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Vancouver Post-War Housing Committee - Miscellaneous

FOLDER NO

12-15

~~COOLIE VERNER PAPERS~~

Buck, Frank E

UBC Archives

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F.E. Buck

Extract From
The Tenth Fortune Round Table

Housing, which was scheduled for an important place on the agenda, still remained to be discussed. The Chairman called on Mr. Palmer, Coordinator of Defense Housing, to lead off, "Will housing create a new industry of more importance even than aviation," the question was put, "or will it equal the automobile as an outlet for investment and employment?" Mr. Palmer's answer was perhaps the most encouraging news of the round Table.

He began by measuring the backlog of pent-up housing demand in the nation. His figures were arresting.

Mr. Palmer: Since the turn of the century, up until 1933, there were never less than 200,000 nonfarm units built per year. At the turn of the century it hit around 250,000 per annum, and it got up to about 500,000 in 1912. During 1918 it went below 300,000 again. In 1925 housing did about 900,000 nonfarm units per annum. What do you think it sank to in 1933? It is incredible, but it got almost down to 50,000 nonfarm units per annum! There had been nothing like it in over half a century. In 1934 nonfarm units were about 60,000; in 1935 about 72,000. It is amazing!

By last year, Mr. Palmer continued, nonfarm units had increased to 1545,000--still only a little better than the 1912 figure. Obviously there exists a terrific backlog of unsatisfied need.

Meanwhile, while U.S. housing sickened on the vine, what was happening to Europe? Over a period of fifteen years, said Mr. Palmer, the countries of western Europe carried through public-housing programs (direct government building and subsidy to private enterprise), which alone rehoused 20 million of their combined total population of 130 million. The Dutch program was especially significant.

Mr. Palmer: The Netherlands in 1919 found herself with 1,380,000 houses. She had no international trade, tariff barriers were put up around her, so that she could not export her products... Between 1919 and 1934 the little country of the Netherlands, with subsidy, added 658,000 dwelling units. She increased her housing by almost 50 per cent. She kept her people almost 100 per cent employed with an internal economy. She didn't have to import materials and she didn't upset her balance of trade. After this war we are going to be in a position with very little international trade, the other countries cannot buy from us, we must rebuild our cities, and we can do it with an internal economy, if we follow the Netherlands.

To take care of defence housing and replacements alone, Mr. Palmer went on, we need to build 825,000 units during the current fiscal year. "We had hoped, until we got into this terrific priorities jam, to get at least 625,000. We now have cut that to 525,000, 125,000 of which will be publicly built and 400,000 privately financed." The houses being built with public money are, he said, infinitely more "livable" than those put up during the last war--and despite their greater cubic area and better equipment, they are costing a third less... because of the technical improvements that have come along" and because "the emergency has permitted the use of many devices and materials which were registered by obsolete building codes and other obstacles in normal times..." Moreover, "we now find, on a very conservative basis, that prefabrication and so on will further reduce costs in the postwar period at least another 30 per cent."

What about the postwar needs? Mr. Palmer recommended a preliminary goal of 1,600,000 nonfarm units a year--600,000 of them to be built with government subsidy for low-income families. It should be a ten-year program, he believed; at its end the nation would have six million subsidized units that would rehouse 24 million persons. The cost each year would be \$2,100,000,000, on which the service charges would amount to only \$35 million. As for the one million units to be left to private capital to produce: "If we take the private building at an average cost of around \$5,000 for a dwelling, we will run into \$5 billion per annum." Thus public and private housing together would add up to \$7,100,000,000 a year. The combined program would employ more than 1,600,000 men for ten years.

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Mr. Palmer's figures dazzled the Table. But he was not through. "We should regard housing," he said, "as the Exporanto of the north-and-south axis." Already, he explained, the government has allocated \$1 million for defense housing in Puerto Rico; each South American country is being invited to send an observer. We might also promote housing in postwar Europe.

Mr. Palmer: Why not explore the possibility of a device, to be used internationally, such as our Federal Housing Administration here? The countries could participate in the reinsurance of housing loans up to the limit of their ability, and then Uncle Sam could just as well come in and take an overwriting on them. We are going to control money policies throughout the world, I should think with all the gold we have here. So why can't we help, on an international credit basis, to get these countries going?

After Mr. Palmer had finished, Chairman Buell asked Guy Groor to talk about the possibilities of urban redevelopment. Mr. Groor posted some guide signs to begin with: (1) the plan he would describe was not in any sense "official" yet; (2) the Table should keep in mind that, although government might seem to occupy a large part of his calculations, the plan's basic purpose is to make it possible for private enterprise to do most of the job of urban rebuilding. A digest of Mr. Groor's remarks follows.

Mr. Groor: The program would consist of four main phases, starting with city planning and land acquisition of slums and blighted areas. The three subsidiary phases are: first, the rationalization of the residential construction industry; second, the stimulation of the production by private enterprise of low-cost housing for rent; third, an extensive reexamination of the USHA program. All four parts of the program would head up in a federal agency, probably a corporation.

Federal aid would be extended to the cities on condition that the cities themselves be granted adequate powers by their states to acquire and hold land for any purpose that promotes the general welfare. Moreover, each city would be required to set up a competent planning body, which should start producing a thoroughly satisfactory master plan for replanning and rebuilding its whole metropolitan area, including transportation, terminals of all sorts, and so on. Under these conditions the federal agency would bear most or perhaps all of the cost of acquiring blighted and slum areas.

The city would offer this land to private enterprise for long-term leases on very favorable terms, keeping one-third of the subsequent proceeds for itself and turning over the other two-thirds to the federal corporation. This will be enough, in many cases, to reimburse fully the federal government over a period of years.

If you stop with land acquisition, however, you are still up against the backwardness of the building industry itself, which impedes private enterprise. Therefore, you need a great research organization to tackle courageously the entire problem of monopoly prices of materials, rackets, and conspiracies, transportation, obstructive labor-union rules and everything else in its own experimental work. It would operate in the sense of a pilot plant: there would be no intention of going into competition with private industry.

As an additional inducement to private enterprise to use a lot of this land for housing, we would provide a system of investment insurance in rental housing. The housing would be owned outright by the builders, but a very low minimum yield--perhaps 2 per cent--would be guaranteed by the Federal Housing Administration. Actually we should expect the owner of the property to average 4.5 or 5 per cent. We believe that with this inducement of investment insurance the reluctance of certain Boards of Directors of life-insurance companies, mutual savings banks, foundations, trust estates, and all sorts of pools of savings will be overcome and they will invest in housing. As I remarked at the outset, the purpose of this thing is to do an economic and social job that has to be done. But incidentally it will help to beat the devil in the postdefense period....

Discussion brought out that present state laws in almost every case would have to be modified to make Mr. Groor's plan possible; that in many cases municipal tax practices would have to be overhauled; and that -- in Mr. Groor's words -- "before pencil is put to paper in the way of planning, you have got to know

what kind of city each is and what kind of city you expect to have it become, what role you expect it to play in its region and in the nation."

The Chairman polled the table on Mr. Greer's plan, and most of the Table found it good -- but it disturbed Mr. Crawford. "I am getting a great education here. I don't know. I prize the old idea of liberty above all things, but maybe I am so far behind the times that I have got to catch up."

CONCLUSIONS

Perhaps the greatest single outlet for postwar investment and employment lies in housing and urban reconstruction. By 1945 one-fourth of all the dwellings in the U.S. will be more than fifty years old. While we believe in a government program for slum clearance, the main housing job can be done only by private enterprise. At present the building industry is much-in need of widespread rationalization and mass-production methods. We urge that housing research be organized by either government or industry and that government and economic groups cooperate at once to remove the obstacles to what should prove to be a vast housing expansion in both the cities and rural areas. If nothing is done actively to bring about these changes until after the war, a great opportunity to absorb workers will have been lost.

Nearly every city has a vast decadent area of slums and blighted, obsolescent factories and store buildings, which reduce property values and breed disease and crime. These areas are so vast and the real-estate costs so inflated that private enterprise and finance, left to themselves, are not likely to rebuild them. Here is a place where community planning, federal financing, and private construction all might cooperate. We favor the preparation of projects looking in this direction, so that a program can be put into effect as soon as postwar conditions justify it.

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STATIONERY DEPARTMENT OF PARLIAMENTARY AND DEPARTMENTAL PRINTING

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FE, Buck,

Extracts from a speech by Mr. A. M. Nicholson (MacKenzie) on May 7th 1941 as report in Hansard.

The time at my disposal this afternoon I shall devote to a discussion of an important problem-war-time housing. The provision of adequate shelter for the members of our armed forces who, in connection with their duties have been required to leave their ordinary place of abode, and also the provision of adequate accommodation for those employed in new war industries is, to my mind, a subject which has not received sufficient consideration from this government or this parliament. The finding of suitable shelter is a problem as old as the problems of providing food and clothing as old as human history. Unfortunately, in peace time we in Canada have not attacked this problem as we should. In various countries in Europe for many years the question of national housing has received careful consideration.....

Nearly every western European country has had housing legislation dating back to the last century. Possibly the country with the most enviable record was the little country of Holland. No country in Europe was able to provide a larger number of houses in proportion to the needs of the population, and more adequately to meet the needs of those with low incomes, than Holland. Catherine Bauer in her book, "Modern Housing", refers to the achievements of Holland. She writes: "There is no country in which the new method of housing-community unit planning, large-scale constructions, supervised standards and long-time investment financing- has so completely superseded the old speculative piecemeal method. There is much private construction, at fairly low rental, which has just as high a standard as the official housing. One can confidently expect, therefore, that modern housing is a permanent institution in Holland."

In Sweden, outstanding developments have taken place in the provision of low-cost municipal housing and the development of cooperative projects. Anyone interested in the study of the developments in Sweden will find Child's book, "Sweden, the Middle Way," extremely interesting. In Sweden, families with low incomes are able to start the building of a new house by providing \$80 of capital; the following payments are spread over a period of years, and people with small incomes are able to have good housing for approximately fifteen per cent of the income. Prefabrication has been introduced in Sweden with satisfactory results. Proof of the success of the cooperative movement in the housing field in Sweden seems to be found during the depression. There were only two reported cases of sheriff's sales, and both of the places that were sold found purchasers so that no money was lost. According to the information I have, the real estate department of the city of Stockholm had a surplus of over \$204,000 on its operations in 1934.

Mention should possibly be made of Denmark, where we find the largest percentage of the population living in state-aided homes anywhere in Europe. Graham, in his book, "Housing in Scandinavia," refers to a disastrous fire which destroyed a large part of Copenhagen in 1795. The authorities in that country were concerned about the rebuilding of that city. A commission proposed that the city should sell large tracts of land that they were holding, but I think hon. members will be interested in the historic statement made by the government that day:

The operation of partitioning out ground and selling it for private use may give an immediate advantage and is within the province of private business, but is not a suitable undertaking for public bodies, which must always pay more attention to lasting advantages than to immediate ones. The property and ground of Copenhagen belong to the city and its inhabitants, those of the future no less than those of the present; therefore, any attempt to take away from future generations the opportunity to utilize this property, to reap the benefit of increased usefulness is positively deplorable.

I might also refer hon. members to the information applied by the bureau of statistics with regard to the housing accommodation of the Canadian people. At page 21 of this report, which is based on the information gathered during the last dominion census, we find the shocking statement that in rural Canada 5.61 per cent of our people are living in one-room dwellings. Conditions are not quite so bad in the urban districts, where 2.21 per cent of our population live in one-room dwellings. The figures by provinces are as follows:

	Per cent
Prince Edward Island.....	0.59
Nova Scotia.....	1.11
New Brunswick.....	0.61
Quebec.....	1.28
Ontario.....	1.22
Manitoba.....	3.38
Saskatchewan.....	6.42
Alberta.....	6.35
British Columbia.....	5.08

I place this information before the house in order that it might be clearly understood that in peace time as Canadians were not meeting the urgent requirements of our people in providing suitable housing. However important I personally consider national housing, my real reason for raising the question at this time is to discuss war-time housing.....

I want to emphasize that those in authority have, in my opinion, lost sight of the equally important task of providing suitable housing for those who must operate these plants. During 1918, the last year of the last great war, it was necessary to set aside \$25,000,000 by order in council for the construction of housing accommodation. Here are the words used in the order at that time:

The minister observes that in view of the national importance of adequate and suitable housing accommodation, which affects vitally the health, morals and general well being of the entire community, it is desirable that the financial assistance thus provided should be utilized at the earliest possible date, in the provision of the housing accommodation, contemplated by the said order in council.

During the last war it was found, not only in Canada but also in the United States, that the problem of producing munitions was closely related to the problem of providing housing for those operating these factories. In the city of Chester, for example, there were 2,000 people on the payroll of certain war industries, but only 1,150 were reporting for work, simply because housing was not available within easy access of these plants. One investigator visited four plants in which a total of 7,100 men were required. These plants could not possibly secure and retain those men because of lack of housing accommodation. In the Philadelphia area, where it was necessary to bring in 15,000 new workers, they had only 3,000 vacant dwellings.

I should like to remind hon. members that the present position is entirely different from that which prevailed between 1914 and 1918. Then we found ourselves at the end of a building boom. Towns and cities all across Canada had experienced real estate booms which resulted in large numbers of houses being built for speculative purposes. Nearly every city in western Canada had hundreds of vacant houses at that time. During the last war approximately 400,000 Canadian men were away from Canada during the greater part of the war. In the present crisis the picture is entirely changed. We have not had a building boom in this country in recent years; as a matter of fact, building has been lagging during the past ten years. According to information supplied by the bureau of statistics we have in Canada about 2,300,000 housing units. Assuming the average life of a house to be fifty years we should be building at least 46,000 houses annually even without making any provision for increases or changes in

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PROCEEDINGS OF THE POST-WAR HOUSING COMMITTEE AND DEBATES DECEMBER 1943

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population. I think hon. members will agree that during the past ten years we have not been providing half the normal requirements of this country.

A conservative estimate at the present time would indicate that we need at least 200,000 new housing units in Canada. This of course, does not provide for many places in rural Canada where people are living in houses which would fail to pass inspection in any modern city. Hon. members will agree with me, I believe, when I say there is no use providing extensive plant equipment if we are not going to provide places to sleep for those who are going to operate the plants.....

In British Columbia, in Alberta, in Saskatchewan-all across Canada- we have a very serious shortage of houses. I pointed out, that at the beginning of the last war between seven per cent and fifteen per cent of suitable houses were vacant. At the present time less than one per cent are vacant, and many of them are available only for those who have large incomes. It is extremely difficult in most places in Canada to-day for people with moderate incomes to find houses or rooms.

According to information I have, in the present year we shall have a tremendous increase in our industrial population. According to the Minister of Finance (Mr. Ilsley), in this year we are going to increase our men in the armed forces and in the industrial field by approximately 300,000. The estimated percentages of increase in November, 1941, as compared with November, 1940, are as follows:

Ontario	Percentage of increase	46.7
Quebec	54.4	
Nova Scotia	47.5	
New Brunswick	32.3	
Manitoba	78.6	
Saskatchewan	384.2	
Alberta	15.2	
British Columbia		

It would appear that Saskatchewan is not going to have a problem in this field; we do not expect any increase. Taking into consideration the contingency estimates, undisputed geographically, we find it estimated that we shall have an increase of 135,022 individuals in November, 1941, as compared with November, 1940.....

Upon reading the Labour Gazette of March, 1941, we find, at page 204 that-

-on March 12, the Minister of Munitions and Supply, Hon. C.D. Howe, announced the appointment of the directors of War-time Housing Limited, a government-owned company incorporated recently to deal with the problem of providing housing accommodation in areas where it is required in order to prevent delays in the production of war material and the construction of defence projects.....

We are providing \$300,000,000 for new capital equipment, and we are planning on spending at least a billion dollars a year on production. Probably we shall have a wastage of ten per cent or \$100,000,000 a year as the result of inadequate housing. This is a conservative estimate, based upon the experience of the United States during the last war.

In 1918 we found it necessary to provide \$25,000,000 after having a surplus of seven to fifteen per cent in housing units at the outbreak of the war.

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SUGGESTED PROGRAMME OF INVESTIGATION AND RESEARCH PRELIMINARY TO A STUDY OF THE NEEDS OF DATA REQUIRED FOR AN INVESTIGATION OF THE POST-WAR HOUSING PROBLEM

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At that time we had over 400,000 men overseas, and at this time the provision of \$10,000,000 will be just a drop in the bucket in meeting Canadian needs. H on. members will realize that during the last war small munition industries were set up in a great many small places across Canada, but the present policy seems to be to concentrate industries in large centres. I have before me a list of the industries located in Hamilton. Large numbers of people will be flocking to that city in order to find employment, and my present information is that housing is not available there. Instead of appropriating \$10,000,000, I submit that this government should appropriate at least ten times that amount to provide for this acute need. My early references indicate that this expenditure would not be wasted. Housing is an asset which would be of some value during the post-war period.

This is not the time to curtail our building programmes, and I think the minister would be well advised to reconsider his proposal to discourage building by removing building materials from the list of exemptions. The first sentence in his statement "having refrained during nearly two years of war from suggesting any discouragement to building", suggests that there was some doubt in his mind as to whether building should be encouraged or not. I am sure that many Canadians on reading that statement will come to the conclusion that house building should not be undertaken. I think this government should encourage in every way possible the provision of more adequate housing, especially in those congested areas where there is bound to be a wastage in our munitions industry because of lack of housing. I think the government should provide large sums of money to carry on the building of houses manufactured from prefabricated materials. Just recently I inspected a house of this kind which had been erected in Ottawa. I am advised that this house was erected in one day by seven men who had had no previous experience in this particular field, and that the interior work was completed the next day. It is impossible to estimate the time which would be required to provide, say, 10,000 prefabricated houses.....

Prefabricated houses of this type would be a vast improvement over the majority of homes now occupied by Canadian people. After war, such a house could be torn down, loaded on a truck and moved to another location where there was a need for it. I think the government should consider building 10,000 of these houses in strategic places.....

*Check history of these into private industry
on a subsidized basis and it would speed
our labour market completely*

Sub - 400,000 - 6,000,000 in value

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Nov 4.43

SUGGESTED PROGRAMME OF INVESTIGATION AND RESEARCH PRELIMINARY TO

SUGGESTED PROGRAMME OF INVESTIGATION AND RESEARCH PRELIMINARY TO

Money Makes Nothing
By SIR DANIEL HAMILTON
Retired Scottish Business Man, Formerly of Calcutta, India.

The first thing to grasp in the study of finance is that men make everything and that money makes nothing.

Man grows corn, builds houses and ships, weaves cloth, builds roads and bridges; money makes none of these things.

Did you ever see a gold sovereign ploughing, or a pound note planting potatoes, or a cheque for £500 building a house?

No, it is William Mackinnon who ploughs the land and Peter who plants the potatoes, and Alice who makes the roads, and James Maclean who builds the cottage. Money does none of these things.

Man is the living capital, money the dead; yet the dead is lord of the living.

President on War

By PRESIDENT ROOSEVELT

Speaking at Chautauqua Assembly.

I have seen war.
I have seen war on land and sea. I have seen blood running from the wounded.

I have seen men coughing out their gassed lungs. I have seen the dead in the mud. I have seen cities destroyed.

I have seen 200 limping, exhausted men come out of line—the survivors of a regiment of 1000 that went forward 48 hours before.

I have seen children starving. I have seen the agony of mothers and wives.

I hate war.

Canada

"Canada must face Problem of Poverty"

See Nov 5.36

" 22 5 23 million people... facing frustration and defeat because they are denied the opportunity of a livelihood through useful and remunerative occupation

" Canada 1.800 000 or 17 per cent of pop receiving help in the basic problem

Daily Observer Sept 12 '36

The Minister of Labour Mr Pearson

" We expect to have 20 000 unemployed in relief at the peak of winter

About half of them hit private industry on a subsidized basis and it would upset our labour market completely.

Nov 2000 - 4000.000 - 10,000,000 in homes

SUGGESTED PROGRAMME OF INVESTIGATION AND RESEARCH PRELIMINARY TO

Nov-4.43

SUGGESTED PROGRAMME OF INVESTIGATION AND RESEARCH PRELIMINARY TO
A MORE EXTENSIVE SURVEY OF DATA REQUIRED FOR THE REDEVELOPMENT
OF BLIGHTED OR SLUM URBAN AREAS

THE GENERAL REQUIREMENTS:

A. Character and location of area; it should be

- (1) Capable of redevelopment as a neighbourhood unit ✓
- (2) Of adequate size in order to create and maintain the primary character for which it is to be redeveloped ✓
- (3) Close to centre of employment, and the central business area ✓
- (4) Convenient to recreation areas and major streets ✓

B. Statistical data should give:

- (1) Its gross acreage, and the number of city blocks ✓
- (2) Number of private properties ✓
- (3) Number of publicly owned properties ✓
- (4) Street acreage, including lanes ✓

C. The uses of the structures of the area:

- (1) Numbers of single family, duplex, and apartment buildings
- (2) Number of commercial properties *including*
- (3) Number of industrial properties
- (4) Number of public and institutional properties ✓
- (5) Number of properties recently reverted from primary use to higher or lower categories
- (6) Number of properties owner occupied, and tenant occupied, or vacant
- (7) Age of the structures

- (8) The number of structures erected within the past ten years

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SUGGESTED PROGRAMME OF INVESTIGATION AND RESEARCH PRELIMINARY TO

Blighted Areas

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D. Population and density

- (1) Total population of the area, and number of persons per acre
- (2) Dwelling units per acre
- (3) Lot sizes
- (4) Number of original lots, subsequently divided into half, or less

E. Physical condition of its structures

- (1) Number in good repair
- (2) Number in need of repairs
- (3) Number unfit for habitation
- (4) Ratio compared to the rest of the city

F. Rental information

- (1) Percentage renting from \$10 to \$15 per month
- (2) " " \$15 to \$25 " "
- (3) " " \$25 to \$40 " "
- (4) " " \$40 to \$60 " ", or more
- (5) Number of properties on the assessment roll
- (6) Gross assessment value

G. General: *Additional info that would be provided as the project develops*

Information on the placement of and the estimated life of civic services as water mains, sewers, power lines, car lines and tracks, etc.

Estimates as to the cost of the possible relocation, or renewal, of such public services.

Street widening data, such as the amount of land required or saved by the general replanning of the area, providing wider major streets and narrower secondary streets. Streets generally occupy about one third of the gross acreage of a city.

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SUGGESTED PROGRAMME OF INVESTIGATION AND RESEARCH PRELIMINARY TO
A MORE EXTENSIVE SURVEY OF DATA REQUIRED FOR THE REDEVELOPMENT
OF BLIGHTED OR SLUM URBAN AREAS

Blighted Areas

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H. In addition subsequent data must be obtained dealing with finance, the legal powers of the city to expropriate property, in the public welfare, as well as information with regard to the corporate powers of the city and the transference of such power to any "redevelopment corporation"; also with respect to the city's agreements, financial or otherwise, with the provincial and federal governments for the carrying out of such redevelopment projects.

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THE GENERAL REQUIREMENTS:

A. Character and location of area; it should be

- (1) Capable of redevelopment as a neighbourhood unit
- (2) Of adequate size in order to create and maintain the primary character for which it is to be redeveloped.
- (3) Close to centre of employment, and the central business area
- (4) Convenient to recreation areas and major streets.

B. Statistical data should give:

- (1) Its gross acreage, and the number of city blocks
- (2) Number of private properties
- (3) Number of publicly owned properties
- (4) Street acreage, including lanes.

C. The uses of the structures of the area:

- (1) Numbers of single family, duplex, and apartment buildings
- (2) Number of commercial undertakings
- (3) Number of industrial undertakings
- (4) Number of public and institutional properties
- (5) Number of properties owner occupied, and tenant occupied, or vacant
- (6) Age of the structures

D. Population and density

- (1) Total population of the area, and number of persons per acre
- (2) Dwelling units per acre
- (3) Lot sizes
- (4) Number of original lots, subsequently divided into half, or less.

E. Physical condition of its structures

- (1) Number in good repair
- (2) Number in need of repairs
- (3) Number unfit for habitation
- (4) Ratio compared to the rest of the city

F. Rental Information

- (1) Percentage renting from \$10 to \$15 per month
- (2) Percentage renting from \$15 to \$25 per month
- (3) Percentage renting from \$25 to \$40 per month
- (4) Percentage renting from \$40 to \$60 per month, or more
- (5) Number of properties on the assessment roll
- (6) Gross assessment value

G. General

- (1) Additional information that would be required as the projects are developed.
- (2) Placement of and estimated life of Civic services
- (3) Cost of possible re-location or removal of such services
- (4) Street widening data
- (5) Expropriation powers etc.

RESOLUTION IN RESPECT TO VANCOUVER'S HOUSING NEEDS FOR
WAR WORKERS AND OTHERS AS SOON AS HOSTILITIES
APPROACH THEIR CONCLUDING PHASES

Whereas Vancouver is a city employing large numbers of both skilled and unskilled workers engaged in war work, and,

Whereas as soon as hostilities approach their concluding phases many of these workers will be laid off or transferred to peace-time productive occupations beneficial to all citizens, and

Whereas many of these workers will desire to remain here and take part in regular trade and industry and build or rent adequate housing accommodation for themselves, which at the present time is not available either for them or regular residents, and

Whereas cities in other parts faced with the same problem have made surveys for the same purpose, similar to that now proposed,

Be it Resolved

That the Housing Committee of the City Council prepare and send out, under the authority of the City Council and by means of all facilities placed with it by the said Council, a Questionnaire similar to the one drafted as a guide, which accompanies this Resolution.

Moved by F. E. Buck

Seconded by

ARTICLE 5
OFFICERS

The officers of the Conference shall be a President, one or more Vice Presidents, a Secretary, a Treasurer, the Chairman of the Board, an Executive Director, and any additional officers deemed necessary by the board.

At the time of the annual meeting or at another meeting of the board called for this purpose, the new board shall elect by a majority ballot of directors present the officers as listed above. Officers shall serve for one year but in

QUESTIONNAIRE TO BE SENT OUT TO WAR WORKERS BY THE
HOUSING COMMITTEE OF THE CITY COUNCIL TO DISCOVER
THEIR "DOMICILE" INTENTIONS ON THE CESSATION
OF HOSTILITIES.

It is suggested that the following questions be asked of a designated percentage of workers now engaged in war work.

These questions are formed on a set of questions sent out by a city, similarly situated to this city, in respect to the same problems of a housing shortage, - a shortage partly due to the influx of war workers. The answers in this particular case follow each question and are given in order to suggest what might be expected here.

1. Do you like your present occupation well enough to follow it after the war?
Like present work62%
Do not like work24%
Undecided14%
2. Would you like to remain in the Vancouver area after the war if satisfactory employment and housing were available?
Would like to remain60%
Want to go elsewhere24%
Undecided16%
3. If you remained here, would you like to buy home, or rent?
Want to buy home70%
Want to rent11%
Undecided19%
4. If you buy or build, would you prefer a city home, suburban home, a small farm (or country home with acreage), or a large farm?
City home8%
Suburban home30%
Small farm31%
Large farm2%
Undecided19%
5. How much do you think you would wish to spend for the building of a suitable home?
About \$2,00016%
\$3,000 - \$4,00063%
\$5,000 or more21%

tors. Notice of special meetings must be mailed at least ten days in advance.

ARTICLE 5
OFFICERS

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At the time of the annual meeting or at another meeting of the board called for this purpose, the new board shall elect by a majority ballot of directors present the officers as listed above. Officers shall serve for one year but in

Note:

Further questions indicated that:

The former homes of 39% of the tenants were in communities of less than 5,000 and another 41% came from towns of 5,000 to 50,000. Of the remaining 20%: cities of 50,000 to 100,000 supplied 4% and cities of more than 100,000 provided 16%.

Other interesting points were gathered from the survey. One of interest was that the Building Trade Industry would be additionally stimulated in the city and surrounding rural areas, to the extent of something like \$25,000,000, due to the desires of these people.

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Vancouver Post-War Housing Committee - Miscellaneous

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FOLDER NO

12-15

the president or secretary, and shall be called upon request of any three directors. Notice of special meetings must be mailed at least ten days in advance.

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National Public Housing Conference
122 East 22nd Street
New York City

"PUBLIC HOUSING PORTFOLIO" \$1.00

INCLUDING

BROADENING THE BASE OF PUBLIC HOUSING. A report of addresses by American leaders in housing and related fields, delivered at the Ninth Annual Meeting of the National Public Housing Conference, giving authoritative opinions on vital phases of the problem, including: problems and progress of local housing authorities; the need for more federal subsidies; state and local loans and subsidies; loans for public-cooperative projects; rehousing and rural workers.

Included are messages and speeches by President Roosevelt, Senator Robert F. Wagner, Senator Arthur Capper, Representative Jerry Voorhis, USEA Administrator Nathan Straus, FSA Assistant Administrator George S. Mitchell; Louis H. Pink, Superintendent of Insurance, New York State; Charles V. Doyle, Executive Director, Pennsylvania Board of Housing; Edward Weinfeld, N.Y. State Superintendent of Housing; Allan Harrison, N.Y. City Housing Authority Director, Cecil Owen of CIO Construction Workers Union, and others. 25¢

also

BRITISH AND AMERICAN HOUSING, by Richard L. Reiss. Description of British-American problems and programs their similarities and differences, by an eminent British authority on housing. 50¢

THE NEXT FIVE YEARS IN PUBLIC HOUSING. Speeches delivered at the Eighth Annual Meeting of the National Public Housing Conference. Contains much practical information on the housing program by outstanding leaders in related fields. 10¢

MUNICIPAL HOUSING, by Helen Alfred, Secretary and Executive Director of the National Public Housing Conference. An outline of the housing problem and approach to its solution. 10¢

EUROPEAN WORKERS LEAD THE FIGHT FOR PUBLIC HOUSING, by Helen Alfred and Samuel Middlebrook. 5¢

HOUSING MANAGEMENT AND RENTAL POLICIES: THE LONDON COUNTY COUNCIL, by Helen Alfred and Samuel Middlebrook. 5¢

PUBLIC COOPERATIVE HOUSING. Contains material on the question of public loans to local authorities for low-rent cooperatively managed housing projects and includes copy of New York address of Hon. Jan Bommer, Dutch Housing expert. 5¢

PUBLIC HOUSING PROGRESS, Sample copy of N.P.H.C.'s bulletin. Subscription: \$ 2.00 per year; free to members.

The blank below may be used for your literature order

of its powers to the Executive Committee, and the Executive Committee shall conduct the business of the Conference between board meetings.

The board shall meet in January and May. Special meetings may be called by the president or secretary, and shall be called upon request of any three directors. Notice of special meetings must be mailed at least ten days in advance.

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May 1943

CONSTITUTION AND BY-LAWS
of the
NATIONAL PUBLIC HOUSING CONFERENCE

ARTICLE 1
NAME

The name of this organization shall be the National Public Housing Conference, Incorporated.

ARTICLE 2
OBJECT

The object of the Conference shall be to stimulate a wider interest in providing homes of modern standards of health, sanitation and safety through development of a nationwide program of slum clearance and low-rent public housing.

ARTICLE 3
MEMBERS

Membership shall be of two kinds: regular and honorary.

Regular membership shall be open to all individuals and groups subscribing to the objects of the Conference. The classes of regular members shall be:

1. Subscribing members, who shall pay \$2 yearly and receive PUBLIC HOUSING and notices of meetings.
2. Active members, who shall pay \$5 yearly and receive in addition all publications of the Conference.
3. Organizations, which shall pay \$10 yearly and receive six copies of PUBLIC HOUSING and notices of meetings.
4. Local housing authorities, which shall pay from \$25 upward yearly in proportion to size, as the Board of Directors may determine, and shall receive specified publications and notices of meetings.

Honorary membership may be conferred on such persons as the board may deem entitled thereto. Honorary members shall pay no dues and shall enjoy all the privileges of active members.

Other classes of membership and their corresponding dues may be established by the board.

ARTICLE 4
DIRECTORS

The Board of Directors shall exercise all powers of the Conference. Directors, who shall not exceed thirty, shall be elected from the membership by the annual meeting. They shall serve for two years (except that all directors elected in 1943 and half of those elected in 1944 shall serve for one year). Vacancies in any office or in the board shall be filled by the board for the unexpired term.

Eight members of the board shall be a quorum. The board may delegate all of its powers to the Executive Committee, and the Executive Committee shall conduct the business of the Conference between board meetings.

The board shall meet in January and May. Special meetings may be called by the president or secretary, and shall be called upon request of any three directors. Notice of special meetings must be mailed at least ten days in advance.

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FOLDER NO

12-15

no case beyond the time when their successors shall be elected and accept office. At the discretion of the board, two or more offices may be temporarily or permanently combined.

The President shall preside at all meetings of the Conference. He shall sign legal documents and other formal papers. He shall be a member ex-officio of all committees except the nominating committee.

The Vice Presidents shall, in the order of their designation by the board, perform the duties of the president in the absence or incapacity of that officer. The Vice Presidents need not be members of the board.

The Secretary shall keep the minutes of the board, the Executive Committee, and regular and special meetings of the Conference. He shall attend to the serving of all notices.

The Treasurer shall have custody of the funds and securities of the Conference. He shall supervise the accounts and have them independently audited annually by a certified public accountant. At each annual meeting he shall present a detailed account of the receipts, disbursements and property of the Conference since the preceding report. The Treasurer, together with the Executive Director and any other directors designated by the board, shall sign checks for disbursements in the manner authorized by the board. The Treasurer need not be a member of the board.

The Executive Director shall, under the direction of the Board of Directors and the Executive Committee, have general charge of the administrative activities of the Conference. His compensation shall be fixed by the board. In consultation with the office management committee he shall employ office personnel. He shall be a member ex-officio of all committees. He need not be a member of the board.

The Chairman of the Board shall preside at board and Executive Committee meetings.

ARTICLE 6 EXECUTIVE COMMITTEE

The Board of Directors shall appoint at the annual meeting or at another meeting called for that purpose an Executive Committee consisting of the President, the Secretary, the Treasurer, the Executive Director and not less than five others from their number to serve for one year or until their successors are elected. The Executive Committee shall meet at least once every two months. Notices of meetings shall be sent to any director upon request.

Vacancies shall be filled for the unexpired term by the remaining members of the Executive Committee.

ARTICLE 7 ANNUAL MEETING

The annual meeting shall be held at a time and place designated by the board. Voting shall be restricted to members who are not more than three months in arrears. There shall be no proxy voting.

Organizations affiliated with the Conference may cast one vote through an accredited representative.

ARTICLE 8 DISBURSEMENTS

All disbursements are to be made by check, signed by two designated persons, except that a petty cash fund of not more than \$25 shall be available as directed by the Executive Committee. The annual budget submitted by the Treasurer and Executive Director must be approved by a three-fourths vote of the Executive Committee or a majority vote of the Board of Directors at its annual meeting.

ARTICLE 9 AMENDMENT

The constitution and its by-laws may be amended at any regular or special meeting of the Conference by a majority of those voting. The proposed amendment must have been previously approved by the Board of Directors, or requested in writing by 25 members of the Conference. Notice of a proposed amendment shall be mailed by the Secretary to each member at least two weeks before the votes are to be canvassed.

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Vancouver Post-War Housing Committee - Miscellaneous

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FOLDER NO

12-15

August, 1944.

NATIONAL HOUSING ACT
(SUMMARY)

The act is divided into the following six parts.

- Part 1. The construction of dwellings by prospective home owners. (appropriation \$100,000,000)
- Part 2. (A) The construction of one family, two family or multiple dwellings for ordinary rental purposes.
(B) The construction of low-cost rental projects.
(C) The construction of ordinary and low cost rental projects by Life Insurance Companies.
(A, B, and C, appropriation \$50,000,000)
- (D) Direct Dominion Government grants to municipalities for slum clearance (Total Grant - \$20,000,000)
- Part 3. Rural Housing (appropriation included in Part 1)
- Part 4. Home improvements and extensions.
(limit of liability - \$100,000,000)
- Part 5. Dominion Government research and community planning.
- Part 6. Administration and insurance.

Inserts quoting the Hon. J. L. Ilesley (Minister of Finance) are taken from Hansard, Aug. 5th, 1944.

PART I

CONSTRUCTION OF DWELLINGS BY HOME OWNERS

"In the new bill we are extending the definition of a lending institution that may be approved by the governor in council for the purpose of making loans under the legislation, to include not only insurance, loan and trust companies but also trustees of trust funds, building societies, credit unions and other cooperative credit societies authorized to lend money on the security of real or immovable property. We are also defining 'cost of construction' in a somewhat broader sense than previously in order to take into account a fair and reasonable value for work done by the owner of the house himself, and also to provide for a fair appraisal of land, where the land has been acquired by gift or demise, and to include development cost and carrying charges where the land has been held by a builder for a considerable time."

(Minister of Finance)

COST OF CONSTRUCTION

Includes the cost or appraised value of the land (whichever is the lesser); actual expenditure for building; architectural, legal, and other necessary expenses; also value of work done by the owner (Minister to fix value) and in the case of a Builder, land development and carrying charges.

-2-

LENDING VALUE

Means the estimated cost of construction.

LOANS

Loans made only to the person who owns the land and intends to occupy the house, or to a builder who intends to sell the house to a person who will own and occupy the house.

(COOPERATIVE HOUSING PROJECT)

Loans made to a trustee or corporation constituted or incorporated for the purpose of constructing and managing a cooperative housing project; provided:-

- (A) Each shareholder has a lease of a housing unit for at least as long as the terms of the loan.
- (B) Each shareholder has an interest in the trust or owns shares proportionate to the cost of construction of a housing unit.
- (C) Each shareholder is obligated to pay his share of the operating costs, monthly instalments of principal and interest and the proportionate share of the same for any shareholder who fails to pay.

AMOUNT OF LOAN

The loan shall not be less than 50% of the lending value and not more than:-

- 95% of the first \$2000.00 of lending value,
- 85% of the amount by which the lending value exceeds \$2000.00 and does not exceed \$4000.00,
- 70% of the amount by which the lending value exceeds \$4000.00

RATE OF INTEREST

4½% calculated semi-annually.

REPAYMENT

Term of the loan 20 years, except in the case of a house constructed in an area protected by Planning and Zoning restrictions when the term may exceed 20 years but not 30 years.

Payment of principal, interest and taxes by monthly instalments.

"Let me illustrate what these new terms mean for a person wishing to build a house with a lending value of \$4,000. The down payment would be \$400, leaving \$3,600 to be financed by a joint loan. In the ordinary case this is payable in twenty years, the monthly carrying charges, including principal and interest, being \$22.61. If the house is to be built in an area which has been adequately zoned and planned, the loan might be extended for thirty years, in which case the monthly carrying charges would be \$18.04." (Minister of Finance)

PART 2

(A) COMMERCIAL HOUSING RENTAL PROJECTS

---"Loans will be made jointly with approved lending institutions, in somewhat the same way as under Part 1 of the bill, to persons who desire to construct either single family dwellings or a group of single family dwellings or a multiple family housing project to be rented to tenants on a commercial or economic basis. The ordinary apartment house would come within this category." (Minister of Finance)

LOANS

Loans made to assist in the construction of rental housing projects to provide housing accommodation for prospective tenants.

-3-

AMOUNT OF LOAN

80% of the lending value of the project.

RATE OF INTEREST

4 1/2% calculated semi-annually.

REPAYMENT

Term of the loan 20 years except in the case of a project constructed in an area protected by planning and zoning restrictions when the term may exceed 20 years but not 25 years.

Payment of principal, interest and taxes, by monthly instalments.

(B) LOW COST RENTAL PROJECTS

---"low-rental housing projects intended to be rented to persons of low income, perhaps at rates less than economic rentals for the housing accommodation provided. These are to be developed, constructed, and managed by limited dividend housing corporations. Such projects would be similar in nature to the so-called Montreal housing project. The limited dividend housing corporation must provide equity capital equal to at least 10 per cent of the cost of the project, limit its dividends to not more than 5 per cent, agree to provide competent and independent management, keep books and accounts in a form to be prescribed by regulation, permit inspection of the project at any time and comply with other appropriate conditions laid down in the act or in the regulations made thereunder." (Minister of Finance)

LIMITED DIVIDEND HOUSING CORPORATION

means a corporation incorporated to construct, hold, and manage a low rental housing project and the dividends payable by which are limited by the terms of its charter or instrument of incorporation to 5% per annum or less.

LOW RENTAL HOUSING PROJECT

means a housing project undertaken to provide decent, safe and sanitary housing accommodation to be leased to families of low income at the economic rental therefor or at a lower rental.

LOANS

Loans made to limited-dividend housing corporations for the purpose of assisting in the construction of low rental housing projects or in the purchase of existing buildings with the land and their conversion into low rental housing projects.

AMOUNT OF LOAN

90% of the lending value of the project.

RATE OF INTEREST

3% per annum. X

REPAYMENT

Term not exceeding the useful life of the project but not exceeding 50 years.

RENTALS

Rentals charged shall be such as the minister may deem fair and reasonable; the low rental character of the project must be maintained and the corporation may receive contributions to a rent reduction fund from any province, municipality, social agency, trust or person for reducing rentals.

-4-

REQUIREMENTS BY THE MINISTER
(In Part)

Evidence of the need of the project by reason of shortage, overcrowding, congestion, or the sub-standard of existing housing accommodation.

That the area is adequately planned and zoning regulations are sufficient to assure the suitability of the area for the project throughout the term of the loan.

That adequate municipal services are available.

The corporation and its procedure must be satisfactory in every way to the Minister.

The project cannot be sold or disposed of without the approval of the Minister.

(C) CONSTRUCTION OF LOW-COST OR MODERATE COST RENTAL HOUSING PROJECTS BY LIFE INSURANCE COMPANIES

--"notwithstanding any restriction on its power to lend or invest money contained in any other statute or law, any life insurance company subject to the jurisdiction of parliament, may subject to certain specified conditions invest its funds to an aggregate amount not exceeding 5 per cent of its total admitted assets in Canada in the purchase of land and the construction thereon of a low-cost or moderate-cost rental housing project, including such buildings or such accommodation for retail stores, shops, offices and other community services, but not including hotels, as the company may deem proper and suitable for the convenience of the tenants of such rental housing project, and thereafter may hold, maintain, repair, alter, demolish, reconstruct, manage, collect or receive income from, sell or convey, in whole or in part, land so acquired and the improvements thereon." (Minister of Finance)

REQUIREMENTS BY THE MINISTER
(In Part)

Project to be constructed in accordance with an official community plan. +

An estimate of the rentals necessary to assure a minimum return of 5% per annum upon the entire cost of the project after payment of taxes, insurance, operation, maintenance, and an annual amount sufficient to amortize the cost of construction within a period representing the useful life of the project but not exceeding 50 years.

To establish a reserve of all net earnings in any year in excess of 6% per annum of the cost of construction.

GUARANTEE

The Minister shall guarantee to the Company a net return in any year of 2½% of the cost of construction during the estimated useful life of the project but not exceeding 50 years.

(D) GRANTS FOR SLUM CLEARANCE

---"the new bill is intended to assist municipalities in clearing slums. This will be done by empowering the government to make direct grants for that purpose. We believe this is the most direct and effective way of getting the job done. Conditions will be attached to the grant, but these will be of a character which are obviously necessary in order to assure the development of the area along sound lines. First, the land acquired and cleared must be developed under a master plan approved by the local municipality. Second, the land must be sold either to a limited dividend housing corporation or life insurance company, which has agreed to build a low-cost or moderate-cost rental housing project thereon. Third, the acquisition and clearing of the land must be approved by the provincial government concerned. It will be apparent that in most cases, particularly in the larger urban municipalities where slum areas are acquired and the buildings presently upon them demolished, the cost of the land so acquired and cleared will usually be too high to provide the site for a low rental or moderate rental housing project. Our problem therefore was to find some way of dealing with this excess acquisition cost, of getting the cost of the land down to the level where it would make feasible a low cost or moderate cost rental housing project. The bill will therefore give authority to the Minister with the approval of the governor in council to make a grant to the municipality concerned of 50 per cent of the amount of what I have called the excess acquisition cost, the remainder of this excess acquisition cost to be borne by the municipality or jointly by the municipality and the government of the province concerned." (Minister of Finance)

PART 4

HOME IMPROVEMENTS AND EXTENSIONS

---"the act deals with home improvement and home extension loans and represents a reenactment with some improvements and extensions of the old Home Improvement Loans Guarantee Act which was passed in 1937, and which proved so successful."

---"Loans under this part are made chiefly through the chartered banks which have offices all over the country, but certain instalment credit agencies may also be approved as lending institutions for this purpose."

---"In the new bill we are providing for a rate of interest not to exceed 5 per cent per year simple interest, and no fee, service charge, insurance premium, or other charge of any kind can be levied as long as the borrower is not in default."

---"The total amount of loans which may be guaranteed is not to exceed \$100 million but the operation of this part of the act may be terminated at any time by the minister with the approval of the governor in council." (Minister of Finance)

OWNER

may include life tenants, persons holding property under agreement for sale or under long term leases and any other person having rights approximating ownership.

LOANS FOR HOME IMPROVEMENTS

In the case of a one family dwelling, not to exceed \$2000.

In the case of a multiple dwelling, not to exceed \$2000 for the first housing unit nor \$1000 for every other housing unit.

LOANS FOR HOME EXTENSION

Not to exceed \$3000 for the first housing unit to be added to the existing home and \$1000 for each additional housing unit to be added.

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FOLDER NO 12-15

RATE OF INTEREST
5% simple interest.

REPAYMENT OF LOAN
Repayable in monthly instalments for a period of 3 years where the loan does not exceed \$1000, (Home Improvement) for a one family dwelling or \$1000 for each housing unit of a multiple dwelling; or in the case of a home extension loan \$1000 for each housing unit to be added to the existing home.

In the case of any other loan, for a period not exceeding 5 years.

PART 5
DOMINION GOVERNMENT RESEARCH AND COMMUNITY PLANNING

---"Broadly speaking, this part of the legislation places special responsibilities on the minister with regard to housing conditions throughout Canada and authorizes him to undertake a comprehensive programme designed to promote sound construction and to encourage the development of better housing and community planning."

"Furthermore, the minister with the approval of the governor in council will be authorized to prepare and undertake directly or in cooperation with other departments of agencies of the government of Canada or the government of any province or with any municipality, university, or person, programmes of technical research and investigation into the improvement and development of methods of construction standards, materials, equipment, fabrication, planning, designing, and other factors involved in the construction of improved housing accommodation; to enter into contracts for the production or development of materials, equipment, or component parts for houses through the pilot plant stage of production or development, and for the testing of such materials, equipment or component parts; to publish and distribute the results of such technical research and investigations; conduct competitions to secure plans, designs and specifications for low cost housing; and to make provision either directly or in cooperation with any other department or agency of the government of Canada or with the government of any province or with any university, educational institution or person for promoting training in the construction or designing of houses, in land planning or community planning, or in the management or operation of housing projects." (Minister of Finance)

Albert J. Harrison, Secretary,
Post War Housing Committee,
City of Vancouver, B. C.

A MUTUAL HOUSING PROJECT TO BE
BUILT BY THE VETERANS' COOPERATIVE
ASSOCIATION OF BRITISH COLUMBIA

At the present time there are several thousand returned soldiers in Vancouver who lack housing accommodation. There are many others who are living in sub-standard quarters or under uncomfortable conditions with their parents or with other families. This state of affairs must be remedied without delay. The simplest, quickest and easiest method to meet the problem is to take advantage of Section 9, Part II of the National Housing Act, which provides cheap finance for the rental of houses. If the conditions as set forth in the Act are complied with there is no reason why a most successful neighbourhood community could not be built. This is a low-rental proposal. The reasons for rental as against ownership are several. 1. Many returned men will not have security of employment in the immediate future and should not be burdened with the responsibility of house purchase. Owing to present inflated prices and conservative valuations, home purchasers under the National Housing Act will usually have to put up 25% or more of the capital themselves, with the possibility of seeing their whole gratuity or other savings wiped out with the next slump. 2. It is cheaper to build housing units in large numbers and in grouped housing than to build individual houses on individual lots and it is estimated that the lower financing and building costs which will result will enable a cooperatively owned house to be rented for approximately \$10.00 a month less than the carrying charges (including maintenance) on a privately financed home. 3. Adequate recreational facilities in a planned community will be provided for children in contrast to the dangers of street corners and alley playgrounds and will be a measure against juvenile delinquency so frequent today. Cooperative housing will also provide recreational and community facilities for adults and make for a healthy community with greater freedom from hospital and doctors bills.

Finance and Organization

The Company will be organized as a limited dividend corporation registered under the Companies Act to comply with the requirements of the National Housing Act. Ninety percent of the entire capital would be raised in the form of a loan from the Dominion Government at 3% repayable over a period up to 50 years. The 10% equity capital is to be secured by selling shares in the cooperative corporation to prospective tenants. These shares will have a fixed value and will not be subject to speculative fluctuations in price.

If a tenant owner has to move to another City or wishes for any other reason to give up his lease, the Company will arrange for the transfer of his shares to a new tenant. The proposed financial set-up is based on the experience of other countries, particularly Sweden, where cooperative housing has provided over 200,000 homes and produced some of the finest building in Europe.

With a continuous building programme, the benefits of future reductions in building costs can be passed on to tenants coming in at a time of inflated prices such as the present. Depreciation on the buildings will be covered by the provision for loan amortization and at the end of the loan period the houses will become the unencumbered property of the Company and rents can be further reduced.

Development Finance

In order to get the project started and detailed plans prepared to put before prospective tenant-members, certain initial expenses must be incurred, e.g. engineering and architectural fees, clerical and legal expenses and possibly the cost of an option on the property to be acquired. It is estimated that to cover these expenses a sum of \$10,000 is required.

-2-

Location

A site located in the municipality of Burnaby has been tentatively selected. The boundaries of the site are Gilmour, Parker, Willingdon Streets and Douglas Road. The land slopes gently to the South and is in the opinion of experts well adapted for such a project. It is largely cleared and the soil is light sand gravel. Utility services such as sewers, water and light are adjacent to the property. The site is six blocks from Hastings Street East and four blocks from Boundary Road. It is three and a half miles to the main Post Office and transportation by bus and street car takes an average of twenty-three minutes. With the development of the area it should be possible to arrange direct transportation from the estate to the City centre. There are no main traffic arteries cutting through the estate and the irregularities of the ground will provide interesting opportunities for effective site planning. The area will be permanently zoned as residential property.

Alternative sites are also under consideration.

Land Purchase

The land required will be purchased outright while adjacent property which may be needed in the future will be optioned. The various utilities will either be installed by the Municipality itself or failing that, the Company will put them in and deduct the cost from the purchase price of the property.

Size of Project

Given the necessary financial support, the initial programme will provide for some 400 houses with the possibility of expansion up to 1200. Foreign experience shows that blocks of three to four hundred units make for maximum efficiency in construction and operation and permit the provision of adequate community facilities.

House and Site Planning

In order to secure the advantages of construction economies and to make land available for community buildings and playgrounds, the houses will be built in groups of two, four or six, two storeys in height. Each house in the group will however, have its own front door and a private garden. One-bedroom housing units will be incorporated in two-storey apartment blocks. Buildings will be designed on a modular system with as much standardization as is consistent with an attractive appearance.

A community centre will be built as a central focus for all activities. It is here that the business of the project will be transacted, rents collected, personal problems adjusted, etc. Here the tenants will gather for social functions and instructive recreation for children and young people will be organized in the form of games, crafts, manual training, etc. A nursery school and creche may also be incorporated. As the project grows a shopping centre will be developed, bringing in revenue to offset some of the cost of the community services.

A density of 10 to 12 dwelling units per acre will be the planning goal.

Design

The best features of British and American housing design will be adapted to suit local conditions. Grouped housing affords far greater opportunities for architectural treatment than the small house on the small lot and since the project will be under a single architectural control the design of each building will harmonize with the rest of the buildings in the street. Special attention will be given to landscaping and the control of front yards in order to maintain the attractive appearance of the whole estate.

Management

It is suggested that to launch the project a board of directors be elected to be headed by one or two of our most distinguished soldiers, who have shown an active interest in the welfare of the returned men, and assisted by a small number of housing experts who would serve without pay. The executive functions would be placed in the hands of an experienced man on full salary. Once the project was in being, the tenants would appoint a management committee from among their number who would handle any day to day problems which might arise.

Rentals

It is believed that it would be possible to achieve construction costs averaging \$4000.00 per unit including land. Estimated operating costs, after providing a 4% dividend on the equity capital, would give an average rent of \$29.00 per month per unit, or say \$25.00 per one-bedroom unit, \$28.00 per two-bedroom unit, and \$32.00 per three-bedroom unit. The cost breakdown is as follows:

	Per Month
3% Int. and amortization on \$3600 over 50 years	\$ 11.66
Int. on \$400.00 4%	1.33
Management	1.50
Maintenance	5.00
Insurance	.70
Taxes	7.50
Vacancies and collection losses	1.50
Rent per month	\$ 29.19

Interest at 4½% and 20 year amortization on a National Housing Act loan of \$3600.00 would be \$22.69 per month, or nearly double the financing charges under the proposed plan of \$11.66.

A large scale project will further provide considerable flexibility of accommodation, enabling growing families to be transferred to larger houses and vice versa with corresponding savings in room space and rents.

Examples from other Cities

In Montreal in 1941 a community undertaking called The Garden City of the Tercentenary of Montreal was started and on its inauguration in August 1942, 10,000 people came to see the first units. They are now on their second hundred. This Garden city on the beautiful Rose-Mount Plateau, is gradually taking shape, with its elaborate planning of dead-end streets, lawn strips, parks and playgrounds. This project provides an abundance of space, light and air in contrast to the crowded rows of city flats, the narrow streets and dark alleys, the stuffy air of a big industrial city. Special attention has been given to community planning with the result that a fine community spirit is developing.

There are many examples of attractive and successful housing projects in England and the United States, of which plans and photos are available for the study. In the City of Seattle the Federal Housing project of High Point comprising over a thousand housing units is of special interest to us since their achievements and problems can be studied on the spot.

Conclusion

To sum up, the advantages of cooperative housing as against individual house purchase are:

1. Lower building and financing costs, and therefore low rents.
2. Greater security of tenure owing to the lower annual charges to be met and owing to the fact that since the tenant has an investment in the undertaking, rental remissions may be made to

-4-

tide him over bad times out of a rent adjustment fund.

3. The ability to give up his lease at any time without the delay and risk of loss involved in a **sale** of property.

4. The smaller capital outlay and a much smaller risk of capital loss.

5. The very real advantages of community planning and services in a protected neighbourhood.

This is Vancouver's opportunity to give a lead in establishing a first-class neighbourhood community and to set a pattern which would probably sweep the country and at the same time provide homes for heroes as well as employment for many, both on and off the site. The opportunity is here. Let's go!

City Hall,
Vancouver, B.C.
Sept. 14th, 1943.

STATEMENT PREPARED FOR THE "POST-WAR HOUSING COMMITTEE"

Appointment of
Committee by
Council, May 17th,
1943.

1. "That the Special Committee on Low Cost Housing be re-named The Post-War Housing Committee, and that it be given authority to add to its membership representatives of such civic bodies or citizens as may be interested in the post-war housing problem, and that the Committee be further authorized to enquire and report from time to time upon what steps are being taken by the Dominion and Provincial Governments, and other Canadian cities with regard to Post-war housing schemes and to endeavour to formulate post-war housing plans for the City of Vancouver. And further the suggestion of the Town Planning Commission, 'that the powers of the Committee be made wide enough to embrace all phases of post-war housing', be concurred in."

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2. An examination of the charts presented will show the effect of war and depression upon the construction of dwellings in Vancouver and also the steady increase of population up to the year 1941 when through the influx of persons connected with the armed forces and others for war work, there is a sudden rise so that to-day the population within the City limits is placed at 304,000; this figure is based upon the distribution of ration cards. Attention is also called to the rapid increase in marriages and the birth rate since 1939.

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Surveyed

3. Many surveys have been made in recent years by the City and other interested organizations and reports are available which detail conditions of overcrowding, substandard housing, faulty sanitation, and general dilapidation in certain areas; conditions which contribute to poor health, delinquency and crime.

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Shacks

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Schemes

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Act)

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Under this scheme the Government of British Columbia entered into an agreement with the City of Vancouver and adjoining municipalities to lend monies secured from the Dominion Government for this purpose. The agreement with the City was practically restricted to returned soldiers, to whom the Provincial Government gave a rebate of \$300 after ten years continuous occupancy of the dwelling. Under the scheme 151 houses were erected within the present City Limits at a cost of \$448,441.42. The funds were secured to the Provincial Government by debentures issued by the cities concerned at 5 per cent, and deposited with the Government.

The scheme was not successful. It began at a time when materials and labour costs were high and has since been a continual source of expense and worry to the City of Vancouver.

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(B) The Dominion Housing Act which came into force during 1936 provided funds, in conjunction with certain Lending Institutions, for the erection of private dwellings; in June 1936 this Act was broadened and renamed the National Housing Act.

Part 2 of the N. H. A. made available until March 1940, \$30,000,000 for the erection of Low Rental Housing Schemes and on the basis of the 1931 census Vancouver was entitled to \$1,328,000 of this amount, but the distribution and release of these funds was hedged around with so many protective clauses and a restriction imposed which curtailed Municipal taxation to one per cent, that no portion of the monies was ever utilized.

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Wartime Housing
Limited

(Powers)

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FOLDER NO

12-15

-5-

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This Company has erected 750 houses in North Vancouver and is constructing 300 at Sea Island. This latter group are a great improvement on the type at North Vancouver and can be easily converted into permanent dwellings either on the site or by removal to other positions.

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It is suggested that in dealing with the local problem the Committee should consider among other items, the following outstanding points:

Finances, present and future governmental assistance, and partial control;

Civic cooperation, land and taxation;

Types of dwellings, multiple, duplex, and single family;

Forms of construction, prefabricated and otherwise;

Localities, zoning and public utilities, decentralization;

Standard of housing, existing and new dwellings, demolitions;

Recommendation of necessary By-laws;

The expression of public opinion on the question of housing;

The enforcement of existing and future by-laws relation to housing, sanitation, and health, and the development of a desire on the part of the public to assist in the enforcement of such by-laws for the common good.

AJH:P

Albert J. Harrison,

Secretary.

Vancouver Post-War Housing Committee - Miscellaneous

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FOLDER NO

12-15

F.E. Buck

Appointment of
Committee by
Council, May 17th,
1945.

Housing Authority of the City of Seattle

Yesler Terrace & Yesler Terrace Addition

(Completed & occupied towards end of 1942)

Comprises 868 units	(50 2 $\frac{1}{2}$ Room Flats	} Row Houses
	{ 262 3 " "	
	{ 81 3 $\frac{1}{2}$ " "	
	{ 350 4 $\frac{1}{2}$ " "	
	{ 106 5 $\frac{1}{2}$ " "	
	{ 19 6 $\frac{1}{2}$ " "	

Present Population 2800

Example: Rental Range----four bedroom unit \$10.50 to \$48.00 per month.

Total cost \$3,100,000.00

Annual debt service figure \$100,089.70, 60 year amortization (interest, amortization & reserve)

Federal Government subsidy \$93,000.00 per annum

Tax exemption \$50,000.00 (municipal proportion \$21,000.00)

F.E. Buckle

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AJH:P

Albert J. Harrison,
Secretary.

Can we have much can be borrowed?

" Sites

Ways & Means - Finance
Publicity
Rehabilitation Rights of Access
Sites
Building & Construction

NATIONAL HOUSING ACT
LOW RENTAL HOUSING PROJECT FOR 600 DWELLINGS

Cost of Construction

600 dwellings @ \$1800 per unit
600 lots @ \$150 per lot
\$1,080,000.
90,000.
\$1,170,000.

Government Loan (80%)

*Limited Dividend Housing Corp. (20%)
936,000.
234,000.
\$1,170,000.

Estimated Annual Expenses

Repayment of Principal and interest (5½%)
Municipal tax (1%)
Water Rates - \$12.00 per unit
Insurance - 1/3 of \$8.00 per M
*Earnings on Investment (5%)
Repairs and Maintenance (2%)

51,480.
11,700.
7,200.
2,880.
11,700.
23,400.
\$ 108,360.

Government Loan (90%)

Local Housing Authority (10%)
1,053,000.
117,000.
\$1,170,000.

Estimated Annual Expenses

Repayment of Principal and interest (6%)
Municipal tax (1%)
Water Rates - \$12.00 per unit
Insurance - 1/3 of \$8.00 per M
Repairs and Maintenance (2%)

63,180.
11,700.
7,200.
2,880.
23,400.
\$ 108,360.

In each case the average monthly rental is approximately \$15.00

Municipal taxes @ 1939 net rate
1% low rental housing rate

30,019.50
11,700.00
\$ 18,319.50

Difference

-2-

CITY OF LOUISVILLE, U. S. A., HOUSING PLAN

Project to house 814 families in 3298 rooms
(average 4 rooms to a family)

Cost of Acquisition

Loan from U. S. H. A. (90%)	\$4,261,000.
Subscribed by Local Public Housing Agency (10%)	473,000.
	<u>\$4,734,000.</u>

Estimated Annual Expenses

Interest and amortization due U.S.H.A.

(2½% plus ½ of 1%)

Interest due Local Authority

*Annual taxes

Operating charges

127,830.
45,170.
89,000.
<u>150,000.</u>
\$ 412,000.

(This shows a rental of \$42.00 per month per unit)

Annual subsidy

U.S.H.A. Contribution (3½ cost of acquisition)	165,000.
*Tax exemption	89,000.
	<u>\$ 254,000.</u>

Subsidy reduces rental to \$16.00 per month per unit

NATIONAL PLANNING ASSOCIATION
800 Twenty-First Street, N.W.
Washington, D. C.

PLANNING PAMPHLETS

For sale at 25¢ for a single copy
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as follows:

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No. 14 - When Demobilization Day Comes

No. 15 - International Development Loans

No. 16 - Regional Resource Development

No. 17 - Relief for Europe

Tentative titles scheduled for early release include:

The Post-War Debt Problem
Full Employment Wage and Price Policy
Economic Pattern of World Population
Special Reserves for Post-War Industrial Reconversion

NOTE: For quantity orders received before printing, we can give excellent discounts.

BOOKS

German Strategy of World Conquest, by Dr. Derwent Whittlesey in collaboration with C. C. Colby and Dr. Richard S. Hartshorne, Farrar & Rinehart, New York, 1942. 293 pages. Price: \$2.50 (Special price of \$1.85 to subscribers and members of the National Planning Association).

National Public Housing Conference Inc.

122 East 22 Street New York

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President

CATHERINE BAUER
Vice President

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Secretary-Treasurer

LOUIS H. PINK
Chairman of the Board

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FRANK B. WENRICH

EDITH ELMER WOOD

ALBERT MAYER
(On leave in
the U. S. Army)

28 April 1943

ALEXANDER L. CROSBY
Executive Director

NOTICE OF SPECIAL MEMBERSHIP MEETING

A special membership meeting of the National Public Housing Conference will be held Wednesday, 12 May, at 12 noon at the New School for Social Research, 66 West 12 Street, New York. Purpose of the meeting is to act upon a revised draft of the constitution and bylaws. The new draft, which was approved unanimously by the Board of Directors on 20 March, is enclosed together with a summary of the principal changes.

Article IX of the present constitution and bylaws reads:

"The constitution and its bylaws may be amended at any regular or special meeting of this Conference, by a majority of those voting. The proposed amendment must have been previously approved by the Board of Directors, or requested by twenty-five members of the Conference, and notice thereof mailed by the Secretary to each member at least two weeks before the votes are to be canvassed."

The bylaws were revised by a committee consisting of Charles Abrams, Dr. Harry W. Laidler and Alexander L. Crosby.

Sincerely,

AGNES FAHY
Secretary-Treasurer

Special Note to Active Members: In conformity with the Conference practice of distributing all special reports and publications to Active members (those who pay \$5 a year or more), there is enclosed for your information and comment a copy of a proposed post-war program. In the opinion of a small group of initial contributors, this program represents the most important contribution to post-war planning from the public housing field. Your critical comments will be welcome--and please send them soon.

Also enclosed is a pamphlet by Catherine Bauer, "The Public Housers' Responsibility for a Post-War Program." Subscribing members (those who pay \$2 a year) may obtain the pamphlet, the program and subsequent drafts by becoming Active members through payment of an additional \$3. Tear off this footnote and mail it with your check.

uopwa
no.16

For Buck

C O N F I D E N T I A L

This is a rough draft for a platform on post-war housing. It does not bear the official approval of the National Public Housing Conference or any other organization, but has been prepared by Catherine Bauer and revised in the light of suggestions and informal criticisms from other officers and members of the Conference. It is put forth as a working hypothesis to stimulate discussion among people who are already thinking about ways and means for post-war planning and housing: local housing authorities, Washington officials, planners, labor unions, progressive citizens. A definite program must soon be crystallized--a program sponsored and promoted jointly by many organizations and individuals.

Your comment is invited. It will be helpful if you use paper of this size and number your comments according to the paragraph numbers in the margin of the text. Please mail the original and one carbon to NPHC at the address below. General comment as well as specific criticisms will be welcome.

No part of this draft is to be quoted in any manner.

NATIONAL PUBLIC HOUSING CONFERENCE
122 East 22 Street New York

April 1943

Confidential

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FUNDAMENTALS FOR POST-WAR HOUSING

I. THE OBJECTIVE

When the war ends, the United States will have chosen between a catastrophic depression or continuance of all-out production to serve peace-time needs. The decision cannot be postponed until the last gun is fired.

Events of today and yesterday are shaping our post-war destiny. It has already taken nearly three years to bring us within sight of the war production peak, and the task of converting back again to peace production is no simpler. If anything, it presents an even greater challenge. We have historical precedents for the switch to a war economy. There is no precedent for a program that calls for extension of war productiveness to a period of peace.

Everyone agrees that housing must play a large part in such a program.

We must achieve for every family a home where children can be reared in decency and health; where they may develop the mental and moral vigor and pride in community that will make them first-class citizens.

We must achieve a relationship between home and work that is relieved of the tensions and stupidities, the waste of time and energy, that we have almost come to take for granted.

But we can do these things only if we transform vague talk into dynamic and specific objectives, tied to actual plans and preparations, and a program ready to go forward the day war ends. A housing reserve for post-war construction must be 100% ready for action or it simply does not exist.

But an adequate post-war housing program is not as simple as it sometimes sounds. It is agreed now that decayed cities, bad housing, backward industry and restricted markets are inter-related; that post-war prosperity requires a sound construction program; that this means large-scale housing; that planning must come first this time; that federal aid must be provided for local land purchase; and that the final formula is (1) planning, (2) land-purchase and (3) building. BUT HOW?

II. THE PROGRAM WE NEED

A program is needed which can integrate traditional liberal support and add to it all groups directly interested in civic welfare and amenity or in a productive building industry.

Such a program will frankly accept the fact that only by subordinating special purposes (such as restoring property values, saving cities, renovating the building industry, providing outlets for investment, and even clearing the slums or priming the

Confidential

-2-

pump) to a central purpose of improved welfare and a pleasant and efficient environment, can either the primary or the secondary purposes be fulfilled.

This is no mere matter of some superficial compromise between the respective pressure groups for public and private enterprise. We'll need more of both, and better, than we've ever had before. And some new ideas and vitality and will to cooperate, on both sides.

The dichotomy between private and public housing (and to a lesser extent between housing and planning), separate worlds glaring at each other across a no-man's land, is gone forever. True, the speculative builders and brokers can no longer be enshrined as the sole responsible representatives of private interests in building and property. Nor can the public housers claim a corner on enlightened progress. Nor can the planners keep their skirts clear of controversial basic issues.

The number of houses to be built per year depends, of course, on the standards we set and the date by which we expect to achieve those standards. But an estimate of a million and a half houses per year for the 10 or 12 years after the war does not seem unreasonable to meet urban and rural needs for the increase in families and for the replacement of worn-out houses. The proportionate allotments to private and public initiative cannot even be estimated, however. They depend on the size and distribution of family incomes in the post-war world, on building costs and on how much enterprise "private enterprise" really has.

III. SOME BASIC PRINCIPLES

Public purchase and ownership of land--not only blighted areas but also sites for outlying and new communities and for protective greenbelts and parks and parkways--must be the backbone of any effective future housing and planning policy. Master plans must be drawn up, of course, and police powers devised to back them up, but the power to acquire critical areas will be the spur to realistic planning, and the best weapon to make it effective.

As for the inflated paper value of much blighted property in relation to its potential use-value, no crusade to bring it down by frontal attack is likely to work. No moral issue is involved: society itself encouraged false expectations and jelled them with tax valuations. Acquisition of such property will have to be gradual and judicial in any case. And if new standards of density and housing quality are firmly adhered to, and obsolete buildings gradually outlawed both literally and by the higher public standard of demand, and above all if there is an adequate supply of homes at all price levels, exorbitant prices will come down of themselves. As a matter of fact, if Congress by some miracle provided the funds to buy up all blighted property at once at present prices, it would be cheap enough for the advantage of permanent public ownership.

Wherever advantages of outright purchase can be achieved by other

means, such as purchase of development rights or long-term lease, or acquisition through tax foreclosure, the alternatives should be seriously considered.

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Location of new housing where the best living conditions will result, in relation to work and play, shops and services and natural social patterns. This means redevelopment and new development. And in any case it must be remembered that the first necessity in salvaging central blighted areas is to open them up; with parks, parkways to the outskirts, and probably airfields; and by revolutionary neighborhood replanning which will really provide amenity that can compete with the suburbs. Otherwise the money will go down a bottomless pit.

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A housing program that brings new homes within the reach of everyone. This does not mean that all old housing will be scrapped or devalued. Many older homes of sound construction have advantages of location, space, individuality, established neighborhood entity, or other special features which will permit them to compete favorably with new homes. And many more, if they have to compete with new homes, can be brought up to modern housing and neighborhood standards. If there is any axiom of the housing business which should have been generally learned by now, it is this: The only way to keep the general level of housing acceptable is to make it theoretically possible for every family to move into a decent new dwelling.

18

To quote from Better Cities (National Resources Planning Board):

"We must reshape our programs of federal stimulation of home building, both public and private. First, so that public and private enterprise together may give us the desired community pattern. Secondly, so that, between them, they may provide proper homes for all income levels. To this end we may have to free public housing agencies from the present limitations upon incomes of those whom they may serve. They will then be able not only to provide homes for the lowest income groups, but also to provide homes on a self-sustaining basis for a great number of badly housed American families above the minimum income level, for whom private enterprise still cannot provide shelter at a profit. At the same time, to induce private development in areas in which it is now reluctant to operate, we should consider revising the forms of guarantees now offered, to include, perhaps, the insurance of a moderate yield on a reasonable investment, rather than of the principal of a mortgage."

19

More democratic initiative and responsibility in large-scale housing, both public and private. The popularity of the Mutual Home Ownership idea under the most unfavorable war-time circumstances; the necessity of translating the powerful "home ownership" ideal into a force which will favor and not impede housing progress; the dangers of paternalism in public housing management--all these factors lead to the need to facilitate cooperative enterprise in housing, ranging all the way from more self-government in subsidized public housing projects to the construction and ownership of individually designed homes in a cooperative private development.

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- 20 Because of the risks when cooperative ventures are launched by well-intentioned but inexperienced groups, sponsorship by strong institutions--the government, insurance companies, established cooperatives and labor unions--is necessary at least until the program and its procedures are firmly rooted.
- 21 Responsibility for providing or finding suitable standard housing for displaced families must rest with the redevelopment agencies. Not the exact families, necessarily, but an equal number of families of similar race and economic status and place of employment. And not necessarily on the same site by any means. Otherwise, regardless of any master plan, it will be just too easy to drift into replacing low-rent slums and run-down dwellings with high-priced dwellings--a policy which shifts but never solves the problem of blight. Otherwise also it would be too easy in communities with a serious housing shortage (and there will be many following the war) to engage in a clearance program which would result merely in making over-all conditions worse than ever.
- 22 Not only must construction methods be improved but the design and layout of housing must be more attractive and more complete community facilities included. Thus far large-scale housing and neighborhood planning have not lived up to the glowing promises made by the experts, or to their inherent economic, social and esthetic possibilities. This has been due in part to over-emphasis on bare minimum standards in pre-war low-rent housing and to the unavoidable rigors of war-time construction, in part to excessive densities claimed to be justified by high land costs, and in part to the inexperience of architects, builders and fabricators in this new field. But from now on let's have not minimum but optimum standards.
- 23 Experiments in war housing have produced some of the best as well as the worst public projects. Both kinds yield valuable guidance for the post-war period. Much more than before, we must build housing for living people who want things like storage space and private porches and gardens. There must be more attention to such community facilities as day nurseries and recreation equipment. And where expensive land is used, densities must be divorced from cost.
- 24 The advantages of large-scale "standardization" can be overemphasized. Huge projects offering identical accommodations to a uniform income group are little if any cheaper, and certainly less desirable socially, than smaller more varied groups, coordinated by an overall plan.
- 25 Bold plans, big goals--but let's start NOW with those progressive instruments we already have at hand such as local housing authorities, planning commissions, agencies for reclamation and power development, Farm Security Administration, the National Resources Planning Board, the U.S. housing act and the reorganized National Housing Agency.

IV. IMMEDIATE STEPS

(It must be remembered that NHA is a temporary war emergency organization. These recommendations assume the transformation of NHA into a permanent department of the federal government, comparable to the Department of Agriculture. The name "Department of Urbanism" has been suggested for such a division.)

A. The National Housing Agency should prepare comprehensive legislative and policy proposals, submitting them to the public and local agencies for discussion at this stage and to Congress whenever propitious, and including:

1. Expansion of the U.S. housing act to permit local public acquisition of:
 - a. Blighted areas, regardless of present or desirable use;
 - b. Outlying land needed for development of any kind or for protection or integration of present or future development; and
 - c. Sites for entirely new communities in reclamation projects such as the Columbia Basin or in any area with sound opportunities for new development.
 - d. Provision must be made for a flexible subsidy quite apart from annual contributions toward the rehousing of low-income families, to permit reasonable revaluation of sites for proper future use. The local agency should be enabled to pool the costs of its entire land acquisition program, however, since raw land can sometimes be revalued upward after development and the ensuing profit used to write off part of the extra costs of central redevelopment. Separation of the two types of subsidy should make it easier not to gear density to original cost.
 - e. Sites so acquired and revalued should be available for development or redevelopment by both private and public housing, or any other suitable use.
2. Conditions of federal loans or subsidies for land acquisition should include:
 - a. All acquisition and ensuing development must be in accordance with a master land-use plan for the entire area affected, or at least with some reasonable assumptions by suitable and responsible local agencies as to the proper use of the land in relation to population movements and the over-all social-economic structure of the community.
 - b. The rehousing of all families displaced (or their equivalent) in suitably located standard, modern

quarters must be a public responsibility and a condition of federal aid for land acquisition. (This should probably replace the present "equivalent elimination" condition of the U.S. housing act.)

- c. A corporate setup and the power to buy and condemn land (preferably on a metropolitan basis) should be a prime factor if not an outright condition in recognition by NHA of a local agency eligible for land acquisition aid.
- d. All land so acquired shall ordinarily remain in permanent public ownership, although much of it may be leased for private development.
- e. Specific regard for adequate size of the area to be developed, reasonable densities, and adequate recreational area and parking space.

3. Interpretation of U.S. housing act, or amendment if necessary, to permit:

- a. Eligibility for tenancy in public housing projects of all families outside the effective market of private building enterprise in the particular community at the time of application. Since higher incomes would pay higher rents, this would probably mean considerable self-sustaining public housing which would require merely low interest and amortization but no annual contribution. One-person families, and non-citizens (to reach the Mexicans of the southwest), must be included. Rents will be geared to incomes as at present, and top income limits established for different family sizes and racial groups, but minute individual investigation of previous housing condition should be eliminated. In short, public housing eligibility must be determined by the local market situation, not by case-work.

- b. Cooperative management by tenants wherever feasible and suitable, and the gradual acquisition of title to buildings (not land) by cooperative or mutual home ownership groups, in cases where no federal annual contribution is required.

- c. To tackle the difficult problem of local tax exemption, the following possibility should be explored: payments in lieu of taxes by local authorities on public housing projects at a level approximating the taxes normally paid in the particular community on private housing at the same rents and for similar income groups. In this way the city would in reality lose none of its tax-income and every family would be paying its fair share, but the privilege granted by local governments to make such payments rather than higher ad valorem taxes would nevertheless constitute a substantial local contribution. A requirement for contributions in such form should probably be substituted, however, for the

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present provision in the U.S. housing act requiring local contributions up to one-fifth of federal. This policy for public housing should parallel the development of a local policy taxing private projects on public land on the basis of gross rental income rather than hypothetical capital value.

44 4. Expansion of the market for private enterprise by new legislation, or amendment of the national housing act (FHA) to promote and aid investment housing and other non-speculative forms of large-scale private initiative, to include:

45 a. Yield insurance on well-planned rental projects financed entirely (without mortgages) by sound financial groups. Certain permanent conditions should be exacted in return, such as approval of rent-levels and/or a limit on the maximum return. (This method might also prove useful for local housing authorities where no subsidy is necessary.)

46 b. A framework to facilitate sound individual and cooperative home ownership for those who can afford it. Elimination of speculative profits and provision of adequate neighborhood controls should justify lower interest rates than at present, and perhaps even equity insurance.

47 5. Study and recommendations of necessary changes in state and local legislation to permit cooperation with the proposed federal program.

48 B. NHA and the best architects, technicians, planners and housing managers should study the enormous mine of technical experimentation provided by war housing, and also the pre-war experience of both public and private housing, and present the results to the public in the form of evaluation of specific projects, comparative cost-analyses, forecasts of likely or desirable trends, and positive recommendations for the improvement of planning, construction methods and design.

49 C. NHA and NRPB should devise means and a policy for providing immediate financial and technical aid to local planning commissions and housing authorities to permit the development of master-plans, the selection and acquisition of land, and the preparation and design of projects to be built immediately following the war.

50 D. NHA and the Department of Agriculture should work out a reasonable and practical division of responsibility with respect to post-war housing in rural areas. Nonfarm housing for agricultural wage workers can probably best be handled through county housing authorities along the same lines as any other suburban or small town housing. But the problem of improving farm operators' homes may well be too closely tied in with agricultural planning per se to be left to a housing agency. And where

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entirely new areas such as the Columbia Basin are to be settled, with villages as well as farms, the problem certainly calls for close cooperation and joint responsibility between NHA and the Department of Agriculture.

51 E. A suitable local administrative framework must be determined to plan and carry out land-use and building controls, acquire land, rehouse the displaced, administer public land used for public or private housing or other purposes, construct and manage public housing, and meet the conditions attached to federal or state aid for any of these functions.

52 The logical first step will probably be to transform local housing authorities into Land and Housing Authorities, since the simplest way to achieve a corporate agency with broad powers of land acquisition, and preferably with metropolitan jurisdiction, is to amend the housing authorities enabling legislation. In many states a good start could be made by local authorities in this broader field, even without further legislative action.

Planning commissions should of course have the responsibility for preparing master-plans to determine the over-all patterns of land use, and to aid the local government in budgeting and programming public works and other expenditures. They should also make broad determinations as to the areas which should be publicly acquired. Since the immediate decisions as to land purchase will however rest unavoidably with the agency receiving federal aid for that purpose, and since the responsibility for more detailed design-planning in new or redeveloped neighborhoods will naturally fall to the Land and Housing Authority, close coordination will be essential, and there should probably be at least some overlap in the commissioners of the two local agencies.

54 It may be well also to consider whether the responsibility for policing land-use regulations and building and housing standards should not eventually be coordinated with the Land and Housing Authority as well. Perhaps it should become a Land and Development Authority.

55 F. Preparation of state and local measures to permit:

56 1. Local public purchase, condemnation and continued ownership of land needed for development, redevelopment or protection--probably by broadening the powers and responsibilities of local housing authorities.

57 2. Compulsory preparation of local master land-use plans and measures to permit their enforcement under the police power by compelling the gradual elimination of non-conforming uses, and by other means.

58 3. Facilitation of 100% equity investment in sound rental housing by various types of financial institutions in states where it is now impossible.

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- 59 4. Recognition and facilitation of sound cooperative forms of housing enterprise and ownership.
- 60 5. Possible taxation of private improvements on public land on the basis of gross rental income rather than hypothetical market value (and perhaps also in blighted areas designated for eventual redevelopment or for compulsory removal of non-conforming uses within a stated period).
- 61 6. Use of modern materials, construction methods and dwelling plans of proved efficiency and safety.
- 62 G. State and local action should not wait for federal aid and leadership, or depend on the federal government entirely. Some independent steps should be taken:
- 63 1. Legislation to permit state aid to public housing by local authorities, similar to the New York law but possibly with additional features to encourage and facilitate cooperative initiative, ownership or management.
- 64 2. Assistance to local authorities to buy land and hire architects now to have projects ready to go the moment the war is over. (This is--or was--being done in New York.)
- 65 3. Exploration of every possibility of acquiring land now--by tax-title and in war-prosperous communities by outright purchase--for eventual redevelopment in housing projects, highways, parks, etc. The policy of acquiring and holding tax-delinquent property is developing rapidly in many localities. As yet there is little appreciation or knowledge of the scope of the federal government's land acquisitions for military use. Thousands of square miles have been bought for camps, training grounds, and war factories. Much of it may be suited for housing and park uses.
- 66 H. The responsibility of citizens interested in housing and planning is paramount.
- 67 They must understand the issues in specific terms; point out the opportunities; mobilize support for the necessary local, state and federal measures.
- 68 There will be controversies. But they must not be allowed to degenerate into unreal feuds between Democrats and Republicans, a handful of enthusiasts and a handful of reactionaries, or one selfish group and another.
- 69 Every citizen and every group interested in employment, production and a healthy building industry; in sound private enterprise or in opening up investment opportunities; in pleasant and more efficient cities; in positive measures to improve health and morale; in getting better homes for themselves; in short, in a free, prosperous and progressive post-war world--should be in favor of the housing and planning program. And they will put it over, if they understand it in time.
- 70 The ultimate test of planning in a democracy is the degree of public participation and support.

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scheme.

May 3rd, 1943.

MEMO RE HOUSING COMMITTEE

Appointment of
Committee by
Council,
February 15,
1943

The following recommendation was contained in the Annual Report of the Town Planning Commission:
"That the City Council consider the appointment of a special committee on Low Cost Housing to include representatives of various interested civic bodies."

The Council appointed the following Committee: Aldermen Buscombe, Corey and Greyell, and Secretary for Zoning Matters.

Why the request
for such a
Committee
was made

As a principle of town planning the Commission is interested in the provision of adequate housing accommodation for persons in the low income brackets, and the abolition of unhealthy housing conditions, but realize that any effort in this direction not directly financed by private enterprise must originate with the City Council and such public bodies, hence the request for the creation of a committee. The term "low cost housing" is a technical one commonly used in connection with housing schemes. It may have lead to some misunderstanding and is better expressed as "low rental housing".

City cannot
assume the
financial
burden

No large city can solve the housing problem alone. Building By-laws, Zoning regulations and demolitions do no more than scratch the surface while the limitation of taxation power and the obligation of maintaining public services make it impossible for a city to undertake housing reform without full national aid.

Housing a Post-
War Programme

In spite of the steady increase of population war conditions make it well nigh impossible to relieve the situation to-day, therefore our only hope is a Post-War Programme of Housing. This fact is recognized in all large cities, and the Dominion and Provincial Governments are including housing in all their Post-War Rehabilitation Programmes.

The Work of
the Committee

In order to take advantage of such assistance as the Dominion and Provincial Governments may contemplate providing in the matter of housing, the Committee should be in communication with these Governments and also with other large Canadian cities so that any approach to the housing problem may be with unity of thought and action.

There are a number of public bodies and individuals in the City who have given thought and study to this question, and whose services and advice would be of assistance to such a Committee. When hostilities cease and the post-war rehabilitation comes into being, Vancouver should be prepared with a well thought out low rental housing scheme.

- 2 -

The Need for
Proper Housing
Accommodation

Prepared charts show that over a period of 25 years there has been a steady increase in population and a very rapid increase during the last two years, but no corresponding increase in the erection of dwellings has taken place. In fact during the last war and the depression, building almost came to a standstill and once again owing to war conditions there is a marked falling off in the number of dwellings erected.

All these factors have and are continuing to create a very unsatisfactory state of overcrowding particularly for persons in the low income brackets. Surveys have revealed the unhappy and unhealthy condition in which many people live, conditions conducive to all forms of delinquency.

Under our present system most persons in the low income brackets are quite unable to erect good standard living quarters for themselves and thus old unsanitary and unsatisfactory buildings are crowded with tenants; shacks are erected in many outlying portions of the City and water fronts are crowded with unsightly shacks. These conditions can only be remedied by concerted public action.

Vancouver Post-War Housing Committee - Miscellaneous

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FOLDER NO 12-15

CITIZENS' REHABILITATION COUNCIL OF GREATER VANCOUVER

HOUSING COMMITTEE

Hon. H. H. Stevens (Chairman)

402 W. Pender Street
Marine 6354

Street

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Street

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SURVEY-LIVING ACCOMMODATION-EX-SERVICE PERSONNEL (DEPT. OF VETERANS AFFAIRS)

1. Number _____ Name _____
2. Address _____
3. Owned _____ Rented _____
- A. PRESENT HOUSING (PLEASE CHECK APPLICABLE ITEMS BELOW)
4. House _____ Apartment _____ Flat _____ Housekeeping Rooms _____ No. of Rooms Occupied _____
5. How long occupied? _____
6. If rented, rental per month _____
7. Are the following present? Furnace _____ Heating Stoves _____ Electric Light _____
Running Water _____ Mechanical Refrigeration _____ Ice Box _____
8. Do you share with others than your own household the following:
Bath or Shower _____ Cooking Facilities _____ Flush Toilet _____
9. Name and Address of Employer _____
10. Your occupation _____
11. How many children in your household? _____ Weekly Salary _____

B. HOUSING DESIRED (CHECK APPLICABLE SPACES BELOW)

12. Do you want to buy _____ build _____ or rent _____ a house? Apartment _____ Flat _____
Housekeeping Rooms _____ Single Room _____ Furnished _____ Unfurnished _____
How many Rooms _____ Adults _____ Children _____
13. If buying or building, what down payment could you make? _____
14. If renting, what monthly rental could you pay? _____
15. Add any comments you wish re housing conditions. _____

Vancouver Post-War Housing Committee - Miscellaneous

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FOLDER NO

12-15

CITIZENS' REHABILITATION COUNCIL OF GREATER VANCOUVER

HOUSING COMMITTEE

TO EX-MEMBERS OF THE ARMED FORCES

This form is NOT an application for the purchase or rent of a house or other living accommodation.

The Department of Veterans Affairs, however, does require accurate and complete information on the housing situation of veterans. The information requested on the attached card will help provide an accurate picture so that recommendations may be made to the proper authorities.

Information available at the present time is vague and incomplete. By filling out this questionnaire you will be helping to create a clear picture of the veterans housing situation in your area. Your co-operation is also requested in drawing these cards to the attention of veteran friends who are unsatisfactorily housed. Ask them to write or call at the office of the Superintendent of Rehabilitation to complete a questionnaire. Your co-operation will be appreciated by the

DEPARTMENT OF VETERANS AFFAIRS

PLEASE COMPLETE THE QUESTIONNAIRE ON REVERSE SIDE OF THE CARD BELOW—
DETACH AND PLACE IN ANY MAIL BOX.



THE DISTRICT SUPERINTENDENT OF REHABILITATION,
DEPARTMENT OF VETERANS AFFAIRS.

717 GRANVILLE STREET,
VANCOUVER, B.C.

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CITIZENS' REHABILITATION COUNCIL OF GREATER VANCOUVER

HOUSING COMMITTEE

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Mr. F. W. Smelts	B.C. Electric Rly Co. Pacific 1212
Mr. Glen Hyatt	789 West Pender St. Pacific 5622
Mr. J. McPeake	766 East 14th. Avenue Fair. 3905-R
Prof. F. E. Buck	U.B.C. Dept. of Agriculture Alma 1191
Mr. A. W. Cowley	War-time Prices and Trade Bd. Pacific 8288
Mr. F. Bartholomew	Vancouver Board of Trade Marine 8131
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