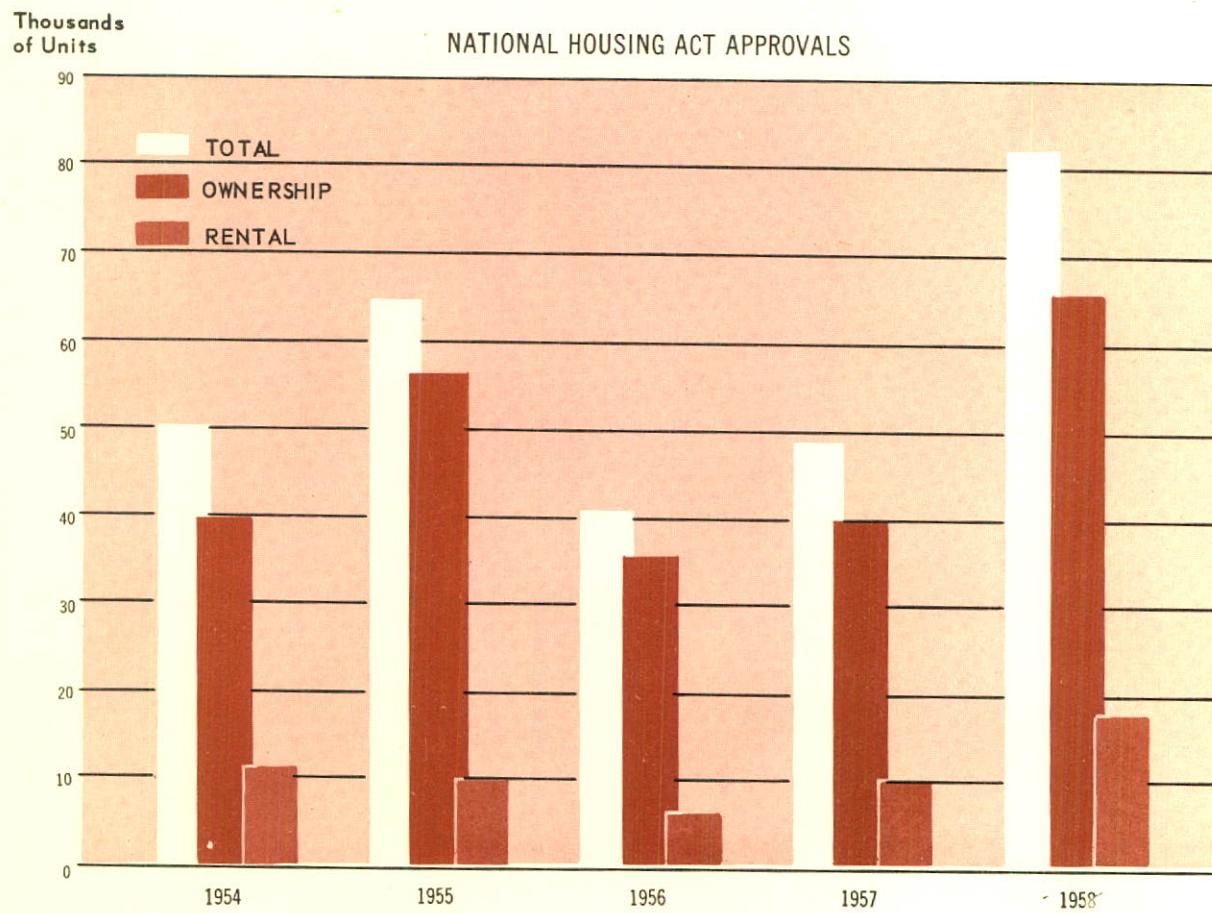
<sup>2</sup>All references to "CHS" are to Canadian Housing Statistics, 4th quarter, 1958.

\$3,929. The higher loan amount and the smaller down payment reflected amendments made to the Act late in 1957. With higher loan amounts monthly repayments increased and averaged \$97, 19.4% of borrower's income compared with \$91 or 18.5% of income in 1957.

The one-storey three-bedroom house continued to be in greater demand than other types and 84 in every 100 insured loans were for this type. Split-level houses maintained their popularity and comprised approximately 13% of all single-family dwellings financed with insured loans in both 1957 and 1958. About 2% of insured loan applications in 1958 was for two-storey houses (CHS — Table 23).

Houses were slightly smaller, on the average, than in 1957. The average floor area of single-family houses financed with insured loans was 1,161 square feet this year compared with 1,175 square feet in the preceding year. Wage rates in the construction industry increased in 1958 and there was a slight rise in the index of residential building material prices. The average price paid for lots was \$2,590 in 1958 compared with \$2,272 in 1957. Reflecting these increases, estimates of costs made by applicants for insured loans for single-family houses were higher than in 1957. The total average cost was estimated at \$15,308, made up of \$12,230 for construction, \$2,590 for land and \$488 for other items. The average cost in 1957 was \$14,950 (CHS — Table 59).

Borrowers came from virtually the same income and age groups as last year. The average borrower had an income of \$5,918 and was 35 years of age. There were one or two children in the families of 52% of borrowers, while 24% of borrowers had three or more children. The income of the average borrower in 1957 was \$5,857. The slightly higher level this year reflected in some measure generally rising incomes in 1958.



## LOANS BY THE CORPORATION

The Corporation has a function as a residual lender and may supplement private lending with direct lending from public funds. Direct loans may be made through its own offices or through agents approved by the Corporation. The Corporation may also make direct loans to limited-dividend housing companies and to companies engaged in primary industries.

NHA  
Sections 3, 16, 17, 40

In 1958, 36,453 new dwellings were financed with loans by the Corporation. This total was made up of 11,310 under the agency arrangement, 18,936 through direct loans and 6,282 low-rent dwellings in limited-dividend housing projects. No loans were made to primary industries during the year. In 1957, 24,949 dwellings were financed under these provisions of the Act (CHS – Table 36).

### LOANS THROUGH AGENTS OF THE CORPORATION

Under the agreements of September 3, 1957, approved lenders, acting as agents of the Corporation, made loans from public funds for 11,310 homes during 1958. Loans for 2,435 rental dwellings were made up to February 7, 1958, when the arrangement for loans to rental investors was suspended. Loans to home owners and builders were made for 8,875 dwellings before this part of the programme was also suspended. Houses financed under the agency arrangement were subject to limitations in size and excluded designated special features. Builders were limited to 25 loans in each area of operation (CHS – Table 36).

NHA  
Sections 3, 40

### DIRECT LOANS BY THE CORPORATION

The Corporation continued to make direct loans in centres of less than 55,000 population to home-owner applicants who were unable to obtain loans from an approved lender. Loans were approved in these communities for 2,076 dwellings in 1958 compared with 2,819 in 1957.

NHA  
Section 40

Following suspension of the agency arrangement and the provision of additional funds, the Government directed the Corporation on May 22, 1958, to extend its lending facilities to areas and borrowers not previously served. The extension made loans available to home owners in centres having a population in excess of 55,000 and to builders in all areas, if loans could not be obtained from approved lenders. Loans under this programme were subject to the same restrictions as dwellings financed under the agency arrangement. Builders were also limited in the number of loans to a total of 25, inclusive of agency loans. In September, a new quota of 25 loans for builders was announced. In 1958, loans for 15,847 small homes were approved by the Corporation under these extended lending arrangements (CHS – Table 36).

The average home built under the small home loans programme, including both agency and direct loans, had 1,041 square feet of livable space and cost an estimated \$13,629. The average loan and down payment at \$11,210 and \$2,412 were lower than for insured loans by

\$744 and \$1,073. Borrowers were able to finance these homes at an earlier age than insured loan borrowers and the average was 33 years. Some 52% of applicants for home-owner loans had one or two children, while 23% had three or more. The average income of borrowers in this group at \$5,186 was approximately \$732 lower than that of insured loan applicants. The average borrower receiving a small home loan was committed to monthly payments of \$90 or 21% of his income.

Home-owner loans for 746 dwellings were made to veterans building under Part II of the Veterans' Land Act. Financing for these homes is provided during construction by the Director, VLA, and on completion, the Corporation assumes the mortgage.

The Corporation also provided financing for 14 co-operative housing companies building 244 dwellings. In 1957, loans were approved for 212 homes built by co-operative groups. Other direct lending financed 23 homes in 1958.

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

**NHA**  
Section 16

Demand for Government-financed loans by limited-dividend housing companies increased sharply in 1958 and loans were approved for 6,282 units, an increase of 2,158 over 1957 approvals (CHS – Table 36).

The basic income limitations for tenants of limited-dividend housing were changed during the year to direct this accommodation towards the lower third income level in the community instead of the lower half. To meet the reduced rentals resulting from these new income limitations it was necessary for sponsors to produce this accommodation at a lower capital cost.

Approximately 1,500 of the dwellings approved were for old people and were sponsored mainly by non-profit organizations. Most of these projects received assistance from their provincial or municipal governments in the form of grants or tax concessions.

#### **NATIONAL HOUSING ACT MORTGAGES OUTSTANDING**

Mortgage debt arising out of lending operations under the Housing Acts since 1935 was outstanding in the amount of \$3,175 million at the end of 1958 compared with \$2,535 million at the end of 1957. Advances to borrowers in 1958 exceeded repayments by some \$640 million.

#### *JOINT LENDING*

Of the total amount outstanding \$764 million resulted from the system of joint lending under the pre-1954 Housing Acts in which lending institutions provided three-quarters of the funds and the Government the remaining portion.

The lending institutions' share outstanding at the end of 1958 was \$557 million and the contingent liability under the Pool Guarantee arrangement, which made provision for losses

sustained by the lenders, was \$59.8 million. The lenders took foreclosure action in one case in 1958. The property was sold without loss.

The Government's share of joint loans outstanding at the end of 1958 was \$207 million.

### *INSURED LENDING*

More than \$1,743 million of the debt outstanding is made up of loans by approved lenders under the 1954 Act. These loans are insured against loss for 98% of the principal amount and a mortgage insurance fee is collected from the borrower and paid into the Mortgage Insurance Fund. Claims accepted are payable from the assets of the Fund and the properties insured are acquired by the Fund. In addition, residual direct loans by the Corporation are outstanding in the amount of \$357 million. These are also covered by the loan insurance provisions of the Act. Mortgage insurance in force at the end of 1958 was \$2,100 million and assets of the Mortgage Insurance Fund amounted to \$45.7 million.

Six claims were paid out of the Fund in 1958. Five of the properties thus acquired by the Fund have been disposed of and one is still in a sales position. The lenders also reported foreclosures or similar proceedings in three cases in 1958, in which mortgage insurance claims were not filed. Foreclosure action or similar proceedings were taken in five cases involving direct loans. Four of these properties have been disposed of and one case was in process of sale at the end of 1958.

### *DIRECT LENDING*

Direct lending operations of the Corporation, apart from those covered by the mortgage insurance provisions of the 1954 Act, account for \$208 million of mortgages outstanding. These include loans to limited-dividend companies, to primary industries and to investors in rental guarantee projects as well as loans to home owners made prior to 1954. The Corporation acquired title in 1958, in two cases in default, one involving a single house and the other a 10-unit limited-dividend project. The properties had not been disposed of at the end of the year.

### *MORTGAGE AND SALE AGREEMENT ACCOUNTS*

The Corporation also had at the end of 1958, 31,725 mortgage and sale agreement accounts in the amount of \$103 million resulting from the sale of Corporation-owned houses and property. Default in two accounts resulted in repossession or foreclosure and sale of the properties.

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

The National Housing Act provides for the purchase and sale of insured mortgage loans. A secondary market has developed in insured loans, releasing funds which may serve as

NHA  
Sections 9, 10

NHA  
Section 40

NHA  
Section 39

**CMHC Act**  
**Section 28**

**NHA**  
**Section 11**

**NHA**  
**Section 24**

**NHA**  
**Section 30**

**NHA**  
**Sections 23, 36**

a source of new investment in residential mortgages. Corporate bodies and pension funds have been among the largest purchasers. Chartered banks have made the highest proportion of sales. During 1958, the Corporation sold to an approved lender mortgages valued at \$1.5 million which it held as a result of direct loans. The Corporation's Pension Fund then purchased these from the approved lender. Total sales of insured loans by lenders in 1958 amounted to \$48.7 million compared with \$62.2 million in 1957 (CHS – Table 30).

### **HOME IMPROVEMENT LOANS**

During the past two years, the Federal Government has drawn to the attention of owners the advantage of making improvements to their homes during the winter months when normal construction activity is below average. Partly as a result of this encouragement more loans were made under the Home Improvement Loan provisions of the Act in 1958 than in any previous year. The Corporation guaranteed 37,132 loans made by banks for a total amount of \$39.6 million, compared with 29,947 loans for \$30.6 million in 1957 (Table 5).

At the end of the year, banks reported the value of Home Improvement Loans outstanding as \$57.3 million. The maximum amount guaranteed by the Corporation was \$6.2 million and the balance in the Home Improvement Loan Insurance Fund was \$1.2 million.

During the year, claims paid to lenders amounted to \$70,166, raising the amount of total claims paid to \$120,912, or 1.0% of loans made. The Corporation has recovered from borrowers \$4,636 of the claims paid. At the end of the year 1,990 loans were reported in arrears for sixty days or more.

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

Under the National Housing Act, the Federal Government may contribute to a municipality up to one-half the cost of acquiring and clearing blighted or substandard areas for redevelopment. The Act also provides for the construction of public housing and the development of land for residential purposes under Federal-Provincial agreements. The costs, and profits or losses in the operation of these projects, are shared 75% by the Federal Government and 25% by the Province or its agent.

#### **URBAN REDEVELOPMENT**

The launching of urban redevelopment entails a considerable amount of study and preparatory work. The Federal Government provides grants to assist municipalities in carrying out studies which identify areas of blight, investigate housing requirements and prescribe solutions to these local problems. In 1958, grants were approved for studies in Kingston, London, Ottawa, Windsor, Moncton, Saskatoon, Regina, Trail and Prince George.

At the beginning of 1958, blighted areas in the cities of St. John's, Halifax, Montreal and Toronto were under redevelopment with financial assistance from the Federal Government.

Clearance of the 5-acre site in St. John's was completed early in 1958 and a public housing project of 46 dwellings was commenced on the site under a Federal-Provincial partnership agreement.

In Halifax, the redevelopment project comprised some 12 acres and during the year 56 properties were acquired by the city and demolition of the buildings was commenced. The cleared land is to be re-used for commercial purposes which are more appropriate to the locality than housing. Housing accommodation, however, will be offered to former residents of the area in a 348-unit public housing project in another part of the city. Approval has been given for the housing project.

By the end of the year, 10 acres of the 20-acre site in Montreal had been cleared and construction commenced on the first of 796 dwellings in Les Habitations Jeanne Mance project which is to replace the substandard housing.

Clearance of the 26.5 acres in Regent Park South, Toronto, was completed in 1958 and at the end of the year 597 of the 732 units under construction on the site by a Federal-Provincial partnership were completed and occupied.

During the year, applications for Federal assistance to redevelop substandard areas were received from the cities of Windsor and Halifax. Windsor proposes to redevelop 27 acres near its new city hall and to re-use the land for housing as well as for civic and institutional purposes. The second undertaking in Halifax is for the clearance of approximately one city block which will be re-used for commercial purposes. A number of other cities have indicated interest in redevelopment and, in several, preliminary plans are well advanced. Federal approval was given to the City of Vancouver to investigate a proposal for two housing projects which will provide accommodation for residents of an area ultimately to be cleared and redeveloped.

#### *PUBLIC HOUSING*

In addition to the housing associated with redevelopment, the Federal Government approved the construction of projects in Cornwall, Toronto, Hamilton, London, Windsor and Goderich. These will provide a total of 785 low-rental dwellings. Federal approval to proceed with the investigation of proposals for public housing was also given to a number of other cities, including Ottawa, Toronto and Regina.

During the year, construction was started on 1,586 dwellings in public housing projects, including those in redevelopment sites, and 1,812 were completed. Progress was well advanced in Lawrence Heights, Toronto, and by the end of the year 768 of the 1,043 dwellings were completed and occupied. At the end of the year, construction was in progress on three other large developments, 169 dwellings in Vancouver, 207 in Windsor and 146 in St. John's (Table 7).

Under an arrangement with the Province of Nova Scotia and the Nova Scotia Housing Commission, the Corporation and the Commission may undertake jointly projects for the construction of homes for co-operative companies. Eighteen projects were initiated under this arrangement in 1958 for the construction of 170 homes. Since 1953, when this programme was commenced, 51 projects have been approved for 518 dwellings.

### **LAND ASSEMBLY**

Federal Government approval was given during the year for land assembly projects in Brantford, Galt, Renfrew and Sandwich East, in Ontario, and in Swift Current, Saskatchewan. These projects will provide a total of 1,814 fully-serviced residential lots.

In Trail, British Columbia, approximately 50 acres of land were acquired by a Federal-Provincial partnership for future development. Approval was given to the city of Toronto to investigate a proposed project which would provide approximately 280 lots.

During 1958, 1,003 lots were placed on sale and 1,053 lots were sold. Since the first land assembly project was undertaken in 1950, 7,303 lots have been developed and 6,161 lots have been sold (Table 7).

### **PROPERTY MANAGEMENT**

At the beginning of 1958 the Corporation owned and managed some 13,691 dwellings. Most of these were built under postwar construction programmes but some were built in more recent years for Government departments. The Corporation also provides management services for housing owned by the Department of Public Works at Kitimat, British Columbia.

During the year 60 houses were constructed at Gander but the total number of dwellings owned by the Corporation was reduced to 12,586, mainly through the sale of 1,189 houses (Table 8).

In 1958, rental revenues from housing owned by the Corporation amounted to \$7.7 million, representing an average rent of about \$590.

Operating expenses, other than administration costs, amounted to \$2.8 million in 1958, approximately \$213 per unit. Average expenditures in 1957 were \$212 a unit. Municipalities received \$1.6 million in payments in lieu of taxes on Corporation-owned houses. Agreements with 25 municipalities were revised to provide for higher payments in lieu of taxes, generally equal to regular taxes. At the end of the year rental arrears amounted to \$42,600, or 0.6% of rent receivable. Arrears not exceeding one month made up 70% of this total.

There was a 7.1% turnover in occupancy of these houses. Veterans, who are given preference in the allocation of Corporation-owned units, occupied 93% of the dwellings in 1958. The renting of units to non-veterans was authorized in localities where there had been a substantial decline in veteran applications.

The sale of the Corporation's land and industrial and commercial holdings in Ajax was completed in April, 1958.

**NHA**  
Section 36

**NHA**  
Section 37

**CMHC Act**  
Section 29

**NHA**  
Section 37

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

Construction of housing and related services is undertaken by the Corporation for other Government departments and agencies.

During 1958 the Corporation awarded contracts and supervised the construction of 1,618 family dwellings and 14 schools or extensions for the Department of National Defence. The Corporation also arranged for the building of 100 rental units for servicemen's families at Summerside, Prince Edward Island; the units are to be owned and operated by a private company, with mortgage financing provided by the Department of National Defence.

Construction of a 202-room hotel and improvements to nine other buildings were undertaken for Atomic Energy of Canada Limited at Deep River, Ontario. One hundred and two housing units were also completed in the town during the year (Table 10).

## **HOUSING DESIGN AND COMMUNITY PLANNING**

The Corporation has, under the National Housing Act, a responsibility in the field of design and planning to take measures leading to the improvement of housing conditions and the orderly growth of communities.

The Corporation carries out design of housing and related buildings and assists organizations and institutions engaged in the development of community planning and the improvement of housing design.

During 1958 the Corporation was responsible for the design of 18 housing projects and 11 land assembly projects for Federal-Provincial partnerships. In large projects, such as the 348-unit Mulgrave Park development in Halifax, the Corporation's architectural staff was associated with private architects.

Eighteen housing developments were designed for servicemen's families in military establishments across the country. In addition to its work for the Department of National Defence, the Corporation also carried out work in this field for the Department of Northern Affairs and National Resources and Atomic Energy of Canada Limited.

To assist developers in making the most advantageous use of site conditions, the Corporation's planning staff provides an early review of the layout of any housing project intended for NHA financing. To further this work the Corporation has, over the past few years, augmented its planning staff and in 1958 was able to provide increased service to developers throughout the country. Layouts for limited-dividend housing developments, which are also reviewed, this year involved more than 9,200 dwellings.

The Corporation sells working drawings of single houses designed by architects to meet National Housing Act loan requirements. In 1958, 8,017 sets of drawings were purchased by the public. A new catalogue of house plans was issued in October, 1958.

CMHC Act  
Section 29

NHA  
Section 31

CMHC Act  
Section 29

NHA  
Section 32

The Corporation continued its support of the Canadian Housing Design Council. The main work of the Council, which was formed by a group of citizens in 1956, is the encouragement of improved housing design. In 1958, the Council again presented awards for good design in housing.

NHA  
Sections 32, 33

Fifteen fellowships and bursaries were awarded in 1958 to assist graduate students in the fields of housing, planning and urban development. Financial assistance was given to the four universities offering professional planning courses.

As in previous years a grant was made to the Community Planning Association of Canada which, through its co-ordination of local activities and the publication of information, has made a significant contribution to the development of planning in Canada.

### **HOUSING RESEARCH**

The Corporation conducts and sponsors research and development activities in the economic and technical fields relating to housing. Its own staff carries out much of this work but it also arranges for projects to be undertaken by organizations outside the Corporation. Financial assistance for these activities is provided under the National Housing Act.

### *ECONOMIC RESEARCH*

NHA  
Sections 31, 32

The Corporation conducts research into the factors affecting housing and its continuing studies deal with the measurement of the demand for new housing, the volume of new housing built and the supply of mortgage money for house construction. The Corporation co-ordinates and publishes basic statistical information on housing.

Following a pilot study undertaken in 1957, the Corporation has expanded and will conduct the sample survey of housing starts and completions in the small centres and rural areas of Canada. The survey was formerly carried out by the Dominion Bureau of Statistics.

A survey has been undertaken by the Dominion Bureau of Statistics, with assistance under the Act, which will yield data on rent levels for the larger cities on a continuing and systematic basis.

The Metropolitan Planning Commission of Greater Winnipeg, with the assistance of a grant under the Act, is engaged in a study of the kinds of data of greatest service to urban planners. The study will be extended into surveys along the lines found most useful in assessing the continuously changing needs of urban areas.

### *BUILDING MATERIALS AND METHODS*

The Corporation investigates, on request, the performance of new materials, methods and equipment to determine their suitability for use in houses financed under the Act. The National Research Council and Government departments with testing facilities carry out the

experimental work for the Corporation. In 1958, there were nearly 900 acceptances by the Corporation, about one-third of which were for wider uses of products or methods.

As residential and industrial expansion take place, economies in methods of waste disposal are of increasing importance to urban growth. In 1958, a grant was made to the Ontario Research Foundation to continue a study commenced in 1957 of methods of household waste disposal. A grant was also made to the Pulp and Paper Research Institute for an investigation into ways of adapting to individual household systems disposal techniques developed recently for industrial purposes.

The Corporation continued to co-operate with the National House Builders' Association and the Division of Building Research, National Research Council, in the preparation of plans and financing of a budget research house. The plans include a simplified heating system and other structural features which may help to reduce costs.

Work continued, in co-operation with industry and the National Research Council, in the development of uses for foamed plastics suitable for structures.

## **ORGANIZATION AND STAFF**

CMHC Act  
Sections 14, 15

In 1958 a functional re-organization took place within the Corporation. Changes were made in many of the operating procedures and mortgage and property administration was concentrated in 17 offices best located to carry out these activities. In its lending operations increased authorities were vested in the local managers.

The re-organization was carried out to help the Corporation serve the public in the most efficient and economical way and to make it more flexible so that it can move quickly to meet changes in the volume and nature of its business.

Under these new arrangements the Corporation was able, in 1958, to carry out the work resulting from a volume of lending 64% greater than that of the preceding year with an increase in staff of less than 2%. At the end of 1958 the staff numbered 1,961 compared with a staff of 1,930 at the end of 1957 and of 2,414 at the peak in mid-1956.

## **ACCOUNTS**

CMHC Act  
Section 30

The gross income of the Corporation was \$45,977,100 (\$33,525,300 in 1957). Net income transferred to the Reserve Fund after providing \$2,181,000 for income tax was \$2,362,466 (\$1,017,500 in 1957). Realization on the sale of property acquired from the Government of Canada, also transferred to the Reserve Fund, was \$5,632,527 (\$4,733,800 in 1957). The total of \$7,994,993 (\$5,751,277 in 1957) was transferred from the Reserve Fund to the credit of the Receiver General. Assets of the Corporation increased by \$349,448,099 from \$732,200,477 to \$1,081,648,576.

The Auditors' Report and the financial statements of the Corporation follow.

## AUDITORS' REPORT

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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 1958 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 1958 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.

W.M.A. Campbell C.A.

of the firm  
Glendinning, Campbell,  
Jarrett & Dever

B. P. de Cotret C.A.

of the firm  
René de Cotret, Ferron,  
Nobert & Cie

Ottawa, February 13, 1959.

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

**Central Mortgage and Housing Corporation**

**ASSETS**

|  | <u>1958</u>            | <u>1957</u>          |
|--|------------------------|----------------------|
| Cash . . . . .   | \$ 5,490,791           | \$ 5,368,642         |
| Accounts receivable, less allowance of \$25,508 for bad and doubtful accounts . . . . .  | 735,741                | 519,754              |
| Expenditures recoverable from Provincial Governments under Federal-provincial Agreements . . . . .   | 2,016,680              | 2,067,790            |
| Due from the Minister of Public Works on current account . . . . .   | 802,677                | 462,858              |
| Loans under the Housing Acts, including \$4,124,515 interest accrued or receivable . . . . .   | 776,019,409            | 454,455,572          |
| Agreements for Sale and Mortgages arising from sales of properties, including \$405,385 accrued interest . . . . .   | 103,198,093            | 101,848,267          |
| Advances to Municipalities and others on deferred repayment terms, including \$32,258 accrued interest . . . . .   | 4,538,622              | 3,693,915            |
| 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 \$18,212,103 accumulated depreciation . . . . . | 77,559,598             | 85,228,716           |
| Corporation's share in the joint ownership of Real Estate under Federal-provincial Agreements . . . . .  | 59,648,619             | 43,862,674           |
| Office furniture and sundry equipment, less \$1,114,040 accumulated depreciation . . . . .   | 464,965                | 519,084              |
| Government bonds received as security deposits from contractors and others . . . . .   | 1,571,000              | 800,700              |
| Other assets . . . . .   | 225,482                | 142,628              |
| <b>Assets of the Mortgage Insurance, Home Improvement Loan Insurance and Rental Guarantee Funds . . . . .</b>  | <b>\$1,032,271,677</b> | <b>\$698,970,600</b> |
|  | 49,376,899             | 33,229,877           |
|  | <b>\$1,081,648,576</b> | <b>\$732,200,477</b> |

## Balance Sheet—December 31 1958

(with comparative figures for 1957)

## LIABILITIES

Accounts payable and accrued charges . . . . .  
 Contractors' holdbacks, and deposits from contractors and others . . . . .  
 Uncashed fees, rentals, and payments received on sales of Real Estate in process of execution . . . . .  
 Employees' Retirement Fund . . . . .  
 Reserve for Purchase Guarantees . . . . .  
 Due to the Minister of Public Works for profits (net) in respect of loans, guarantees and other commitments under the Housing Acts . . . . .  
 Due to the Receiver General in respect of the excess in Reserve Fund over statutory limitation . . . . .  
 Estimated income tax less instalments paid . . . . .  
 Borrowings from the Government of Canada, evidenced by debentures of the Corporation:  
 For lending under the Housing Acts, including \$6,590,625 accrued interest . . . . .  
 For acquisition and construction of Real Estate under Federal-provincial Agreements, including \$889,527 accrued interest . . . . .  
 For acquisition and construction of Real Estate, including \$1,484,435 accrued interest . . . . .  
 Surplus arising from valuation of properties acquired from the Government of Canada . . . . .  
 Unrealized profits on Real Estate sold on deferred payment terms . . . . .  
 Capital, authorized and fully paid by the Government of Canada . . . . .  
 Reserve Fund . . . . .  
 Reserves for Mortgage Insurance, Home Improvement Loan Insurance and Rental Guarantees . . . . .

|  | 1958                          | 1957                        |
|--|-------------------------------|-----------------------------|
| Accounts payable and accrued charges   | \$ 2,711,288                  | \$ 2,987,290                |
| Contractors' holdbacks, and deposits from contractors and others   | 8,923,935                     | 9,087,508                   |
| Uncashed fees, rentals, and payments received on sales of Real Estate in process of execution                                      | 1,079,813                     | 983,752                     |
| Employees' Retirement Fund   | 89,049                        | 79,670                      |
| Reserve for Purchase Guarantees  | 58,122                        | 58,122                      |
| Due to the Minister of Public Works for profits (net) in respect of loans, guarantees and other commitments under the Housing Acts | 18,538                        | (60,268)                    |
| Due to the Receiver General in respect of the excess in Reserve Fund over statutory limitation                                     | 7,994,993                     | 5,751,277                   |
| Estimated income tax less instalments paid   | 1,520,621                     | 669,337                     |
| Borrowings from the Government of Canada, evidenced by debentures of the Corporation:  |                               |                             |
| For lending under the Housing Acts, including \$6,590,625 accrued interest   | 750,500,667                   | 435,636,702                 |
| For acquisition and construction of Real Estate under Federal-provincial Agreements, including \$889,527 accrued interest          | 66,803,798                    | 44,616,693                  |
| For acquisition and construction of Real Estate, including \$1,484,435 accrued interest  | 98,476,124                    | 102,373,551                 |
| Surplus arising from valuation of properties acquired from the Government of Canada  | 4,589,585                     | 5,604,908                   |
| Unrealized profits on Real Estate sold on deferred payment terms   | 59,505,144                    | 61,182,058                  |
| 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   | <u>\$1,032,271,677</u>        | <u>\$698,970,600</u>        |
|  | <u>49,376,899</u>             | <u>33,229,877</u>           |
|  | <u><u>\$1,081,648,576</u></u> | <u><u>\$732,200,477</u></u> |

*Stewart Bates*  
 President

*J. D. Armitage*  
 Chief Accountant

## Statement of Income and Expenditure

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

for the year ended December 31 1958

(with comparative figures for 1957)

|                    | 1958                |                    | 1957                |
|--------------------|---------------------|--------------------|---------------------|
|                    | \$27,337,811        |                    | \$16,674,426        |
|                    | <u>20,268,766</u>   | \$ 7,069,045       | <u>12,884,288</u>   |
|                    | <u>7,937,798</u>    |                    | <u>8,414,982</u>    |
| <b>\$1,631,005</b> |                     | <b>\$1,772,703</b> |                     |
| 1,523,470          |                     | 2,087,720          |                     |
| 1,633,125          |                     | 1,599,268          |                     |
| <b>2,041,653</b>   | <u>6,829,253</u>    | <u>1,108,545</u>   | <u>7,727,686</u>    |
|                    |                     |                    | 687,296             |
|                    | 2,105,276           |                    | 1,407,906           |
|                    | <u>1,964,591</u>    | 140,685            | <u>1,316,874</u>    |
|                    | <u>4,976,656</u>    |                    | <u>4,898,662</u>    |
|                    | <u>891,417</u>      | <u>4,085,239</u>   | <u>811,506</u>      |
|                    |                     | 2,917,303          |                     |
|                    |                     | 421,544            |                     |
|                    |                     | 223,176            |                     |
|                    |                     | <u>57,547</u>      |                     |
|                    |                     | 16,023,084         |                     |
|                    |                     |                    | <u>10,784,988</u>   |
| <b>5,835,336</b>   |                     | <b>5,538,010</b>   |                     |
| 877,802            |                     | 852,529            |                     |
| 4,876              |                     | 4,709              |                     |
| 34,008             |                     | 32,423             |                     |
| 10,664             |                     | 13,068             |                     |
| 160,516            |                     | 93,006             |                     |
| <b>2,053,461</b>   |                     | 404                |                     |
| 56,174             |                     | 14,100             |                     |
| <b>481,334</b>     |                     | 358,600            |                     |
| <b>481,203</b>     |                     | 476,679            |                     |
| 143,098            |                     | 132,015            |                     |
| 658,897            |                     | 589,508            |                     |
| 168,064            |                     | 151,044            |                     |
| 147,236            |                     | 135,107            |                     |
| 112,481            |                     | 125,545            |                     |
| <b>254,468</b>     | <u>11,479,618</u>   |                    | <u>280,729</u>      |
|                    |                     |                    | <u>8,797,476</u>    |
|                    | 4,543,466           |                    | 1,987,512           |
|                    | <u>2,181,000</u>    |                    | <u>970,000</u>      |
|                    | <u>\$ 2,362,466</u> |                    | <u>\$ 1,017,512</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 . . . . .  |  |

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**Loans under the Housing Acts for**

Balances December 31 1957

|   | <u>Number of<br/>Loans<br/>Outstanding</u> | <u>Value</u>         |
|---|--|----------------------|
| <i>Joint Loans (Corporation's Share) . . . . .</i>              | <u>130,821</u>                             | <u>\$224,679,000</u> |
| <hr/>   |  |                      |
| <i>Uninsured Loans</i>  |  |                      |
| Limited-dividend Housing Companies . . . . .                    | 135  | 58,966,941           |
| Mining, Lumbering, Logging and Fishing Industries . . . . .     | 14   | 3,216,115            |
| Home Owners . . . . .   | 5,734                                      | 37,499,100           |
| Builders and Others, under Rental Guarantee Contracts . . . . . | 583  | 81,068,499           |
|   | <u>6,466</u>                               | <u>180,750,655</u>   |
| <i>Insured Loans to Builders and Home Owners</i>                |  |                      |
| By the Corporation . . . . .                                    | 4,023                                      | 34,323,735           |
| ( <i>Transferred from Agents</i> ) . . . . .                    |  |                      |
| By Agents of the Corporation . . . . .                          | 2,607                                      | 13,458,631           |
| ( <i>Transferred to the Corporation</i> ) . . . . .             |  |                      |
|   | <u>6,630</u>                               | <u>47,782,366</u>    |
|   | <u>143,917</u>                             | <u>\$453,212,021</u> |

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

Balances December 31 1957

|                                      | <u>Number of<br/>Accounts<br/>Outstanding</u> | <u>Value</u>         |
|--------------------------------------|---|----------------------|
| <i>Agreements for Sale . . . . .</i> | <u>23,044</u>                                 | <u>\$ 64,180,488</u> |
| (Converted to Mortgages)             |   |                      |
| <i>Mortgages . . . . .</i>           | <u>8,559</u>                                  | <u>37,261,216</u>    |
| (Converted from Agreements for Sale) |   |                      |
|                                      | <u>31,603</u>                                 | <u>\$101,441,704</u> |

## ended December 31 1958

(with comparative figures for 1957)

|             | 1958                       |             | 1957                       |
|-------------|----------------------------|-------------|----------------------------|
|             | \$ 5,000,000               |             | \$ 5,000,000               |
| \$2,362,466 |                            | \$1,017,512 |                            |
| 5,632,527   | 7,994,993                  | 4,733,765   | 5,751,277                  |
|             | <u>12,994,993</u>          |             | <u>10,751,277</u>          |
|             | 7,994,993                  |             | 5,751,277                  |
|             | <u><u>\$ 5,000,000</u></u> |             | <u><u>\$ 5,000,000</u></u> |

## the year ended December 31 1958

| Number of<br>New Loans | Advances and<br>Other Charges<br>during 1958 | Number of<br>Loans Paid<br>in Full | Repayments<br>during 1958      | Balances December 31 1958         |                      |
|------------------------|--|------------------------------------|--------------------------------|-----------------------------------|----------------------|
|                        |  |                                    |                                | Number of<br>Loans<br>Outstanding | Value                |
|                        |  | 4,649                              | \$17,208,611                   | 126,172                           | \$207,470,389        |
| 57                     | \$ 33,297,070                                | 3                                  | 3,925,335                      | 189                               | 88,338,676           |
| 3                      | 2,672,612                                    |                                    | 471,430                        | 17                                | 5,417,297            |
| 5                      | 3,036,166                                    | 95                                 | 5,046,532                      | 5,644                             | 35,488,734           |
| 2                      | 6,343,558                                    | 1                                  | 8,840,114                      | 584                               | 78,571,943           |
| 67                     | <u>45,349,406</u>                            | <u>99</u>                          | <u>18,283,411</u>              | <u>6,434</u>                      | <u>207,816,650</u>   |
| 9,603                  | 74,855,769                                   | 178                                | 5,330,975                      | 13,448                            | 114,953,763          |
|                        | 11,105,234                                   |                                    |                                |                                   |                      |
| 18,172                 | 241,404,476                                  | 52                                 | 2,103,781                      | 20,727                            | 241,654,092          |
|                        | (11,105,234)                                 |                                    |                                |                                   |                      |
| 27,775                 | 316,260,245                                  | 230                                | 7,434,756                      | 34,175                            | 356,607,855          |
| 27,842                 | <u>\$361,609,651</u>                         | <u>4,978</u>                       | <u>\$42,926,778</u>            | <u>166,781</u>                    | <u>771,894,894</u>   |
|                        |  |                                    |                                |                                   |                      |
|                        |  |                                    | Interest Accrued or Receivable |                                   | 4,124,515            |
|                        |  |                                    |                                |                                   | <u>\$776,019,409</u> |

## of Properties for the year ended December 31 1958

| Number of<br>New<br>Accounts | Sales,<br>Transfers and<br>Other Charges<br>during 1958 | Number of<br>Accounts<br>Paid in Full | Payments<br>during 1958 | Balances December 31 1958            |                      |
|------------------------------|---|---------------------------------------|-------------------------|--------------------------------------|----------------------|
|                              |   |                                       |                         | Number of<br>Accounts<br>Outstanding | Value                |
|                              |   |                                       |                         |                                      |                      |
| (375)                        | \$ 6,233,241  | 770                                   | \$11,273,818            | 21,899                               | \$ 57,939,823        |
|                              | (1,200,088)   |                                       |                         |                                      |                      |
| 1,066                        | 12,714,808  | 174                                   | 6,323,227               | 9,826                                | 44,852,885           |
| 375                          | 1,200,088   |                                       |                         |                                      |                      |
| 1,066                        | <u>\$18,948,049</u>                                     | <u>944</u>                            | <u>\$17,597,045</u>     | <u>31,725</u>                        | <u>102,792,708</u>   |
|                              |   |                                       |                         |                                      |                      |
|                              |   |                                       | Accrued Interest        |                                      | 405,385              |
|                              |   |                                       |                         |                                      | <u>\$103,198,093</u> |

**Real Estate for the year**

|  | <u>Balances</u><br><u>December 31 1957</u> |                      | <u>Additions and Transfers</u><br><u>during 1958</u> |                    |
|--|--|----------------------|--|--------------------|
|  | <u>Units</u>                               | <u>Amount</u>        | <u>Units</u>   | <u>Amount</u>      |
| <i>Business Premises for Corporation Use . . . . .</i>           | <u>28</u>                                  | <u>\$ 3,528,177</u>  | <u>1</u>   | <u>\$ 35,420</u>   |
| <i>Rental Housing</i>  |  |                      |  |                    |
| Warworkers' Houses . . . . .                                     | 557  | 541,532              | 2  | 992                |
| Servicemen's Housing   |  |                      |  |                    |
| 1947 and prior Programmes . . . . .                              | 770  | 2,310,000            |  |                    |
| 1948 and 1949 Programmes   |  |                      |  |                    |
| Single Houses . . . . .  | 10,015                                     | 71,390,492           | 157  | 1,319,773          |
| Multiple Dwellings . . . . .                                     | 623  | 5,369,008            |  |                    |
| Housing acquired from Limited-dividend<br>Housing Companies      |  |                      |  |                    |
| Single Houses . . . . .  | 241  | 1,873,715            | 10   | 67,126             |
| Multiple Dwellings . . . . .                                     | 1,101                                      | 8,490,032            |  |                    |
| Garages . . . . .  | 232  |                      |  |                    |
| Housing at Pembroke, Gander,<br>Renfrew and Sorel . . . . .      | 441  | 6,024,193            | 64   | 424,740            |
|  | <u>13,980</u>                              | <u>95,998,972</u>    | <u>233</u>   | <u>1,812,631</u>   |
| <i>Housing Acquired Under Guarantee<br/>Agreements . . . . .</i> | <u>14</u>                                  | <u>132,072</u>       |  |                    |
| <i>Ajax Industrial Townsite</i>                                  |  |                      |  |                    |
| Rental Housing . . . . .   | 161  | 723,780              | (158)  | (1,240,563)        |
| Other Properties . . . . .                                       | 67   | 1,757,972            | (16)   | (32,552)           |
|  | <u>228</u>                                 | <u>2,481,752</u>     | <u>(174)</u>   | <u>(1,273,115)</u> |
| <i>Other Real Estate</i>   |  |                      |  |                    |
| Vacant Land . . . . .  |  | 449,436              |  | 97,250             |
| Miscellaneous . . . . .  | 32   | 119,249              | 18   | 27,824             |
|  | <u>32</u>                                  | <u>568,685</u>       | <u>18</u>  | <u>125,074</u>     |
|  | <u>14,282</u>                              | <u>\$102,709,658</u> | <u>78</u>  | <u>\$ 700,010</u>  |

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

|   | <u>Balances</u><br><u>December 31 1957</u> | <u>Additions and Transfers</u><br><u>during 1958</u> |
|---|--|--|
| Rental Housing Projects . . . . .         | \$37,136,362                               | \$13,438,236   |
| Land Assembly Projects . . . . .          | 7,080,294                                  | 3,361,133  |
| Expenditures under Preliminary Agreements | 60,001                                     | (60,001)   |
|   | <u>\$44,276,657</u>                        | <u>\$16,739,368</u>                                  |

**ended December 31 1958**

**Federal-Provincial Agreements for the year ended December 31 1958**

| <u>Dispositions during 1958</u> | <u>Balances December 31 1958</u> |  |                       |
|---------------------------------|----------------------------------|--|-----------------------|
|                                 | <u>Amount</u>                    | <u>Accumulated Recovery of Investments</u> | <u>Net Book Value</u> |
| \$771,560                       | \$50,574,598                     | \$595,846                                  | \$49,978,752          |
|                                 | 9,669,867                        |  | 9,669,867             |
| <u>\$771,560</u>                | <u>\$60,244,465</u>              | <u>\$595,846</u>                           | <u>\$59,648,619</u>   |

## Assets of the Mortgage Insurance, Home Improvement Loan

|  | <i>Mortgage Insurance Fund</i> |                     |
|--|--------------------------------|---------------------|
|  | <u>1957</u>                    | <u>1958</u>         |
| Cash . . . . .   | \$ 375,722                     | \$ 213,171          |
| Securities issued or guaranteed by the Government of Canada, at amortized cost . . . . . | 29,561,620                     | 44,690,065          |
| Approximate market values —  |                                |                     |
| Mortgage Insurance Fund . . . . .  | \$41,085,900                   |                     |
| Home Improvement Loan Insurance Fund. . . . .  | 1,123,700                      |                     |
| Rental Guarantee Fund . . . . .  | 2,193,300                      |                     |
|  | <u>\$44,402,900</u>            |                     |
| Accrued interest on securities. . . . .  | 387,574                        | 672,790             |
| Mortgages. . . . .   | 29,860                         | 91,685              |
| Accrued interest on mortgages . . . . .  | 495                            | 1,966               |
| Real Estate. . . . .   | 9,612                          | 11,089              |
|  | <u>\$30,364,883</u>            | <u>\$45,680,766</u> |

## Reserves for Mortgage Insurance, Home Improvement Loan Insurance

|  | <i>Reserve for Mortgage Insurance</i> |                     |                                  |
|--|---------------------------------------|---------------------|----------------------------------|
|  | <i>Total to December 31 1957</i>      | <i>Year 1958</i>    | <i>Total to December 31 1958</i> |
| Fees and premiums received . . . . .   | \$28,745,757                          | \$13,816,071        | \$42,561,828                     |
| Net income from securities. . . . .  | 1,614,285                             | 1,448,158           | 3,062,443                        |
| Interest earned on mortgages . . . . .   | 1,049                                 | 3,407               | 4,456                            |
| Rentals earned on real estate . . . . .  |                                       | 64                  | 64                               |
| Recoveries on claims paid . . . . .  |                                       |                     |                                  |
| Real estate acquired on claims paid. . . . .   | 38,185                                | 62,130              | 100,315                          |
| Profit on sales of real estate. . . . .  | 3,792                                 | 7,496               | 11,288                           |
| Profit on sales of securities. . . . .   |                                       | 40,687              | 40,687                           |
|  | <u>30,403,068</u>                     | <u>15,378,013</u>   | <u>45,781,081</u>                |
| Deduct:  |                                       |                     |                                  |
| Claims paid and legal expenses . . . . .   | 38,185                                | 62,130              | 100,315                          |
| Loss on sale of securities. . . . .  |                                       |                     |                                  |
|  | <u>38,185</u>                         | <u>62,130</u>       | <u>100,315</u>                   |
|  | <u>\$30,364,883</u>                   | <u>\$15,315,883</u> | <u>\$45,680,766</u>              |
| Mortgage insurance in force — approximately . . . . .                                  | \$2,100,000,000                       |                     |                                  |
| Amount insured in respect of Home Improvement Loans — approximately . . . . .          | \$ 6,216,000                          |                     |                                  |
| Current year's rentals covered by Rental Guarantee contracts — approximately . . . . . | \$ 15,000,000                         |                     |                                  |

## Insurance and Rental Guarantee Funds, December 31 1958

(with comparative figures for 1957)

| Home Improvement Loan Insurance Fund |                    | Rental Guarantee Fund |                    | Totals              |                     |
|--------------------------------------|--------------------|-----------------------|--------------------|---------------------|---------------------|
| 1957                                 | 1958               | 1957                  | 1958               | 1957                | 1958                |
| \$ 6,514                             | \$ 15,441          | \$ 48,235             | \$ 5,019           | \$ 430,471          | \$ 233,631          |
| 845,219                              | 1,201,483          | 1,936,488             | 2,419,809          | 32,343,327          | 48,311,357          |
|                                      |                    |                       |                    |                     |                     |
| 11,184                               | 18,982             | 17,354                | 35,399             | 416,112             | 727,171             |
|                                      |                    |                       |                    | 29,860              | 91,685              |
|                                      |                    |                       |                    | 495                 | 1,966               |
|                                      |                    |                       |                    | 9,612               | 11,089              |
| <u>\$862,917</u>                     | <u>\$1,235,906</u> | <u>\$2,002,077</u>    | <u>\$2,460,227</u> | <u>\$33,229,877</u> | <u>\$49,376,899</u> |

## and Rental Guarantees for the year ended December 31 1958

| Reserve for Home Improvement Loan Insurance |                  |                           | Reserve for Rental Guarantees |                  |                           | Totals              |  |
|---|------------------|---------------------------|-------------------------------|------------------|---------------------------|---------------------|--|
| Total to December 31 1957                   | Year 1958        | Total to December 31 1958 | Total to December 31 1957     | Year 1958        | Total to December 31 1958 | December 31 1958    |  |
| \$871,251                                   | \$396,551        | \$1,267,802               | \$2,411,394                   | \$371,342        | \$2,782,736               | \$46,612,366        |  |
| 42,261                                      | 42,411           | 84,672                    | 204,909                       | 81,985           | 286,894                   | 3,434,009           |  |
|   |                  |                           |                               |                  |                           | 4,456               |  |
|   |                  |                           |                               |                  |                           | 64                  |  |
| 1,728                                       | 2,908            | 4,636                     |                               |                  |                           | 4,636               |  |
|   |                  |                           |                               |                  |                           | 100,315             |  |
|   |                  |                           |                               |                  |                           | 11,288              |  |
| 915,240                                     | 1,873            | 1,873                     | 2,616,303                     | 1,662            | 1,662                     | 44,222              |  |
|   | <u>443,743</u>   | <u>1,358,983</u>          |                               | <u>454,989</u>   | <u>3,071,292</u>          | <u>50,211,356</u>   |  |
| 52,323                                      | 70,754           | 123,077                   | 612,326                       | (3,161)          | 609,165                   | 832,557             |  |
|   |                  |                           | 1,900                         |                  | 1,900                     | 1,900               |  |
| 52,323                                      | 70,754           | 123,077                   | 614,226                       | (3,161)          | 611,065                   | 834,457             |  |
| <u>\$862,917</u>                            | <u>\$372,989</u> | <u>\$1,235,906</u>        | <u>\$2,002,077</u>            | <u>\$458,150</u> | <u>\$2,460,227</u>        | <u>\$49,376,899</u> |  |

## Explanatory Notes to Financial Statements

### ASSETS

#### *Accounts Receivable*

Instalment balances due from local housing authorities on Corporation's share of investment in Federal-Provincial housing projects, rentals due from housing tenants and sundry accounts owing by Government and municipal agencies and others. Increase over 1957 arises from increased amounts owing by housing authorities operating Federal-Provincial rental housing projects, from contractors' holdbacks recoverable from Atomic Energy of Canada Limited for houses constructed on agency account and from the Minister of National Defence for completion of projects at Camp Gagetown, New Brunswick.

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

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*

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

#### *Loans under the Housing Acts*

Loans administered by the Corporation or by approved lenders as agents of the Corporation, and accountable advances on agency loans.

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

Balances recoverable for financing the cost of ground services under agreements made with municipalities solely by the Corporation or jointly 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.

#### *Government Bonds Received as Security Deposits from Contractors and Others*

These include bonds lodged in connection with construction contracts, investment of monies deposited by rental guarantee mortgagors to cover the cost of replacing equipment and sundry other guarantees.

#### *Other Assets*

Accountable advances to employees, inventories of cafeteria foodstuffs at major offices and special projects, fuel and maintenance stores, prepaid portion of grants in lieu of taxes to municipalities and prepaid group and other insurance premiums.

### LIABILITIES

#### *Accounts Payable and Accrued Charges*

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

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

Deposits from contractors to guarantee satisfactory completion of work, deposits from borrowers holding rental guarantee contracts to be used for repairs and replacements, payments withheld under terms of contracts for work performed, pre-payments of rental guarantee premiums and security deposits from tenants.

#### *Employees' Retirement Fund*

Deposits received from employees not eligible for admission to the Pension Fund. A Pension Fund established under authority of the CMHC Act and vested in trustees is not reflected in these statements.

#### *Reserve for Purchase Guarantees*

Premiums collected from builders of Defence Workers' housing projects in return for guarantees to purchase houses unsold by them. There were 26 houses acquired, of which 19 have been sold without loss. The remaining 7 units are still in possession and are being rented.

#### *Due to the Minister of Public Works for Profits (net) in respect of Loans, Guarantees and Other Commitments under the Housing Acts*

- (a) Operating profits less losses on Corporation's share in Federal-Provincial projects. In 1957, net losses in this account were \$71,000 but in 1958 net profits of \$17,000 were realized.
- (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.

#### *Borrowings from the Government of Canada*

|   | Amount<br>Borrowed<br>in 1958 | Amount<br>Repaid<br>in 1958 |
|---|-------------------------------|-----------------------------|
| Borrowings for lending under the Housing Acts (\$ million) .....  | 343.5                         | 30.0                        |
| Borrowings for acquisition and construction of real estate under Federal-Provincial agreements (\$ million) ..... | 23.5                          | 1.5                         |
| Borrowings for acquisition and construction of real estate (\$ million) .....                                     | 1.5                           | 5.0                         |

#### *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 in 1948, and of housing projects at Renfrew and Sorel transferred from the Department of Defence Production in the latter part of 1957.

#### *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

The continued increase in lending activity throughout 1958 resulting in net loan advances of \$319,000,000 after application of repayments in the amount of \$43,000,000 has brought about an increase in interest earned over 1957 of \$10,600,000. The same situation has been responsible for a net increase of \$313,000,000 in borrowings to finance new loans with increased interest charges of \$7,384,000 over 1957.

During 1958, 1,108 housing units were disposed of while only 78 new ones were acquired. Rental revenue has declined therefore by \$478,000.

The earned portion of application fees for insured loans both through approved lenders and on direct account provided additional income over the previous year totalling \$1,548,000.

The decline by approximately \$109,000 in miscellaneous income results from the complete disposal before 1958 of all holdings of Treasury Bills, funds being no longer available for investment in this type of security.

### ADMINISTRATIVE EXPENDITURE

Administrative expenditures were \$2,682,000 higher in 1958 than in 1957. It should be noted that this increase is principally attributable to payments of more than \$2,053,000 made to approved lenders for processing agency loans. Payments made for this purpose in 1957 were negligible in comparison. The intense lending activity in 1958 also resulted in an increase of \$67,000 in fees paid to approved lenders for their services in making progress advance examinations.

Increased activity in the dissemination of information and a broadening of the field covered by this service has resulted in a rise in cost over 1957 of more than \$42,000.

The greater volume of lending activity in 1958 has been responsible for an increase in expenditures to cover the cost of stationery and other office supplies and expenses amounting to approximately \$123,000.

An increase of approximately \$70,000 in the cost of travel and moving expenses of employees was caused in part by transfer of personnel to other locations during an administrative reorganization which took place in 1958 and also by the sharp increase in lending volume in the same period.

Miscellaneous expense has decreased by \$26,000 mainly because of a decrease in expenditures for special management advisory service commenced in 1957 and completed early in 1958.



## **STATISTICS**

### *Tables*

- 1** Housing Units Started and Completed, 1935-1958.
- 2** Housing Units Started and Completed, by Province, 1958.
- 3** Housing Units Started, and Mortgage Loans Approved Under the Housing Acts, by Locality, 1958.
- 4** Mortgage Loans Approved Under the Housing Acts, by Province, 1958.
- 5** Home Improvement Loans Approved, by Province, 1958.
- 6** Mortgage Loans Approved Under the Housing Acts, 1935-1958.
- 7** Federal-Provincial Projects Under the Housing Acts, 1950-1958.
- 8** Housing Units Under Rental and Sold, 1947-1958.
- 9** Expenditures on Housing Research and Community Planning, 1946-1958.
- 10** Summary of Construction Activities of Central Mortgage and Housing Corporation, by Programme, 1958.

**Housing units started and completed (1), 1935-1958**
**TABLE 1**

| Year         | Housing Units Started |                           |                  | Housing Units Completed |                           |                  |
|--------------|-----------------------|---------------------------|------------------|-------------------------|---------------------------|------------------|
|              | Total                 | Under the<br>Housing Acts | Other            | Total                   | Under the<br>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           |
| 1958         | 164,632               | 81,950                    | 82,682           | 146,686                 | 69,039                    | 77,647           |
| <b>TOTAL</b> | <b>1,821,553</b>      | <b>536,551</b>            | <b>1,285,002</b> | <b>1,730,404</b>        | <b>491,383</b>            | <b>1,239,021</b> |

**Housing units started and completed (1), by province, 1958**
**TABLE 2**

| Province             | Housing Units Started |                          |               | Housing Units Completed |                          |               |
|----------------------|-----------------------|--------------------------|---------------|-------------------------|--------------------------|---------------|
|                      | Total                 | Under the<br>Housing Act | Other         | Total                   | Under the<br>Housing Act | Other         |
| Newfoundland         | 1,309                 | 544                      | 765           | 1,205                   | 259                      | 946           |
| Prince Edward Island | 227                   | 41                       | 186           | 109                     | 17                       | 92            |
| Nova Scotia          | 2,746                 | 959                      | 1,787         | 2,320                   | 646                      | 1,674         |
| New Brunswick        | 2,718                 | 968                      | 1,750         | 3,237                   | 743                      | 2,494         |
| Quebec               | 46,324                | 14,424                   | 31,900        | 39,750                  | 10,994                   | 28,756        |
| Ontario              | 63,753                | 41,103                   | 22,650        | 59,551                  | 37,907                   | 21,644        |
| Manitoba             | 6,502                 | 3,793                    | 2,709         | 5,743                   | 2,472                    | 3,271         |
| Saskatchewan         | 5,222                 | 2,453                    | 2,769         | 4,979                   | 2,289                    | 2,690         |
| Alberta              | 16,532                | 10,008                   | 6,524         | 13,562                  | 7,619                    | 5,943         |
| British Columbia     | 19,299                | 7,657                    | 11,642        | 16,230                  | 6,093                    | 10,137        |
| <b>CANADA</b>        | <b>164,632</b>        | <b>81,950</b>            | <b>82,682</b> | <b>146,686</b>          | <b>69,039</b>            | <b>77,647</b> |

(1) Excluding the Northwest and Yukon Territories.

**Housing units started, and mortgage loans approved**

**under the Housing Acts, by locality (1), 1958**

**TABLE 3**

| Locality                  | Population<br>(000) | Starts  | C.M.H.C. |                   | Approved<br>Lenders |                   | Total  |                   |
|---------------------------|---------------------|---------|----------|-------------------|---------------------|-------------------|--------|-------------------|
|                           |                     |         | Units    | Amount<br>(\$000) | Units               | Amount<br>(\$000) | Units  | Amount<br>(\$000) |
| <i>Metropolitan Areas</i> |                     |         |          |                   |                     |                   |        |                   |
| Calgary . . . . .         | 255                 | 5,655   | 1,571    | 16,535            | 2,782               | 32,929            | 4,353  | 49,464            |
| Edmonton . . . . .        | 310                 | 5,805   | 2,727    | 29,683            | 1,822               | 21,511            | 4,549  | 51,194            |
| Halifax . . . . .         | 171                 | 1,345   | 53       | 592               | 274                 | 2,402             | 327    | 2,994             |
| Hamilton . . . . .        | 332                 | 4,092   | 1,068    | 12,082            | 1,499               | 17,958            | 2,567  | 30,040            |
| London . . . . .          | 162                 | 2,544   | 855      | 8,849             | 905                 | 9,848             | 1,760  | 18,697            |
| Montreal . . . . .        | 1,972               | 26,198  | 3,129    | 27,163            | 3,792               | 36,551            | 6,921  | 63,714            |
| Ottawa-Hull . . . . .     | 373                 | 5,732   | 1,207    | 12,552            | 2,869               | 33,161            | 4,076  | 45,713            |
| Quebec . . . . .          | 330                 | 2,367   | 567      | 5,744             | 758                 | 8,047             | 1,325  | 13,791            |
| Saint John . . . . .      | 86                  | 361     | 94       | 877               | 167                 | 1,714             | 261    | 2,591             |
| St. John's . . . . .      | 85                  | 503     | 115      | 1,421             | 73                  | 905               | 188    | 2,326             |
| Toronto . . . . .         | 1,429               | 24,301  | 6,658    | 65,574            | 10,383              | 113,969           | 17,041 | 179,543           |
| Vancouver . . . . .       | 717                 | 12,299  | 2,612    | 27,573            | 2,900               | 33,992            | 5,512  | 61,565            |
| Victoria . . . . .        | 133                 | 1,508   | 253      | 2,224             | 537                 | 6,297             | 790    | 8,521             |
| Windsor . . . . .         | 192                 | 1,122   | 204      | 2,432             | 397                 | 4,766             | 601    | 7,198             |
| Winnipeg . . . . .        | 427                 | 4,422   | 1,682    | 16,279            | 1,534               | 15,929            | 3,216  | 32,208            |
| Sub-Total                 | 6,974               | 98,254  | 22,795   | 229,580           | 30,692              | 339,979           | 53,487 | 569,559           |
| <i>Major Urban Areas</i>  |                     |         |          |                   |                     |                   |        |                   |
| Brantford . . . . .       | 59                  | 255     | 53       | 559               | 136                 | 1,550             | 189    | 2,109             |
| Chicoutimi-Jonquière .    | 103                 | 757     | 276      | 2,947             | 158                 | 1,687             | 434    | 4,634             |
| Ft. William-Pt. Arthur    | 92                  | 1,123   | 505      | 4,697             | 327                 | 3,708             | 832    | 8,405             |
| Guelph . . . . .          | 39                  | 554     | 200      | 1,959             | 238                 | 2,306             | 438    | 4,265             |
| Kingston . . . . .        | 62                  | 622     | 279      | 2,718             | 206                 | 2,456             | 485    | 5,174             |
| Kitchener . . . . .       | 104                 | 1,180   | 457      | 4,697             | 467                 | 5,367             | 924    | 10,064            |
| Moncton . . . . .         | 57                  | 408     | 137      | 1,280             | 238                 | 2,364             | 375    | 3,644             |
| Niagara Falls . . . . .   | 54                  | 590     | 277      | 3,027             | 186                 | 2,097             | 463    | 5,124             |
| Oshawa . . . . .          | 89                  | 1,644   | 1,082    | 11,774            | 398                 | 4,457             | 1,480  | 16,231            |
| Peterborough . . . . .    | 60                  | 553     | 207      | 2,242             | 273                 | 3,027             | 480    | 5,269             |
| Regina . . . . .          | 101                 | 1,156   | 176      | 1,929             | 675                 | 7,858             | 851    | 9,787             |
| St. Catharines . . . . .  | 100                 | 788     | 185      | 2,108             | 330                 | 3,868             | 515    | 5,976             |
| Sarnia . . . . .          | 63                  | 629     | 118      | 1,324             | 278                 | 3,255             | 396    | 4,579             |
| Saskatoon . . . . .       | 82                  | 1,481   | 359      | 3,743             | 588                 | 6,542             | 947    | 10,285            |
| Sault Ste. Marie . . .    | 57                  | 711     | 204      | 2,359             | 176                 | 2,029             | 380    | 4,388             |
| Shawinigan Falls . . .    | 62                  | 280     | 31       | 327               | 27                  | 297               | 58     | 624               |
| Sherbrooke . . . . .      | 72                  | 330     | 31       | 337               | 87                  | 971               | 118    | 1,308             |
| Sudbury . . . . .         | 99                  | 676     | 230      | 2,732             | 155                 | 1,855             | 385    | 4,587             |
| Sydney . . . . .          | 90                  | 283     | 3        | 28                | 20                  | 239               | 23     | 267               |
| Timmins . . . . .         | 40                  | 57      | 14       | 169               | 14                  | 171               | 28     | 340               |
| Trois-Rivières . . . .    | 95                  | 587     | 109      | 1,060             | 45                  | 450               | 154    | 1,510             |
| Sub-Total                 | 1,580               | 14,664  | 4,933    | 52,016            | 5,022               | 56,554            | 9,955  | 108,570           |
| Other Localities          | 8,461               | 51,714  | 8,717    | 91,217            | 9,996               | 113,400           | 18,713 | 204,617           |
| CANADA . . . . .          | 17,015              | 164,632 | 36,445   | 372,813           | 45,710              | 509,933           | 82,155 | 882,746           |

(1) Excluding the Northwest and Yukon Territories.

**Mortgage loans approved under the Housing Acts, by province, 1958**

**TABLE 4**

| Province                   | C.M.H.C.      |                | Approved Lenders |                | Total         |                |
|----------------------------|---------------|----------------|------------------|----------------|---------------|----------------|
|                            | Units         | Amount (\$000) | Units            | Amount (\$000) | Units         | Amount (\$000) |
| Newfoundland . . . . .     | 219           | 2,525          | 95               | 1,166          | 314           | 3,691          |
| Prince Edward Island . . . | 15            | 126            | 25               | 266            | 40            | 392            |
| Nova Scotia . . . . .      | 272           | 2,916          | 700              | 7,223          | 972           | 10,139         |
| New Brunswick . . . . .    | 367           | 3,314          | 605              | 6,062          | 972           | 9,376          |
| Quebec . . . . .           | 7,057         | 67,828         | 7,210            | 74,758         | 14,267        | 142,586        |
| Ontario . . . . .          | 17,216        | 180,167        | 23,994           | 271,034        | 41,210        | 451,201        |
| Manitoba . . . . .         | 1,912         | 18,377         | 1,907            | 19,734         | 3,819         | 38,111         |
| Saskatchewan. . . . .      | 751           | 7,687          | 1,758            | 19,614         | 2,509         | 27,301         |
| Alberta . . . . .          | 5,258         | 55,521         | 5,240            | 61,242         | 10,498        | 116,763        |
| British Columbia . . . . . | 3,378         | 34,352         | 4,176            | 48,834         | 7,554         | 83,186         |
| Northwest Territories. . . | 7             | 90             | 6                | 78             | 13            | 168            |
| Yukon Territory . . . . .  | 1             | 10             | —                | —              | 1             | 10             |
| <b>CANADA . . . . .</b>    | <b>36,453</b> | <b>372,913</b> | <b>45,716</b>    | <b>510,011</b> | <b>82,169</b> | <b>882,924</b> |

**Home improvement loans approved, by province, 1958**

**TABLE 5**

| Province                   | Number of Loans | Number of Additional Housing Units | Amount (\$000) |
|----------------------------|-----------------|------------------------------------|----------------|
| Newfoundland . . . . .     | 660             | 14                                 | 846            |
| Prince Edward Island . . . | 62              | 10                                 | 58             |
| Nova Scotia . . . . .      | 2,752           | 91                                 | 2,327          |
| New Brunswick . . . . .    | 657             | 46                                 | 719            |
| Quebec . . . . .           | 2,842           | 193                                | 4,506          |
| Ontario . . . . .          | 15,060          | 477                                | 13,152         |
| Manitoba . . . . .         | 1,641           | 26                                 | 1,681          |
| Saskatchewan. . . . .      | 1,667           | 44                                 | 1,828          |
| Alberta . . . . .          | 3,654           | 151                                | 4,610          |
| British Columbia . . . . . | 8,112           | 220                                | 9,864          |
| Northwest Territories. . . | 18              | 1                                  | 33             |
| Yukon Territory . . . . .  | 7               | —                                  | 11             |
| <b>CANADA . . . . .</b>    | <b>37,132</b>   | <b>1,273</b>                       | <b>39,635</b>  |

**Mortgage loans approved under the Housing Acts, 1935-1958**

**TABLE 6**

| <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                         | 55,951                |
| 1947 . . . . .                      | 8,886                  | 10,933                         | 53,230                |
| 1948 . . . . .                      | 15,313                 | 18,776                         | 104,291               |
| 1949 . . . . .                      | 18,047                 | 25,166                         | 140,830               |
| 1950 . . . . .                      | 33,934                 | 42,280                         | 284,487               |
| 1951 . . . . .                      | 14,916                 | 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                        | 1,379,431             |
| 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               |
| 1958 . . . . .                      | 65,515                 | 82,169                         | 882,924               |
| Sub-Total . . . . .                 | 232,323                | 280,257                        | 2,798,229             |
| <b>TOTAL . . . . .</b>              | <b>412,222</b>         | <b>520,776</b>                 | <b>4,264,798</b>      |

**Federal-Provincial projects under the Housing Acts, 1950-1958**

| 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       | 37                      | 1,329                | 1,495     | 140                              |
| 1952 . . . . .                 | 1,198.4                 | 1,591  | 5,950          | 1,093     | 486                     | 644                  | 9,447     | 732                              |
| 1953 . . . . .                 | 1,822.4                 | 1,834  | 1,086          | 922       | 930                     | 636                  | 11,752    | 378                              |
| 1954 . . . . .                 | 6,616.3                 | 4,159  | 1,521          | 1,880     | 920                     | 1,596                | 6,297     | 1,495                            |
| 1955 . . . . .                 | 336.0                   | 1,439  | 175            | 440       | 738                     | 1,298                | 3,330     | 968                              |
| 1956 . . . . .                 | —236.9                  | 2,067  | —228           | 839       | 1,038                   | 1,099                | 4,695     | 520                              |
| 1957 . . . . .                 | 320.2                   | 2,877  | 1,850          | 991       | 898                     | 1,192                | 15,963    | 1,202                            |
| Sub-Total . . . . .            | 11,489.1                | 15,142                                       | 15,096         | 6,300     | 5,108                   | —                    | 53,330    | 7,130                            |
| 1958 . . . . .                 | 76.8                    | 5,895  | 12             | 1,003     | 1,053                   | 1,142                | 19,421    | 1,073                            |
| Newfoundland . . . . .         | —                       | —  | —              | —         | 13                      | 36                   | 1,342     | —9                               |
| Prince Edward Island . . . . . | —                       | —  | —              | —         | —                       | —                    | —         | —                                |
| Nova Scotia . . . . .          | —                       | —  | —              | —         | —                       | 704                  | 351       | —                                |
| New Brunswick . . . . .        | —                       | —  | —              | —         | —                       | 833                  | —         | 100                              |
| Quebec . . . . .               | —                       | —  | —              | —         | —                       | 743                  | —4        | —                                |
| Ontario . . . . .              | —0.6                    | 4,975  | —103           | 568       | 708                     | 905                  | 14,738    | 735                              |
| Manitoba . . . . .             | —                       | —  | —              | —         | —                       | —                    | —         | —                                |
| Saskatchewan. . . . .          | 30.0                    | 213  | 116            | 255       | 234                     | 21                   | 220       | —                                |
| Alberta . . . . .              | —                       | —  | —              | —         | —                       | —                    | —         | 50                               |
| British Columbia . . . . .     | 47.4                    | 707  | —1             | 180       | 98                      | 180                  | 841       | —                                |
| TOTAL . . . . .                | 11,565.9                | 21,037                                       | 15,108         | 7,303     | 6,161                   | —                    | 72,751    | 8,203                            |
|                                |                         |  |                |           |                         |                      | 5,587     | —                                |

(1) Includes 100 housing units moved from a Corporation to a Federal-Provincial Project in Hamilton.

(2) Includes 4 houses, started in 1957, being moved from a Corporation to a Federal-Provincial Project in Hamilton.

**Housing units under rental and sold, 1947-1958**

**TABLE 8**

| Year and Province              | Number of Housing Units            |                         |                      |                                      |
|--------------------------------|------------------------------------|-------------------------|----------------------|--------------------------------------|
|                                | Under Rental<br>as at<br>January 1 | Acquired <sup>(1)</sup> | Sold <sup>(2)</sup>  | Under Rental<br>as at<br>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                     | 1,591                | 13,691                               |
| 1958                           | 13,691                             | 84                      | 1,189 <sup>(3)</sup> | 12,586                               |
| Newfoundland . . . . .         | 332                                | 61                      | 1                    | 392                                  |
| Prince Edward Island . . . . . | 29                                 | —                       | 4                    | 25                                   |
| Nova Scotia . . . . .          | 390                                | —                       | 8                    | 382                                  |
| New Brunswick. . . . .         | 668                                | —                       | 2                    | 666                                  |
| Quebec . . . . .               | 1,892                              | 6                       | 10                   | 1,888                                |
| Ontario . . . . .              | 4,516                              | 15                      | 402 <sup>(3)</sup>   | 4,129                                |
| Manitoba . . . . .             | 1,389                              | —                       | 217                  | 1,172                                |
| Saskatchewan. . . . .          | 815                                | 1                       | 141                  | 675                                  |
| Alberta . . . . .              | 1,044                              | 1                       | 239                  | 806                                  |
| British Columbia . . . . .     | 2,616                              | —                       | 165                  | 2,451                                |

(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 23 housing units moved from a Corporation to a Federal-Provincial Project in Hamilton.

**Expenditures on housing research and community planning, 1946-1958**

**TABLE 9**

| <i>Type of Expenditure</i>                                     | 1946-1953<br>\$  | 1954<br>\$     | 1955<br>\$     | 1956<br>\$     | 1957<br>\$     | 1958<br>\$     | 1946-1958<br>\$  |
|--|------------------|----------------|----------------|----------------|----------------|----------------|------------------|
| <i>Central Mortgage and Housing Corporation</i>                |                  |                |                |                |                |                |                  |
| Economic and Related Research                                  | 701,459          | 155,789        | 171,749        | 190,185        | 204,095        | 181,917        | 1,605,194        |
| Architectural Investigations . . .                             | 282,122          | 70,690         | 59,324         | 130,487        | 135,310        | 113,049        | 790,982          |
| Technical Investigations . . . .                               | 3,674            | 252            | —20            | 75,187         | 102,510        | 108,277        | 289,880          |
| Community Planning . . . . .                                   | 88,680           | 12,514         | 16,158         | 18,591         | 13,956         | 16,801         | 166,700          |
| Other Housing Investigations . .                               | 80,136           | 24,011         | 36,539         | 29,962         | 31,316         | 33,907         | 235,871          |
| Information Services . . . . .                                 | 239,983          | 94,694         | 64,038         | 54,870         | 43,945         | 143,015        | 640,545          |
| Sub-Total . . . . .  | 1,396,054        | 357,950        | 347,788        | 499,282        | 531,132        | 596,966        | 3,729,172        |
| <i>Grants to Other Government Departments and Institutions</i> |                  |                |                |                |                |                |                  |
| Economic and Related Research                                  | 144,758          | 10,726         | 10,794         | 8,740          | 11,326         | 11,302         | 197,646          |
| Architectural Investigations . . .                             | 54,522           | 9,791          | 6,450          | 18,380         | 18,867         | 20,000         | 128,010          |
| Technical Investigations . . . .                               | 1,500            | 3,027          | —              | —              | —              | —              | 4,527            |
| Community Planning . . . . .                                   | 635,146          | 111,779        | 124,497        | 161,742        | 164,872        | 195,615        | 1,393,651        |
| Other Housing Investigations . .                               | 118,587          | 4,600          | —              | 6,300          | 32,887         | 25,819         | 188,193          |
| Information Services . . . . .                                 | 932              | —              | —              | —              | —              | —              | 932              |
| Sub-Total . . . . .  | 955,445          | 139,923        | 141,741        | 195,162        | 227,952        | 252,736        | 1,912,959        |
| <b>TOTAL . . . . .</b>   | <b>2,351,499</b> | <b>497,873</b> | <b>489,529</b> | <b>694,444</b> | <b>759,084</b> | <b>849,702</b> | <b>5,642,131</b> |

TABLE 10

## Summary of construction activities of Central Mortgage and Housing Corporation, by programme, 1958

| Programme   | Number of Housing Units |           |   | Number of School Rooms                    |                       |   | Number of Residential Lots |   |         | Expenditures (£'000)  |         |       |
|---|-------------------------|-----------|---|---|-----------------------|---|----------------------------|---|---------|-----------------------|---------|-------|
|   | Started                 | Completed | Under Construction as at 31 December 1958 | Under Construction as at 31 December 1958 |                       |   | In Projects Completed      | In Projects Underway as at 31 December 1958 | Housing | Land and Improvements | Schools | Other |
|   |                         |           |   | In Projects Started                       | In Projects Completed | In Projects Underway as at 31 December 1958 |                            |   |         |                       |         |       |
| <i>Corporation Construction</i>                           |                         |           |   |   |                       |   |                            |   |         |                       |         |       |
| Federal-Provincial Projects <sup>(1)</sup> . . .          | 1,586                   | 1,812     | 1,353                                     | —   | —                     | —   | 765                        | 1,003                                       | 7,355   | 19,421                | 5,895   | —     |
| Rental Housing (Gander) . . .                             | 50                      | 60        | 50  | —   | —                     | —   | —                          | —   | —       | 430                   | 37      | —     |
| Rental Housing (Pembroke, Montreal North and Fredericton) | —                       | —         | —   | —   | —                     | —   | —                          | —   | —       | 48                    | 35      | —     |
| Office Premises. . . . .                                  | —                       | —         | —   | —   | —                     | —   | —                          | —   | —       | 22                    | —       | 1     |
| <i>Construction for Other Departments and Agencies</i>    |                         |           |   |   |                       |   |                            |   |         |                       |         |       |
| Atomic Energy of Canada Ltd. . .                          | —                       | 102       | —   | —   | —                     | —   | —                          | —   | —       | 922                   | 56      | —     |
| Department of National Defence. .                         | 1,651                   | 1,638     | 1,297                                     | 123                                       | 97                    | 216   | —                          | —   | —       | 13,569                | 3,234   | 1,697 |
| Department of Public Works. . .                           | —                       | —         | —   | —   | —                     | —   | —                          | —   | —       | 57                    | 5       | —     |

(1) Includes 100 completions and 4 houses under construction, for houses moved from a Corporation to a Federal-Provincial project in Hamilton.

## PUBLICATIONS

### Reports

CANADIAN HOUSING STATISTICS – A quarterly report providing statistical information on the housing situation.

### Financing

NHA LOANS FOR HOMES – A leaflet explaining the insured loan provisions for home ownership under the National Housing Act.

NHA HOME-OWNER LOANS BY CMHC – A leaflet outlining loans available for home ownership through CMHC when NHA loans are not available from approved lenders.

NHA INSURED LOANS FOR RENTAL HOUSING – A leaflet outlining the financing of rental housing under the National Housing Act.

NHA LIMITED-DIVIDEND LOANS – A leaflet outlining loans available under the National Housing Act to assist in the construction of low-rental housing projects.

NHA CO-OPERATIVE HOUSING LOANS – A leaflet explaining loans made under the National Housing Act to building co-operatives.

NHA HOME CONVERSION LOANS – A leaflet explaining loans available under the National Housing Act for alterations which add one or more family housing units to existing residential structures.

NHA FEDERAL-PROVINCIAL PROJECTS – A leaflet outlining the provisions of the National Housing Act for land assembly and housing construction undertaken jointly by Federal-Provincial partnerships.

NHA HOME IMPROVEMENT LOANS – A leaflet explaining the terms of NHA loans for home improvement and repairs.

SMALL HOUSE DESIGNS – A catalogue of house designs for which working drawings may be purchased from Central Mortgage and Housing Corporation local offices at nominal cost.

CHOOSING A HOUSE DESIGN – An illustrated book outlining to prospective home owners considerations on choice of neighborhood, lot and type of house.

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

NHA – A MINIMUM HOUSE – A leaflet describing the specifications of a minimum house designed for rural areas without municipal services, which can be built with financial assistance under the National Housing Act.

### Construction

HOUSING STANDARDS – A book of minimum building standards prepared by the Division of Building Research, National Research Council, and prescribed by Central Mortgage and Housing Corporation for houses built under the National Housing Act.

APARTMENT BUILDING STANDARDS – A book 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.

GOOD BUILDING PRACTICE – A Guide to Nailing – A booklet of nailing diagrams offered as a guide to sound wood framing for house construction.

NHA – WHAT YOU SHOULD KNOW ABOUT THE INSPECTION OF YOUR HOUSE – A leaflet explaining the extent and the limitations of compliance inspections on NHA financed housing.

### General

HABITAT – A bi-monthly magazine published by the Corporation containing articles on various aspects of housing.

NHA HOUSING FOR THE ELDERLY – A booklet outlining the way in which NHA limited-dividend loans may be used to provide accommodation for old people.

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

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

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**REGIONAL OFFICES**

Halifax  
Montreal  
Toronto  
Winnipeg  
Vancouver

**LOCAL OFFICES**

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