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Buck, Frank E.

~~GOULD VERNER PAPERS~~

UBC Archives

PLEASE RETAIN
ORIGINAL ORDER

Building Department,
City Hall,
Nov. 20th, 1940.

To the Chairman & Members
of the Building, Civic Planning
and Parks Committee.

Gentlemen:

I beg to submit the following suplementary comments on the recent Housing Survey:

The survey has been confined to buildings which are obviously down at heel and no attempt made to inspect all such buildings in the various districts, it may be said, however, that the number examined could be tripled.

Obviously in many cases the tenants are not in these places by choice, but from necessity and the rentals obtained are not conducive to owners keeping the buildings in a state of repair. The buildings are principally rented properties, from which the owners probably received a nominal rental, while the lessee sublets the rooms in an endeavour to make a living.

The survey has centered mainly on properties contained in business districts where assessed improvements are low in comparison to land values. This is possibly the reason for such dilapidated conditions and a feeling among property owners that the revenues derived do not warrant any expenditure on the buildings.

The development of these business sections with the resultant high speculative real estate values caused residents to erect dwellings in other parts of the City, the remaining houses are rented and generally allowed to deteriorate until they reached their present stage. The Zoning By-law aids in the prevention of a similar condition arising in the future.

May I remark there can be no suggestion that Vancouver is in any sense a City of slums. The approximate number of dwellings erected, or in course of erection, in Vancouver is 53,582 and of these only 207 have been surveyed; even if this number where increased to 2000 it would only represent about 3.7 per cent of the total number.

The figures quoted below give some indication of the approximate number and relative value of dwellings together with the number of licensed Apartments etc. in the City.

Approximate number of dwellings - 53,582
(December 31st 1939) approximate number $3000 or less, 46,346
Houses erected during 1940, 1346 average cost $2740.00

1940 number licensed Apartments etc. - 1,026
" " " Lodging houses - 1,816

I should also like to draw attention to the fact that if a standard of Housing By-law brings about the demolition or closing of a number of premises it may be exceedingly difficult, under present conditions, for the occupants to find more suitable accommodation elsewhere, as there seems to be still a shortage of houses in the City available at a rental commensurate with the present occupants means.

Yours respectfully,

AH/KM.

BUILDING INSPECTOR.

Vancouver Housing Committee — Correspondence

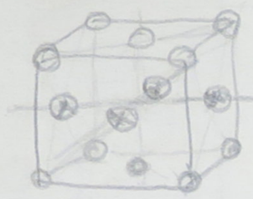
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FOLDER NO 12-8

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Vancouver Housing Committee — Correspondence

FOLDER NO 12-8



14 = 3/dm
63 = 5/dm

Ordinary Groups with Metal Ions as NH_4

Conductivity depends on the Number of the Ions

a molecule complete this no conductivity.

Cobalt centre of coordination compounds.

Isomers diff arrangement of atoms in Space

$CrCl_3$ 6 H_2O 3 Isomers

No of Electrons	36	86	
Volatility or Gas or Solid			Sol = 54

Structure Type by

	Atoms	Electrons	
Cu_2In	2	3	3/2
Cu_3Sn_8	39	63	21/13
$Ag\ Cl_3$	4	7	7/4

Cube

Space

Sample

Coal

Analysis

Vancouver Housing Committee — Correspondence

The Building and Construction ...

L'OFFICE D'INITIATIVE ECONOMIQUE
DE LA CITÉ DE MONTRÉAL

MONTREAL INDUSTRIAL AND
ECONOMIC BUREAU

SUITE 806
Immeuble DOMINION SQUARE Building
MONTREAL

VALMORE GRATTON
GEORGE S. MOONEY
Co-directeurs
Co-directors

BELAIR 1094

March 15th, 1941

Dear Mr. Buck -

I acknowledge with appreciation receipt of a memorandum on housing, which was recently submitted to the Vancouver Town Planning Commission.

I have read the statement with a great deal of interest, and am in thorough agreement with your conclusions and contention that the providing of adequate shelter accommodation for the low-wage workers of Canada is essentially a problem for governmental enterprise, inasmuch as private enterprise finds itself completely unable to provide such housing at an economic rent which low-wage workers can afford to pay.

Like yourselves, I believe that the present emergency which has been aggravated by war conditions requires that a substantial volume of housing in the urban centres of Canada be proceeded with forthwith. I am none too sanguine that the governments of the country (federal, provincial, municipal) will rally to the challenge which the present housing situation presents, and to be frank with you I am a trifle fearful lest the government war housing program, such as it is, may not result in the creating of "shack town" areas near our larger cities.

Yours sincerely,

INDUSTRIAL COMMISSIONER

Frank E. Buck, Esq.,
c/o Town Planning Commission,
309 Royal Trust Bldg.,
626 West Pender St.,
Vancouver, B. C.

(continued)

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FOLDER NO 12-8

C

The Building and Construction Industries Exchange

OF BRITISH COLUMBIA

[redacted]
MArine 0361
342 West Pender Street
VANCOUVER, B.C.

January 15, 1941.

Professor F. E. Buck,
309 Royal Trust Building,
626 West Pender Street,
Vancouver, B. C.

Dear Professor Buck:-

I must indeed apologize for having promised to give you the figures which you asked for and then being so badly crowded with work that I was not able to get to it before this. You happened to hit this office amidst Annual meetings, Annual Dinners, and so on, and that must be my excuse.

Your first question is the number of houses built in the City of Vancouver under the provisions of the National Housing Act. I regret to say that there is no compilation of such figures.

Figures in the Province of British Columbia, however, up to the end of November, 1940, which is the last issue, is 3,075 units, amounting to $9,398,912.00, an average of $3,056.00.

The number of buildings repaired under the provisions of the Home Improvement loan up to the end of October, 1940, when the Act was suspended, amounted to 5,491 loans, a total of $1,550,044.00. City of Vancouver -

In answer to your next question as to the approximate amount of money invested in these buildings and amounts, the total amount of loans for Canada under the Home Improvement Plan is almost exactly $50,000,000.00, and the total amount of loans

(continued)

Vancouver Housing Committee — Correspondence

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FOLDER NO 12-8

made under the National Housing Act up to the end of November is $65,026,923.00.

The figures for December should be received almost at once, and if you are interested in getting the latest, we shall be glad to give them to you.

Yours faithfully,

Secretary.

R.J.LECKY/MG

(continued)

Vancouver Housing Committee — Correspondence

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FOLDER NO 12-8

C
O
P
Y

CITY OF VANCOUVER

Building Office

City Hall,
March 6th, 1941.

Building, Civic Planning
and Parks Committee,
City Hall.

Gentlemen:

Re: Low Rental Housing Projects

Although the Housing Committee was not re-appointed this year, I have endeavoured to keep in touch with matters related to the above as I thought the information would be of interest to the Council. I therefore beg to quote the following from a letter received from Alderman R. A. Sara, Secretary-Treasurer, City of Winnipeg Housing Company, Limited:

"When Part 2 of the Act was announced, the City of Winnipeg Housing Company Limited had plans prepared for the erection of a group of suitable apartment buildings to comprise some 128 suites. An excellent site, owned by the City, was selected and it appeared that we were just about ready to call for tenders and commence construction.

Before doing so, however, we took up with Mr. F.W. Nicolls, Director of Housing, Department of Finance, Ottawa, the question of increasing slightly the permissible expenditure per suite, due to the fact that because of a subsoil condition here, it is necessary to pour reinforced concrete piles to resistance, to support the structures, and also that due to our severe climate, it is necessary to have extra large heating plants, equipment, and insulation. Mr.Nicolls conferred with us on two or more occasions and tentatively agreed that this was necessary and that it was not fair to set an arbitrary permissible amount for construction all across Canada, without respect to the local conditions, cost of materials, labor, etc., at different points from the Atlantic to the Pacific.

We wrote to Ottawa requesting this change and expected it would be granted. However, after waiting many months, no official reply was forthcoming from Ottawa, and subsequently the War broke out and Part 2 of the Act was withdrawn.

We all greatly regret that this apparently minor difficulty was not solved by the Dominion Government at the time, as had that been done, I am personally confident that our project would have been proceeded with and that these addional low cost housing units would now be completed and occupied, which would have assisted in solving our housing problem."

With regard to the Yesler Terrace Development in Seattle the Annual Report of the City of Seattle Housing Authority reads in part as follows:

(continued)

Vancouver Housing Committee — Correspondence

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"Within the confines of the Yesler Terrace site are some 43.5 acres. 471 dwelling units, of which 95% are substandard, were located in 150 residential structures on the site. The majority of the structures were erected between 1895 and 1905, and little attention had been paid to them in recent decades. The Authority has had the buildings demolished and the area cleared.

A blighted district such as this, in the very heart of our city, is socially and economically injurious to the community's welfare. Its advantageous position, however, makes it desirable from a residential viewpoint; but the large-scale rehabilitation which was required could not be undertaken until such a program, as made possible through United States Housing Authority assistance, was available. Now, with the day of actual construction growing nearer, Seattle shall soon see one of its most ugly and disreputable areas transformed into a carefully designed and constructed residential district.

In place of blight will be substituted 690 homes for low-income Seattle families. These homes will be located in some 84 residential structures. Varying sized units will make facilities available for both large and small families. Complete recreational and community facilities will make for a wholesomeness of living which is basic to the adequate development and safeguarding of family life.

This project will be financed in the usual manner for such developments. Ninety per cent of the cost (estimated to be $3,000,000) will be a loan from the U. S. H. A. at an interest rate of 3.25% (the going Federal rate plus ½ of 1%), to be amortized over a period of sixty years. The remaining ten per cent of the development cost will be obtained by the issuance of interest-bearing bonds by the Seattle Housing Authority, secured by the revenues of the project and by the U. S. H. A. annual contributions. These will be amortized over the initial 15 year period of occupancy of the project. The annual contributions referred to represent a yearly subsidy under a contract entered into at the initiation of the development between the U. S. H. A. and the Seattle Housing Authority for the purpose of bridging the gap between the total annual charges against the project and the rents which low-income families can afford to pay. The amount received annually cannot exceed the going Federal rate of interest plus one per cent of the total development cost, in this instance 3.75 per cent of the estimated $3,000,000. A local contribution, which must be equal to at least one-fifth of the Federal contribution, is secured through tax-exemption, as provided in the state enabling legislation. No outright grant of cash is required from any local unit of government.

A loan contract for the development of Yesler Terrace, at an estimated cost of $3,000,000, was entered into on December 7, 1939, between the U. S. H. A. and the Seattle Housing Authority. Demolition of the existing structures on the site is now virtually completed and bids for the construction contract will be opened January 2, 1941 and an award of contract will be made shortly.

(continued)

Vancouver Housing Committee — Correspondence

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> Some 3000 people, formerly living in substandard dwellings, will find in Yesler Terrace a home which will be in keeping with their needs. 1600 children will have an opportunity to develop into creditable American citizens, safeguarded from the pitfalls which formerly beset their lives. Here, apart from other considerations, is sufficient demonstration of the effectiveness and utility of such projects in meeting fundamental social needs."

The City of Seattle added an additional 200 houses to this scheme on December 3rd last. In reply to an enquiry regarding rentals, the Director of the Authority states as follows:

> "Concerning your inquiry relative to proposed rentals in this Project, we can only say at this time that we have not yet adopted a rental schedule. The average shelter rent (rent not including utilities) will be $3.00 per room per month; $4.50 per room per month, including utilities. Yesler Terrace will serve an income group of the $400 - $1,000 range."

In addition to the Yesler Terrace Development, the same Authority has charge of a National Defense Housing Scheme at Sand Point in connection with the Air Station. This will provide 150 dwelling units for married enlisted men at the Air Station. The estimated cost of the development will be $620,000.

Respectfully submitted,

(signed) "Albert J. Harrison"
SECRETARY, ZONING MATTERS

Vancouver Housing Committee — Correspondence

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FOLDER NO 12-8

Vancouver Housing Committee — Correspondence

City Hall,
Vancouver, B. C.
August 2, 1939.

Building, Civic Planning
and Parks Committee,
City Hall.

Dear Sirs:

The Housing Committee feel there are certain facts in connection with Part II of the National Housing Act upon which some doubt may exist. We therefore take the liberty of again emphasizing the following points, with extracts from an address by Professor W. A. Clark, Deputy Minister of Finance, delivered at the National Conference on Housing, February 20th, 1939:

The Act an Innovation

1. ".....It involves an innovation, and what many would regard as a radical innovation in Canadian Legislation....."

The Scheme is Experimental and Co-operative

2. "The scheme it will be noted is definitely an experiment, involving cooperation between the Dominion, Provincial and Municipal Governments, and in certain cases private citizens as well..... if therefore the job is to be done, all levels of government must be willing to play their part."

Municipalities must take the first step.

3. ".....The responsible initiative for any housing project must come from the authorities, and citizens of the municipality, who recognize what their own housing problem is and are willing to take concrete steps towards its solution....."

".....by the municipalities or their citizens who have reached the stage of demanding that an end must be made to sub-standard housing conditions in their vicinity, and who are now prepared to work out, with Dominion financial assistance, the solution which is appropriate to the present circumstances and the probable future growth of the particular municipality."

Limited Dividend Housing Corporation

4. ".....Is a company formed by a group of private citizens who have a sufficient stake in the community and sufficient public spirit, to induce them to give some time and energy to the constructive solution of a pressing community problem. They are required to put up an equity capital equal to 20% of the cost of construction..... the intangible rewards which they should receive in the form of satisfaction over a job well done, and the thrill of leadership in a vital public service will more than amply repay any expenditure of time and effort. I am convinced that in most if not all municipalities where a slum problem exists, there will be found a group of business and community leaders who will respond to the challenges offered by this legislation."

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FOLDER NO 12-8

Vancouver Housing Committee — Correspondence

A

Building

January 26, 1939.

To His Worship the Mayor and
Members of the City Council,
City Hall.

Gentlemen:

The Housing Committee have had an opportunity of discussing with Mr. Nicolls the Director of Housing, the various details of Part 2 of the National Housing Act, and now beg to lay before you the following information.

General Approval

1. Before any progress can be made in Vancouver under this section of the Act, the City Council must express its general approval of the provisions of the Act, otherwise it would be useless for the Minister at Ottawa to examine any proposed schemes. Such approval of necessity must be in agreement with the 1% Municipal Tax Clause.

Much discussion has ranged around this particular point, but the Committee wish to emphasize what has been pointed out again and again, namely:

(A)That in all probability the City is not at present in receipt of any income from the properties which would be used for housing projects.

(B) That the resultant improvement in housing conditions would undoubtedly tend to eventually considerably reduce the cost of all social service administration.

(C) That under existing conditions, the erection of low rental housing projects by private capital, or by the City itself, is out of the question, therefore unless a scheme of this nature can be brought into being, housing conditions in Vancouver will become increasingly more deplorable.

Approval of each project.

2. The City, having expressed approval in a general way would not be required to examine and approve each project before it is sent to the Minister at Ottawa. Any Housing Authority desiring to undertake a project would first submit their plans and details to the Minister, who, if he were satisfied with the scheme would then send it to the Municipality for approval and for the drafting of the various Municipal agreements mentioned in the Act.

Option to purchase.

3. One of the necessary agreements gives the Municipality the option of purchasing the project at any time during the period of the loan, by payment to the Housing Authority of its Equity, which may be considered as 20% of the cost of construction plus any dividends unpaid at the time the option is exercised.

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Homes are for persons in receipt of low incomes.

4. It can be publicly stated that Part 2 of the National Housing Act is deliberately designed to provide housing accommodation for people in the low income brackets; an average total family income of $60 per month may be quoted as an example but not as a definite figure; the Act is not intended in any way to provide accommodation for relief recipients. In other words the effort is to provide accommodation for a very large group of wage-earners who to-day live in over-crowded unsanitary and unsatisfactory quarters, and for whom no accommodation is being erected.

Government control.

5. In order to guarantee that the dwellings will be occupied only by those in the low income brackets, the Minister will in all probability require Governmental representation on the Board of each Housing Authority; the Government will also carry out an annual audit of the Authority's accounts.

Type and construction of dwellings.

6. There is little doubt that owing to climatic and other conditions in Vancouver, the Minister will give favorable consideration to projects which include self-contained family dwellings. Also in view of our local lumber industry, consideration may be given to the erection of Frame Construction Two-Storey Multiple Dwellings, as the Building By-Law of the City would require Three-Storey Multiple Dwellings to be erected of masonry, but three storeys is considered the best economic unit.

Projects must be on a large scale.

7. Any project would have to be on a fairly large scale. It is doubtful whether the Minister would give approval to any scheme containing less than 100 units. Floor plans and lists of materials can, by way of suggestion only, be obtained from the Minister.

Local improvement charges etc.

8. It is contemplated that local improvement charges for side walks, paved streets, and ornamental lighting will be charged against the Housing Authority in the usual manner, and will have no relation to the 1% general tax. Further that the cost of construction will include all sewers and water services etc., within the property of the Housing Authority, and their cost of connection to the City's sewers and mains at the property line.

Respectfully submitted,

Helena R. Gutteridge,
Chairman, Building, Civic Planning and Parks Committee

Frank E. Buck,
Member, Town Planning Commission.

A. J. Harrison,
Secretary,
Zoning Matters.

Vancouver Housing Committee — Correspondence

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FOLDER NO 12-8

City Hall,
Vancouver, B. C.
August 2, 1939.

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and Parks Committee,
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1. ".....It involves an innovation, and what many would regard as a radical innovation in Canadian Legislation....."

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2. "The scheme it will be noted is definitely an experiment, involving cooperation between the Dominion, Provincial and Municipal Governments, and in certain cases private citizens as well..... if therefore the job is to be done, all levels of government must be willing to play their part."

Municipalities must take the first step.

3. ".....The responsible initiative for any housing project must come from the authorities, and citizens of the municipality, who recognize what their own housing problem is and are willing to take concrete steps towards its solution....."

".....by the municipalities or their citizens who have reached the stage of demanding that an end must be made to sub-standard housing conditions in their vicinity, and who are now prepared to work out, with Dominion financial assistance, the solution which is appropriate to the present circumstances and the probable future growth of the particular municipality."

Limited Dividend Housing Corporation

4. ".....Is a company formed by a group of private citizens who have a sufficient stake in the community and sufficient public spirit, to induce them to give some time and energy to the constructive solution of a pressing community problem. They are required to put up an equity capital equal to 20% of the cost of construction..... the intangible rewards which they should receive in the form of satisfaction over a job well done, and the thrill of leadership in a vital public service will more than amply repay any expenditure of time and effort. I am convinced that in most if not all municipalities where a slum problem exists, there will be found a group of business and community leaders who will respond to the challenges offered by this legislation."

Vancouver Housing Committee — Correspondence

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Local Housing Authority not being a Limited Dividend Housing Corporation.

5. "The second type of local housing authority consists of any municipality acting directly, or any society, association, corporation or commission acting on behalf of a municipality..... it was recognized that there were some municipalities which might prefer to act directly, or might be compelled so to act because of the impossibility of interesting private individuals in a limited dividend corporation..... A local housing authority must provide equity capital equal to 10% of the cost of the project. This equity may of course take the form of cash or land or both..... but it was felt that in most cases at least, this could be taken care of by giving free land for part or all of the site."

(Free Municipal Land)

Dominion Government's Contribution

6. "Now what does the Dominion's contribution amount to? Let us take only the case of an 80% loan made to a limited dividend corporation, here the interest rate is 1¾%. I am not sure whether even the Dominion could readily float a loan for a term as long as 35 years under present conditions, but if we assume it to be possible it is only safe to count on an annual cost to the Dominion, including flotation and administrative expenses, of very close to 3½%. Consequently, the Dominion is providing funds for 80% of the total cost of the project, at approximately half the interest cost of these funds to the Dominion itself. This, obviously, is equivalent to an important capital subsidy ..... another way to measure the Dominion contribution is by considering only the out-of-pocket cost to the Treasury. On this basis the difference between 1¾% and 3⅛% interest means that the Dominion is giving a capital subsidy of 18.8%, and in addition is giving the use of Dominion credit."

Provincial Government's Contribution

7. "Only in one case is a contribution required of any provincial government, and that is where the local housing authority is a municipality, or municipal corporation. Here the guarantee of the Dominion's loan is necessary..... in no other case is financial assistance required."

Municipalities' Contribution

8. "..... The granting of a fixed rate of 1% was required from the municipality because it was believed to represent the easiest way in which all Canadian municipalities could make the contribution, which I think everyone agrees should be made by them for the purpose of making possible low rental housing projects within their borders..... this municipal contribution by way of partial tax exemption appears to be indispensable, if we are to make possible rentals as low as are necessary to meet the needs of low income families. Even if the Dominion gave all its funds at no cost whatsoever, it would not apparently be sufficient to offset the cost of full tax liability, and I think no one should expect the Dominion to go that far....."

Vancouver Housing Committee — Correspondence

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Vancouver Housing Committee — Correspondence

FOLDER NO 12-8

R. F. Lyons,
413 Granville St.
Sey. 6693.
688 S.W. Marine Dr.
Marp. 144.

July 9/37

Prof. J. E. Buck.
Town Planning Commission
Vancouver B.C.

Dear Professor Buck:

I am writing to you pursuant to
technical employment in connection with the
planning survey now being begun by a committee
of the City Council.

Having been interested in planning problems
for some years and having professionally
engaged in Architectural work in Chicago and
Vancouver, I believe I can be of real service
to your committee in compiling the necessary
data upon this initial subject.

I am a Canadian, 33 years old, married,
at present in need of employment, never on relief,
have had considerable experience in
civic and county affairs (Chicago & Cook County) and
am keenly interested in planning & the planning
activities of the Lower Mainland - manager of Vancouver.
Mr. J. Alex. Walker knows something of
my ideals and ideals in this respect. However, I
would gladly serve in a clerical capacity on the
work of your committee and be responsible for my work.

Yours sincerely
M. Stilton

July 13, 1937.

Mr. Robert Lyons,
413 Granville St.,
Vancouver, B.C.

Dear Sir:

In reply to your letter of July 9th, I may say that the Housing Survey Committee of the City Council is a committee appointed on a voluntary basis, and I do not believe that at present there is any possibility of employing salaried help in connection with our work.

This committee has had but one meeting, so I cannot give you any definite information in this connection. However, your letter will be filed with the Secretary, and should any possibility of employment arise, I am sure that we shall be glad to get in touch with you.

Yours sincerely,

FEB/H

F. E. BUCK

Vancouver Housing Committee — Correspondence

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FOLDER NO 12-8

HOME IMPROVEMENT PLAN

TRINITY 3617

707 BANK OF NOVA SCOTIA BLDG.,
602 WEST HASTINGS STREET
VANCOUVER, B. C.

627⁵

March 31st, 1937.

INVITATION

You are cordially invited to attend a dinner meeting arranged by the Provincial Committee of the Home Improvement Plan, to be held in the Aztec Room of the Hotel Georgia on Monday, April 5th, 1937, at 6 P. M., to meet Mr. Warren Brown of Montreal.

Mr. Brown is a member of the firm of Cockfield, Brown and Company, which firm is acting as Advisory Advertising Counsel to Mr. A. B. Purvis, the chairman of the National Employment Commission, as to the promotion of the Home Improvement Plan throughout Canada.

Mr. Brown has recently visited all of the Provincial Committees across Canada west of Montreal, and has a very interesting story to tell us of business conditions in Canada in relation to the Home Improvement Plan, and is of special interest to us in Vancouver.

If you are able to attend will you kindly return the enclosed reservation form, to enable us to make dinner arrangements.

R. J. LECKY,

Secretary.

Dinner, $1.00

Vancouver Housing Committee — Correspondence

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CITY
CLERK'S OFFICE

FRED HOWLETT
CITY CLERK

TELEPHONE FAIRMONT 2711

VANCOUVER, B.C.

December 16, 1937.

Frank E. Buck, Esq.,
Town Planning Commission,
626 West Pender Street,
Vancouver, B.C.

Dear Sir:

I beg to notify you that the report of the Special Committee appointed to deal with the Housing Situation in Vancouver, dated December 6, 1937, was adopted by the City Council on the 13th inst.

Yours faithfully,

City Clerk

BHW/E
sent to:
Ald. Gutteridge,
Frank E. Buck (Town Planning Comsn.),
Secy. Zoning Matters.

Vancouver Housing Committee — Correspondence

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FOLDER NO 12-8

Copy for Prof. Buck.

6th Dec., 1937.

To His Worship the Mayor
and Members of the
City Council.

Dear Sirs & Madam;

The Housing Committee recently had an opportunity of discussing nation-wide housing conditions and problems with Mr. Mooney of Montreal and, from the facts disclosed, the Committee is of the opinion that the City Council should place itself on record with the Dominion Government concerning the need of an effective housing scheme. The Committee, therefore, respectfully suggest the adoption and forwarding of the following resolution:

" THAT WHEREAS the Dominion Housing Act does not meet the demand for low cost housing;
AND WHEREAS the Interim Report of the National Employment Commission recommends the creation of a suitable housing plan;
AND WHEREAS there exists within the City of Vancouver, and other cities of the Dominion, an acute shortage of suitable dwellings;
BE IT RESOLVED that the Council bring to the attention of the Governor-General-in-Council the necessity of inaugurating a plan whereby monies may be made available for adequate Housing Schemes, which will provide necessary and suitable homes for those persons whose means do not enable them to take advantage of the provisions of the Dominion Housing Act."

The Committee wish to point out that a Special Committee of the House of Commons was appointed on Feb. 18th, 1935, to "consider and report upon the inauguration of a national policy of house building"; the final reports of this Special Committee, presented on April 16th, 1935, includes the following statements:

"A national emergency will soon develop unless the building of dwellings be greatly increased."

"The formulation, institution and pursuit of a policy of adequate housing should be accepted as a social responsibility."

"There is no apparent prospect of the low rental housing need being met through unaided private enterprise, building for profit."

Vancouver Housing Committee — Correspondence

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FOLDER NO 12-8

The outcome of this report was the passing of the Dominion Housing Act, July, 1935 which, as already stated, does not meet this national emergency.

Respectfully submitted,

Member: Town Planning Commission.

Chairman: Building, Civic Planning & Parks Committee.

Secy., Zoning Matters.

AJH/C

Vancouver Housing Committee — Correspondence

FOLDER NO 12-8

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Local Housing Authority not being a Limited Dividend Housing Corporation.

5. "The second type of local housing authority consists of any municipality acting directly, or any society, association, corporation or commission acting on behalf of a municipality..... it was recognized that there were some municipalities which might prefer to act directly, or might be compelled so to act because of the impossibility of interesting private individuals in a limited dividend corporation..... A local housing authority must provide equity capital equal to 10% of the cost of the project. This equity may of course take the form of cash or land or both..... but it was felt that in most cases at least, this could be taken care of by giving free land for part or all of the site."

(Free Municipal Land)

Dominion Government's Contribution

6. "Now what does the Dominion's contribution amount to? Let us take only the case of an 80% loan made to a limited dividend corporation, here the interest rate is 1¾%. I am not sure whether even the Dominion could readily float a loan for a term as long as 35 years under present conditions, but if we assume it to be possible it is only safe to count on an annual cost to the Dominion, including flotation and administrative expenses, of very close to 3½%. Consequently, the Dominion is providing funds for 80% of the total cost of the project, at approximately half the interest cost of these funds to the Dominion itself. This, obviously, is equivalent to an important capital subsidy ..... another way to measure the Dominion contribution is by considering only the out-of-pocket cost to the Treasury. On this basis the difference between 1¾% and 3½% interest means that the Dominion is giving a capital subsidy of 18.8%, and in addition is giving the use of Dominion credit."

Provincial Government's Contribution

7. "Only in one case is a contribution required of any provincial government, and that is where the local housing authority is a municipality, or municipal corporation. Here the guarantee of the Dominion's loan is necessary..... in no other case is financial assistance required."

Municipalities' Contribution

8. "..... The granting of a fixed rate of 1% was required from the municipality because it was believed to represent the easiest way in which all Canadian municipalities could make the contribution, which I think everyone agrees should be made by them for the purpose of making possible low rental housing projects within their borders..... this municipal contribution by way of partial tax exemption appears to be indispensable, if we are to make possible rentals as low as are necessary to meet the needs of low income families. Even if the Dominion gave all its funds at no cost whatsoever, it would not apparently be sufficient to offset the cost of full tax liability, and I think no one should expect the Dominion to go that far....."

Vancouver Housing Committee — Correspondence

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FOLDER NO 12-8

Vancouver Housing Committee — Correspondence

Housing Committee.

November 8th, 1937.

Mr. A. J. Harrison,
Building Department,
City Hall,
Vancouver, B.C.

Dear Mr. Harrison:-

Re Housing Committee's Progress Report and your draft of same, this is admirably arranged and written.

At first I did think of adding to it but that which I had in mind can be taken care of in the final report and perhaps to better advantage at that time than now.

It might be desirable for the Committee at this stage to take steps with regard to any required "enabling" legislation. Following is the excerpt about which I was speaking:

"HOUSING STUDY TO BEGIN IN PORTLAND

The Portland City Planning Commission and the city Housing Code Commission will shortly begin a study of housing conditions to determine the need for establishment of a local housing authority to participate in the national low-rent and slum-clearance program soon to be initiated under the National Housing Act of 1937.

An act passed by the 1937 session of the Oregon legislature allows cities and counties to create public housing authorities which will be fully qualified to receive federal aid. The state of Montana has had a similar statute since 1935. Washington and Idaho do not as yet have state legislation adequate to permit their cities or counties to participate."

Yours sincerely,

F. E. BUCK.

FEB/F

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FOLDER NO 12-8

Housing Committee.

BUILDING DEPARTMENT
(INCLUDING PLUMBING)

ANDREW HAGGART
BUILDING INSPECTOR

TELEPHONE ~~TRINITY 1~~ Fair.2711.

City Hall,
~~TEMPORARY CITY HALL~~
453 W.12th Ave.

VANCOUVER, B.C.

13th Sept., 1937.

Dear Frank.

I have signed your name to the report as that O.K. I was the only one able to reach Mr. Nicolls

Yours

Edna Jeffcott

AJH/C

SECRETARY
HOUSING COMMITTEE.

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Vancouver Housing Committee — Correspondence

FOLDER NO 12-8

Housing Committee.

BUILDING DEPARTMENT
(INCLUDING PLUMBING)

ANDREW HAGGART
BUILDING INSPECTOR

TELEPHONE TRINITY 4161
Fair.2711.

City Hall,
~~TEMPORARY CITY HALL~~
453 W.12th Ave.

VANCOUVER, B.C.

13th Sept., 1937.

Prof. F.E. Buck,
2403 W. 37th Ave.,
Vancouver, B.C.

Dear Frank;

We did intend to call a meeting of the Housing Committee tomorrow or, at least, in a day or so but, in view of the fact that I am going to begin a personal survey of the waterfront tomorrow morning, Miss Gutteridge feels it would be well to wait a few days longer.

I will advise you immediately we can decide upon the date and time.

Yours sincerely,

SECRETARY
HOUSING COMMITTEE.

AJH/C



Vancouver Housing Committee — Correspondence

FOLDER NO 12-8

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COPY

MAYOR'S OFFICE

October 21, 1940.

Chairman and Members,
Building, Civic Planning and Parks Committee,
City Hall.

Gentlemen:

The following is a copy of a resolution passed at the Annual Convention of the United States Conference of Mayors in New York on September 21st. It is a resolution strongly urging that defense housing projects be constructed by local housing authorities assisted by USHA.

"WHEREAS, The officials of American cities are uniquely qualified to know at first hand the terrific housing problem confronting the American people today; and

"WHEREAS, The slums of America are exacting a constant and costly toil from the budgets of American communities and from the health and welfare of their inhabitants; and

"WHEREAS, A cumulative lag in home building for 13 years has produced a Nation-wide quantitative as well as qualitative shortage; and

"WHEREAS, The sudden industrial growths and shifts of population due to defense activities, industrial and military, threaten to multiply the slums and intensify the shortage, thus making the quick provision of more and better housing an indispensable part of our national defense activities; and

"WHEREAS, Under the United States Housing Act of 1937, about 500 cities and other local units have forged a sensitive and efficient machinery for slum clearance and low-rent housing with the aid of the United States Housing Authority; and

"WHEREAS, In addition this same Nation-wide, local machinery with Federal aid, through the United States Housing Authority, has stepped most quickly into the service of defense housing needs, commenced about 20 representative defense housing projects throughout the country, and pursued these projects so actively that most of them will be ready for occupancy in the first months of 1941 or earlier; and

"WHEREAS, The program assisted by the United States Housing Authority represents the most workable plan yet devised for clearing slums, rehousing slum dwellers, constructing projects where low-rent housing is required or building defense housing projects;

"THEREFORE BE IT RESOLVED, First, That this Annual Conference of the United States Conference of Mayors endorses wholeheartedly the slum clearance and low-rent housing program of local communities assisted by the United States Housing Authority, and urges the immediate expansion of this program to

(continued)

Vancouver Housing Committee — Correspondence

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FOLDER NO 12-8

at least the extent embodied in S. 591 as it passed the Senate in 1939, increasing the lending authority of the United States Housing Authority and its capacity to pay annual contributions in aid of low rents; and

"Second, That the United States Conference of Mayors, in expressing the urgent need for defense housing projects throughout the country, expresses its measured judgment that municipal housing authorities assisted by the United States Housing Authority have proved themselves to be the most effective machinery for the quick and economical construction of defense housing projects and their integration with permanent community needs; and therefore this Annual Conference of Mayors recommends that this effective machinery be made the primary instrument in the defense housing program and that adequate funds be made available to it for carrying forward necessary defense housing work."

For your information, I may point out that the following resolution was passed at our Canadian Mayors' Conference at Ottawa from June 11th to 13th.

"WHEREAS continuation of the public housing program of our Federal Government and the various cities of the Dominion as carried on under the authority of the National Housing Act, is dependent upon legislation passed by the Federal Government enabling the necessary funds to be made available; and

"WHEREAS public housing has now come to represent an accepted function of our Government in most cities throughout the country, as evidenced by the provision for municipal housing authorities in the present Act; and

"WHEREAS many municipalities feel that the provision of Part II of the Act whereby the aggregate of taxes shall not exceed one percent of the cost of construction of the houses, is inequitable and stands in the way of many desirable low-rental housing projects;

"THEREFORE BE IT RESOLVED that this conference of the Canadian Federation of Mayors and Municipalities petition the Federal Government to enact such legislation as will enable it to permit the continuation of the housing programme; and

"BE IT FURTHER RESOLVED that the municipal taxation limitation of one percent be removed."

May I close with this statement from Langdon Post:

"People spend the greater part of every 24 hours in their homes -- the wife and mother practically all of it, the man half of it -- yet society has made no concerted effort to improve these homes. It has made available to the average man good food, good clothes, even good working conditions, good schools, good hospitals -- everything except good homes."

I feel this matter is of such serious import as to merit your further consideration.

Yours very truly, (sgd) "J.Lyle Telford"
MAYOR

Vancouver Housing Committee — Correspondence

FOLDER NO 12-8

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Vancouver Housing Committee — Correspondence

CITY
CLERK'S OFFICE

FRED HOWLETT, J.P.
CITY CLERK

TELEPHONE FAIRMONT 2711

VANCOUVER, B.C.

May 14th, 1940.

Prof. F.E. Buck,
2403 W. 37th Ave.,
City.

Dear Sir:

Re Low Rental Housing Projects.

I beg to notify you of the following recommendation of the Building, Civic Planning & Parks Committee, which was adopted by Council on the 13th inst:-

"Recommended that the following report submitted by the Chairman of the Housing Committee (Ald. Corey), be approved:-

'In view of the urgent necessity of erecting low rental houses for persons of low income, the Housing Committee respectfully recommends the adoption of the following resolution:

'That at the Annual Meeting of the Canadian Federation of Mayors and Municipalities, which is to be held at Ottawa from June 11th to 13th, His Worship the Mayor be requested to submit the following for consideration:-

'That the Canadian Federation of Mayors and Municipalities request the Dominion Government to continue to make available the thirty million dollars which was appropriated to March 30th, 1940 for low rental housing projects, under Part II of the National Housing Act; and also to make such amendments to the Act as will equitably adjust the condition whereby Municipal Taxes on any such project may not exceed one per cent of the cost of construction, which condition has hitherto prevented the utilization of the funds available.'"

Yours faithfully,

Fred Howlett

City Clerk.

DL/MM.
sent to -
Prof. Buck.
Mayor.
Ald. Corey.
Building Inspector.
Secy. A.J. Harrison.

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FOLDER NO 12-8

Frank
Thank the
Feds the bill
A.J.H.

CITY OF VANCOUVER

Building OFFICE CITY HALL

May 4, 1940.

Building, Civic Planning
and Parks Committee,
City Hall.

Dear Sirs:

Re: National Housing Act,
Part II

In view of the urgent necessity of erecting low rental houses for persons of low income, the Housing Committee respectfully recommend the adoption of the following resolution:

"That at the Annual Meeting of the Canadian Federation of Mayors and Municipalities, which is to be held at Ottawa from June 11th to 13th, His Worship the Mayor be requested to submit the following for consideration":-

'That the Canadian Federation of Mayors and Municipalities request the Dominion Government to continue to make available the thirty million dollars which was appropriated to March 30th, 1940 for low rental housing projects, under Part II of the National Housing Act; and also to make such amendments to the Act as will equitably adjust the condition whereby Municipal Taxes on any such project may not exceed one per cent of the cost of construction, which condition has hitherto prevented the utilization of the funds available.'

Yours very truly,

CHAIRMAN, HOUSING COMMITTEE

AJH:P

2711 Fam

Yancouver Housing Committee — Correspondence

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Vancouver Housing Committee — Correspondence

DEPARTMENT OF FINANCE
CANADA

Ottawa, August 8th, 1940.

F. E. Buck, Esq.,
University of British Columbia,
Vancouver, B.C.

Dear Mr. Buck:

Enclosed please find copy of "City Planning and Housing - May They Meet Again", which you kindly loaned to me and which I have had copied.

I appreciate very much your loaning me this article and I propose to see that a copy goes into the hands of several individuals to whom I am sure this will be very interesting.

With kind personal regards.

Yours very truly,

F. W. Nicolls

Director of Housing.

FWN:KR
ENCL.

I gave the copy to Miss Lees

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FOLDER NO 12-8

Vancouver Housing Committee — Correspondence

CITY
CLERK'S OFFICE

FRED HOWLETT, J.P.
CITY CLERK

TELEPHONE FAIRMONT 2711

VANCOUVER, B.C.
March 18th, 1941.

Frank E. Buck, Esq.,
Town Planning Commission,
City.

Dear Sir:

Re Housing.

I beg to notify you of the following recommendation of the Building, Civic Planning & Parks Committee, which was adopted by Council on the 17th inst:-

"A communication containing information with respect to Housing was submitted by Frank E. Buck.
Recommended that this report on Housing be laid on the table until the next meeting, and in the meantime copies be furnished to the members of the Council."

Yours faithfully,

City Clerk.

DL/MM.
sent to -
F.E. Buck.
Secy., Zoning.

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FOLDER NO 12-8

CITY
CLERK'S OFFICE

FRED HOWLETT, J.P.
CITY CLERK

TELEPHONE FAIRMONT 2711

VANCOUVER, B.C.
March 31st, 1941.

Frank E. Buck, Esq.,
Town Planning Commission,
626 - W. Pender St., City.

Dear Sir:

Re Housing.

I beg to notify you of the following recommendation of the Building, Civic Planning & Parks Committee, which was adopted by Council on the 31st inst:-

"Communications on this matter were received from Frank E. Buck, Metropolitan Health Committee and Secretary of Zoning Matters.

Recommended that the Chairman (Ald. Buscombe) and the Secretary of Zoning Matters, be requested to draft a resolution to be presented to the forthcoming Annual Conference of the Canadian Federation of Mayors and Municipalities, likely to take place in mid-April, and submit same to the Committee for consideration."

Yours faithfully,

Fred J. Howlett

City Clerk.

DL/MM.
sent to -
F.E. Buck.
Metropolitan Health Com'tee.
Mayor.
Ald. Buscombe.
Secy., Zoning.

Vancouver Housing Committee — Correspondence

FOLDER NO 12-8

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The Awakening of Social Consciousness.

9. "..... The Dominion has been persuaded to initiate an experiment in low rental housing by providing a vehicle, and offering what it believes to be generous assistance. It is up to you in the municipalities to decide whether you wish to accept this assistance on the terms in which it is offered. The Act sets up certain standards and conditions of a common-sense nature which must be complied with, but subject to these standards and conditions the projects must be locally conceived, locally constructed, and locally administered. This, I repeat, involves a great deal of hard work, much skill and ingenuity, constructive imagination, sound judgment, administrative capacity, and an awakened social consciousness."

Respectfully submitted,

HOUSING COMMITTEE

Helena R. Gutteridge
Alderman.

F. E. Buck
Member, Town Planning Commission.

Albert J. Harrison
Secretary, Zoning Matters.

AJH:P

Vancouver Housing Committee — Correspondence

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FOLDER NO 12-8

Attached letter sent to the following:

Name	Address
Board of Trade	355 Burrard St.
Junion Board of Trade	815 W. Hastings St.
Vancouver Real Estate Exchange Ltd.	525 Seymour St.
Associated Property Owners of Vancouver	1005 Vancouver Block
Building & Construction Industries Exchange	342 W. Pender St.
Trades & Labour Council	529 Beatty St.
Service Clubs Council c/o W. McHattie	698 W. Hastings St.
Vancouver Welfare Federation	1675 W. 10th Ave.
Vancouver Council of Social Agencies, F. Ivor Jackson, Secretary.	1675 W. 10th Ave.
Family Welfare Bureau	1675 W. 10th Ave.
Victorian Order of Nurses	1665 W. 10th Ave.
Greater Vancouver Health League	1675 W. 10th Ave.
Anti-Tuberculosis Society	1675 W. 10th Ave.
General Ministerial Assn. Sec. Rev. Wm. Deans	275 East 23rd Ave.
Diocesan Board of W.A. of Anglican Church, Secy: Miss B. Macdonald	1090 W. 12th Ave.
First Baptist Church Womens Assn., Secy: Mrs. W. M. Carmichael	4546 West 5th Ave.
United Church Women's Social Service Council	1750 Sussex Ave., Burnaby
Jewish Family Welfare Bureau Mrs. B. Shapiro	3904 W. 16th Ave.
Toc H,- Chaplain Harold G. King	1343 Pendrell St.
Women's Section Toc H, Secy: Miss Edith Henley	843 Cardero St.
Alexandra Childrens Home	1726 W. 7th Ave.

Vancouver Housing Committee — Correspondence

FOLDER NO 12-8

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Name	Address
Childrens Aid Society of Vancouver	1675 West 10th Ave.
Active Club, Secy., Geo. Morton	1806 W. 14th Ave.
Youth Council Secy. J. Hundal	448 Seymour St.
B. C. Federation on Unemployment c/o R. H. Lealess	2287 E. 33rd Ave.

Vancouver Housing Committee — Correspondence

FOLDER NO 12-8

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Would rather bear the words
of those who suppress their
imaginary wrongs than see the
suffering relentless of those
who suffer actual mistreatment

The Heart of Humanity or Humane

The Act

The Watchgate Com.
for the Citizens welfare
Your withdrawing
Do no answer to the
flattering of the citizens not
commanding to the management
of those in charge of the city's affairs

Any Brief
would use argument for
about or against some political
Municipal. injustice of taxation
That is an outcome of Economic

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CANDIDATE'S EXAMINATION NUMBER

VA SCOTIA

Vancouver Housing Committee — Correspondence

FOLDER NO 12-8

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Vancouver Housing Committee — Correspondence

FOLDER NO 12-8

A SCOTIA

Mr. Jim Taylor
Secretary, B.C.
Provincial Executive
Professional Engineers

The GARDEN
Beautiful Ltd.
1921 MARINE BUILDING
VANCOUVER CANADA

CANADA 1939 3 CENTS

CANDIDATE'S
EXAMINATION
NUMBER

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Vancouver Housing Committee — Correspondence

FOLDER NO 12-8

1940
1941

Housing

Vancouver Housing Committee — Correspondence

2:30 p.m.

STITUTE

ANCOUVER, B.C.

BUILDING DEPARTMENT
(INCLUDING PLUMBING)

ANDREW HAGGART
BUILDING INSPECTOR

CITY OF VANCOUVER

TELEPHONE FAIRMONT 2711

VANCOUVER, B.C.

28th Oct., 1937.

Prof. F.E. Buck,
2403 W. 37th Ave.,
Vancouver, B.C.

Dear Sir;

Re Housing Committee.

I beg to advise the next meeting of the above Committee will be held on Tuesday, Nov. 2nd., at 3:30 P.M. in #2 Committee Room, 3rd Floor, City Hall.

It is hoped that those who were assisting the Committee, by making surveys of different portions of the City, will have their reports available at that time.

Yours truly,

SECRETARY
HOUSING COMMITTEE.

AJH/C

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FOLDER NO 12-8

Vancouver Housing Committee — Correspondence

STITUTE

VANCOUVER, B.C.

Phone PAcific 0221

[Held under the auspices of the Adult Education Committee of the Vancouver Y. M. C. A.]

February 5, 1946.

,
iculture,
ish Columbia,

ur note confirming arrangements
nel for our open forum meeting
n at 2:30 on February 17th.

ously, it has been necessary
s in our line up of speakers.
was unable to take the assign-
ieut. Colonel Cecil Merritt,
ng, together with Lieut. Austin
nd Alderman Jack Price who will

s, a member of our forum com-
onsible for arranging the
g this topic. She will be in
phone in a few days and if
ge for a meeting of the panel

rtunity to express our very
for your co-operation and
mportant question.

Yours sincerely,

Gordon Maxwell

Gordon Maxwell, Secretary,
Public Affairs Institute.

GM:jh

You and your friends are cordially invited to attend and participate in an

Open Forum Meeting

on the Subject of

"HOMES AND JOBS IN B. C."

2:30 p.m., Sunday, February 17th at the Y.M.C.A., 955 Burrard St.

SPEAKERS:

Lieut.-Col. Cecil Merritt, V.C., *Member of Parliament for Vancouver-Burrard*

Prof. F. E. Buck, of U.B.C., *Member: Town Planning Commission*

Lieut. Austin Delaney, Paratrooper, *Member: New Veteran's Branch, Canadian Legion*

CHAIRMAN: Alderman Jack Price, *Chairman, Civic Building Committee*

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Vancouver Housing Committee — Correspondence

THE PUBLIC AFFAIRS INSTITUTE

955 BURRARD ST. • VANCOUVER, B.C.
Phone PAcific 0221

[Held under the auspices of the Adult Education Committee of the Vancouver Y. M. C. A.]

February 5, 1946.

Professor F.E.Buck,
Department of Horticulture,
University of British Columbia,
VANCOUVER, B.C.

Dear Mr. Buck:

Many thanks for your note confirming arrangements to serve on the panel for our open forum meeting on Sunday afternoon at 2:30 on February 17th.

Since writing previously, it has been necessary to make some changes in our line up of speakers. General Hoffmeister was unable to take the assignment and instead, Lieut. Colonel Cecil Merritt, V.C. will be speaking, together with Lieut. Austin Delany, yourself, and Alderman Jack Price who will serve as chairman.

Miss Ruth McWilliams, a member of our forum committee will be responsible for arranging the manner of developing this topic. She will be in touch with you by 'phone in a few days and if possible, will arrange for a meeting of the panel members.

May we take this opprtunity to express our very sincere appreciation for your co-operation and leadership on this important question.

Yours sincerely,

Gordon Maxwell

Gordon Maxwell, Secretary,
Public Affairs Institute.

GM:jh

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FOLDER NO 12-8

Vancouver Housing Committee — Correspondence

G. FRED PEARSON, CHAIRMAN
DR. S. H. PRINCE
W. R. POWELL
C. H. READ
JAMES McCONNELL

~~BOX 1142~~
HALIFAX, NOVA SCOTIA

The Nova Scotia Housing Commission

January 6, 1938

Mr Albert J. Harrison,
Sec., Housing Committee,
Vancouver, B. C.

Dear Sir:

Thankyou for your letter of last month and for the copy of the Interim Report of your Housing Committee which I have examined with much interest.

As to the situation in the Maratimes the enclosed article (possibly you have seen it) will give the general picture. Also enclosed is a copy of the last Annual Report of the Housing Commission, together with a copy of the Act.

Progress is slow and disappointing but better housing is bound to come.

Very sincerely yours,

L. A. Prince

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FOLDER NO 12-8

The Awakening of Social Consciousness.

9. ".....The Dominion has been persuaded to initiate an experiment in low rental housing by providing a vehicle, and offering what it believes to be generous assistance. It is up to you in the municipalities to decide whether you wish to accept this assistance on the terms in which it is offered. The Act sets up certain standards and conditions of a common-sense nature which must be complied with, but subject to these standards and conditions the projects must be locally conceived, locally constructed, and locally administered. This, I repeat, involves a great deal of hard work, much skill and ingenuity, constructive imagination, sound judgment, administrative capacity, and an awakened social consciousness."

Respectfully submitted,

HOUSING COMMITTEE

Helena R. Gutteridge
Alderman.

F. E. Buck
Member, Town Planning Commission.

Albert J. Harrison
Secretary, Zoning Matters.

AJH:P

Vancouver Housing Committee — Correspondence

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BUILDING DEPARTMENT
(INCLUDING PLUMBING)
ANDREW HAGGART
BUILDING INSPECTOR

TELEPHONE FAIRMONT 2711

VANCOUVER, B.C.

January 6, 1939.

Professor F. Buck,
2403 West 37th Ave.,
Vancouver, B. C.

Dear Professor Buck:

Following the recent conversation of a committee, I have outlined an agenda for the special meeting of the Building, Civic Planning and Parks Committee, copy enclosed.

If agreable to you, I have suggested to Miss Gutteridge that we have lunch together at Spencers on Friday, January the 13th at 12:30. We should meet at the elevator entrance on the 6th Floor.

I will also arrange for us to meet Mr. Reid and inspect some of the bad housing conditions, after lunch.

Yours truly,

Albert J. Harrison
SECRETARY
ZONING MATTERS

AJH:P

Enc. 1

cc to Miss H. Gutteridge.

Vancouver Housing Comm. Rec — Correspondence

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FOLDER NO 12-8

F. E. Buck.

COMPRISING THE HEALTH SERVICES OF
COUNCILS AND SCHOOL BOARDS OF
CITY OF VANCOUVER.
MUNICIPALITY OF BURNABY.
CITY OF NORTH VANCOUVER.
MUNICIPALITY OF NORTH VANCOUVER.
MUNICIPALITY OF RICHMOND.
ALSO
UNIVERSITY OF BRITISH COLUMBIA
UNIVERSITY AREA.
DISTRICT LOT 172.

TELEPHONE FAIRMONT 2711

METROPOLITAN HEALTH COMMITTEE

STEWART MURRAY
M.D., D.P.H.
SENIOR MEDICAL HEALTH OFFICER

ADMINISTRATIVE OFFICES
CITY HALL
VANCOUVER, B.C.

Dec. 21st, 1940.

W. R. Owen, Esq.,
Chairman,
Vancouver Town Planning Commission,
121 West 11th Avenue,
Vancouver, B. C.

Dear Mr. Owen:-

Re: Low Rent Housing

I enclose a copy of a letter to the Acting Mayor on this subject, which you may find of interest.

Yours truly,

A. H. Hanney

CHAIRMAN.

AGH:EM
Encl.

Vancouver Housing Committee — Correspondence

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FOLDER NO 12-8

F.E. Buck.

Vancouver Housing Comm'tee — Correspondence

METROPOLITAN HEALTH COMMITTEE

City Hall,
Vancouver, B. C.

Dec. 20th, 1940.

Alderman H. L. Corey,
Acting Mayor of the City of Vancouver,
City Hall,
Vancouver, B. C.

Dear Alderman Corey:-

Re: Low-Rent Housing

I enclose herewith copies of the letters from Ottawa and Montreal which I mentioned during the discussion on this matter at Wednesday's meeting of the Metropolitan Health Committee. The letter from Mr. Mooney, the Executive Director of the Canadian Federation of Mayors and Municipalities, is in reply to an enquiry I sent to the Secretary of the National Housing and Planning Association of Canada. The letter from Mr. Nicolls, Dominion Director of Housing, is in reply to an enquiry I sent to the Editor of the Municipal Review of Canada.

A. Attitude of Dominion Authorities. From these letters it appears that:

1. Despite the serious shortage of low-rent housing in Canadian cities, no city has taken advantage of the Dominion Low-Rent Housing Aid Plan, which became operative in June, 1938, and expired on March 31, 1940.

2. The chief reason for this was the opposition to the provision limiting municipal taxation to one per cent of the cost of a housing project.

3. This opposition was due chiefly to "an utter unwillingness" on the part of the local authorities "to face up to the economic realities inherent in any scheme to provide low-rent housing for low-wage families" (Mr. Mooney), and a failure to realize "that we pay dearly for slum conditions through excessive taxation and that--------we might just as well pay for good housing" (Mr. Nicolls).

4. The future policy of the Dominion Government regarding low-rent housing is not known. Both Mr. Mooney and Mr. Nicolls doubt whether any Dominion aid will be given during the War, except, perhaps, in providing housing for the armed forces and for workers

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F.E. Buck.

in War industries. "All we do know is that there is a tremendous problem ahead of us and that we are giving a lot of thought to what may be done when and if the Government sees fit to announce a policy" (Mr. Nicolls).

5. Apparently, therefore, the door is still open at Ottawa for local authorities to make known the housing needs of their communities, but prompt action is necessary in view of the approaching session of Parliament.

So much for the Dominion attitude. Now, what is the local situation?

B. Attitude of Vancouver Authorities (City Council). From the discussion at our Committee meetings and from press reports and other information, I draw the following conclusions:

6. For three years or more the City Council has known that a serious shortage of low-rent housing exists in Vancouver. Reports to this effect have been made by Council Committees and City officials. It has been the subject of discussion in the Provincial Legislature, the Vancouver Town Planning Commission, the Metropolitan Health Committee and other bodies. It has been the subject of many newspaper editorials and letters. The City's recent housing survey confirms it.

7. This shortage has not been relieved by the large number of houses recently erected. "This does nothing to solve the difficulties of shelter for persons in straightened circumstances or in receipt of public assistance." (Last Annual Report of Dr. Stewart Murray, Senior Medical Health Officer for Vancouver and for the Metropolitan Health Committee). "The housing conditions under which many young married couples are living in Vancouver today are really desperate-----the first problem which should be tackled by the City Council." (W. R. Owen, Chairman of the Town Planning Commission, as quoted in News Herald, November 8, 1940. Mr. Owen is an ex-mayor of this City. He has a first hand knowledge of housing conditions as he is in the real estate business).

8. Nor is the situation likely to be relieved by low-rent housing built by private enterprise. It is generally admitted that private enterprise cannot afford to meet the housing needs of the lowest income groups. The numerous public (direct or assisted) housing schemes throughout the world are evidence of this fact.

9. Nor can it be substantially relieved by raising the standards of housing in the houses now existing. "Many cities,

Vancouver Housing Comm. Rec. — Correspondence

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FOLDER NO 12-8

F.E. Buck.

Vancouver Housing Comm.'tee — Correspondence

previously endeavoring to enforce their building codes, have been forced to relax rather than to strengthen their standards, because families evicted from condemned buildings had no place to go..... Low income persons, unable to better their conditions, are often forced, through rising rentals, to do just the opposite. Home owners, in an effort to meet the situation see no other course than to violate city dwelling and building ordinances....A city program calling for demolition only, without new construction, can lead but to disaster." (Jesse Epstein, Director, Seattle Housing Authority). Vancouver is going through the same experience. "With so many wooden structures so prone to dilapidation, the numerous unfortunate people willing to occupy them and unable to afford better; the low rental value, precluding possibility of extensive repairs by the landlord; and the total lack of other better accommodation available presents a problem difficult of solution. The Health Inspectors can only steer a middle course and endeavour to keep the buildings as habitable as possible." (Dr. Murray, Senior Medical Health Officer, letter, November 3, 1939). This indicates quite clearly that Vancouver's present housing regulations are not being enforced. What then can be accomplished by enacting more stringent regulations?

10. The City Council appears to have looked at the situation too much from the standpoint of the tax burdened property owner, who is trying to squeeze the last dollar out of an old house in order to pay his taxes, and to have considered that government assisted housing would be unfair competition with him, especially if at reduced taxation. It has even been suggested that instead of providing low-rent housing, we should wait for incomes to increase so that higher rents can be paid. How long might that be?

11. The City Council has failed to look at the situation from the standpoint of the taxpayers as a whole. Slums (whether huge tenements, old rooming houses or dilapidated apartments) are notorious breeding places for disease, crime, delinquency, family troubles, distorted social attitudes, communism, revolution and what not--for all of which the taxpayer pays in hospitals, doctors, nurses, jails, police, judges, welfare workers and in other costs which cannot be calculated. As the Dominion Director of Housing says: "We pay dearly for slum conditions.....we might just as well pay for good housing." Has that thought never occurred to the City Council? And how are we keeping up "the morale of the home front?"

12. The City Council failed to compare the cost of maintaining slum conditions with the cost of the one per cent tax limitation. In the United States, where nearly 200 cities have low-rent housing projects under way, the general rule is complete tax exemption. Have the Vancouver authorities seen

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F.E. Buck.

the 22 page monograph by Mr. Mooney on "Tax Exemption in Low-Rent Housing Projects," prepared at the request of the Canadian Federation of Mayors and Municipalities? I presume Vancouver helped to pay for it. It's worth reading. If you haven't seen it, I shall be glad to lend you my copy. Has the Council realized that to levy full taxes on a low-rent housing project would defeat its very object--low rents? Instead of thinking of charging full taxes (and higher rents), why not consider the advisability of charging reduced taxes or no taxes at all, upon condition that substantial outright gifts be obtained from public or private sources, thus reducing rents still further?

13. The City Council failed to gauge the one per cent tax limitation. Even from a purely tax-revenue standpoint, did it ever compare the taxes received from a slum house with the taxes that would have been received (at one percent) on the cost of a new building, which would have housed properly the same number of persons as were housed in the slum? Did it consider the fact that the tax limitation of one percent <u>on the cost</u> was to remain constant for the 36 year loan period, regardless of depreciation or reductions in annual assessment or tax rate?

14. The conclusion, therefore, is that locally there has not been a determined effort to face up to the economic realities of the situation. Instead of grappling seriously with it, Aldermen side-stepped by proposing to refer it to the electors at a plebiscite--which never was held.

15. Attempt has been made to justify the Council's inaction on the ground that no other City in Canada has done anything. Such an argument is a confession of fear and helplessness. There would be no progress whatever in the world if everybody waited for everybody else. Why, this Metropolitan Health Committee would not be in existence today, if Vancouver had waited for some other city to show the way. And if the only low-rent housing during the War is to be for defence and war-material workers, what cities in Canada will get it? Will Vancouver?

16. The Council now has capped the climax in its course of inaction by the recent rejection of the Metropolitan Health Committee's recommendation that the aid of the Provincial Minister of Health be sought in an effort to deal with the housing shortage. Why the authorities of any local body should refuse to discuss one of its most serious problems with the proper Minister of the parent government is hard to understand. Vancouver is a big city and will get bigger, but it will still be a city and nothing more. It never will have the power and influence of a provincial government. Moreover, the Minister's progressive policy in dealing with health problems (which include housing) is well known. Further, he is expected to be in Ottawa early in the

Vancouver Housing Comm. Rec. — Correspondence

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FOLDER NO 12-8

F.E. Buck.

Alderman H. L. Corey Dec. 20th, 1940.

new year, when possibly he could approach the Dominion authorities regarding their future housing policy.

17. As the situation stands, the City has rejected the Dominion plan, has rejected the suggestion of Provincial advice and assistance and incidentally has rejected the good offices of the Metropolitan Health Committee. How long can that attitude be continued? Has the City got to wait until public opinion rises in its might?

18. This letter, of course, expresses only my own opinions. Although the Committee took no action upon Wednesday's discussion, that does not prevent any member from expressing his own opinion.

19. It is a long letter but the subject is important and I know you are interested. I have written it in the hope that perhaps you may make an effort to persuade the Council to adopt a more progressive attitude. If the one percent tax limitation was the only objectionable feature of the Dominion plan, why not seek through Dr. Weir and by other means to have the plan revived but changing that limitation to "such conditions as to tax exemption and outright gifts from public or private sources as the Minister (Dominion) may impose," thereby leaving a way open for a negotiation with the Minister and putting forward local needs and conditions, with the possibility of outright gifts as suggested at the end of paragraph 12.

20. A final suggestion--Might it not help to stimulate interest if you or a small delegation were to investigate personally what is being done in the neighbouring City of Seattle, where a three million dollar Slum Clearance and Housing Project is well under way, to provide homes for 700 families with rents mostly ranging from $12 to $20 a month, <u>including light, heat and water</u>.

I shall be glad to discuss any point with you or to assist you in any way I can.

Yours very truly,

CHAIRMAN.

AJH:P

Vancouver Housing Comm. Rec. — Correspondence

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FOLDER NO 12-8

F. E. Buck.

CANADIAN FEDERATION OF MAYORS AND MUNICIPALITIES

C
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Mount Royal Hotel,
Montreal.

Dec. 3rd, 1940.

Mr. A. G. Harvey,
Chairman,
Metropolitan Health Committee,
City Hall,
Vancouver, B. C.

Dear Sir:-

I have your letter of November 27th, in which you enquire regarding low-rent housing progress throughout the Dominion.

Actually, there has been no progress. The serious shortage of low-rent housing, as revealed by numerous surveys in cities from Halifax to Vancouver during recent years, has grown increasingly more aggravated, but nothing, as yet, has been done to come to grips with the conditions described. Throughout the depression years, there has been a complete stagnation of building, so far as low-rent housing is concerned. As a consequence, today most Canadian cities face a looming crisis in low-rent housing, due to the almost complete occupancy of available dwellings. In the larger cities, vacancies are virtually non-existent. There is no housing reserve, there is no housing program, and the outlook promises no amelioration.

The failure of any Canadian city to take advantage of the provisions of Part II of the National Housing Act can be laid to several factors, but the most important, undoubtedly, was a general opposition to the mandatory 10 mills tax limitation on such projects. In my opinion, this opposition was mainly occasioned by an utter unwillingness on the part of those who were vigorous in their opposi- to face up to the economic realities inherent in any scheme to provide low-rent housing for low-wage families. Until such time as public opinion has been educated to understand that decent minimum-standard housing is beyond the rent-paying capacity of a large section of the wage-working community, unless assisted by cheap mortgage money, tax limitation, inexpensive land, and such other aids as may be necessary, there can be no low-rent housing such as was contemplated in this Section of the National Housing Act.

This section of the Act, which expired on March 31st last, was not renewed by the Federal Government, and, so far as I know, there is no intention that it shall be. War need priorities have had the effect of shelving such projects indefinitely. There is some talk of "housing" as an immediate post-war cushion, and in some circles it is thought that low-rent housing projects at that time will assume large proportions.

AJH:P

Vancouver Housing Comm'tee — Correspondence

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F.E. Buck.

Mr. A. G. Harvey Dec. 3rd, 1940.

The only housing program that is likely to develop during the period we are now in is defence housing for the armed forces, and a certain amount of industrial housing in those smaller urban communities where new large-scale war industries are being established, and where there is presently an absolute lack of housing accommodation for the additional workers required. Just a few days ago, at a meeting of the Canadian Institute of Plumbing and Heating, Dr. W. W. Goforth, Manager-Secretary of the Institute, stated:

> "Serious attention is now being given to the large-scale construction and war-time industrial housing to accommodate large shifts in population which are contemplated. It is probable that at least 10,000 such homes will be built by the government and rented to working families during 1941."

I do not know the authority for Dr. Goforth's statement, but I presume he would not have made it without some foundation in fact, after consultation with responsible government officials. Perhaps if you communicate with Mr. F. W. Nicolls, Director of Housing, Department of Finance, Ottawa, he might be in a position to intimate the government's intention with regard to this matter.

Under separate cover, I am mailing to you a monograph of mine, prepared some two years ago, dealing with the financial and economic implications of the tax limitation clause of Part II of the National Housing Act. You may find this of interest.

I trust the foregoing answers the questions you raised in your letter, and if I can at any time be of any assistance to your committee, insofar as its interest in housing is concerned, please do not hesitate to communicate with me.

Yours faithfully,

(Signed)"Geo. S. Mooney."

EXECUTIVE DIRECTOR.

AJH:P

Vancouver Housing Comm./Rec. — Correspondence

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FOLDER NO 12-8

F.E. Buck.

DEPARTMENT OF FINANCE

Canada.

COPY

Ottawa, Ontario.

December 10th, 1940.

Mr. A. G. Harvey,
Administrative Offices,
City Hall,
Vancouver, B. C.

Dear Sir:-

Your letter of November 27th, addressed to the Editor of the Municipal Review of Canada, has been forwarded to me for attention.

I note your inquiries regarding low-rent housing and also that you are familiar with the fact that Part II of the Housing Act expired on March 31st.

There were several reasons why nothing was accomplished under this part of the Act, but I think the particular reason was because of the 1% tax limitation. Vancouver was a very good example of the reception accorded to this part of the Act. During the time which Part II was receiving consideration by Vancouver authorities, the question of tax limitation was one of the points which several members of the Council and Real Estate Association could not see eye to eye with this Department. It would appear as if there is an educational job yet to be done to educate the authorities to the realization that we pay dearly for slum conditions through excessive taxation and that if we have to pay for these conditions, we might just as well pay for good housing.

I am not aware that the Government is considering any present policy with respect to low-rent housing, my personal opinion being that this is a subject that will receive no further consideration until the close of the War.

Yours very truly,

(Signed) "F. W. Nicolls."

FWN:IW

DIRECTOR OF HOUSING.

AJH:P

Vancouver Housing Comm. Rec. — Correspondence

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FOLDER NO 12-8

F.E. Buck.

CANADIAN FEDERATION OF MAYORS AND MUNICIPALITIES

C
O
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Y

Mount Royal Hotel,
Montreal.
Dec. 10th, 1940.

Mr. A. G. Harvey,
Chairman,
Metropolitan Health Committee,
City Hall,
Vancouver, B. C.

Dear Sir:-

Mr. Geo. S. Mooney has asked me to send you the enclosed copy of a letter he has just received from Mr. F. W. Nicolls, Director of Housing, at Ottawa, following a letter Mr. Mooney wrote him on the same day he wrote to you, December 3rd.

Yours faithfully,

(Signed) "Jessica A. Allan"

Secretary.

AJH:P

Vancouver Housing Comm. Rec. — Correspondence

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FOLDER NO 12-8

F.E. Buck.

DEPARTMENT OF FINANCE

CANADA

Ottawa, Ont.

Dec. 9, 1940.

COPY

George S. Mooney, Esq.,
Executive Director,
Canadian Federation of Mayors & Municipalities,
Mount Royal Hotel,
Montreal, P.Q.

Dear Mr. Mooney:-

I acknowledge your letter of December 3rd enclosing copy of your letter to Mr. A. G. Harvey, Vancouver.

I note your statement with respect to the statement issued by Mr. Goforth, and while I remember discussing some of these problems with Mr. Goforth I think the figures that were used were more in line with what was thought to be the requirements. Certainly we could not commit the Government on a matter of policy, particularly when there has been no policy as yet decided upon and we do not know at the present moment as to whether the Housing Act will be carried on, curtailed or discontinued, or if any new legislation will be enacted to take care of our present housing problem. All we do know is that there is a tremendous problem ahead of us and that we are giving a lot of thought to what may be done when and if the Government sees fit to announce a policy.

Yours very truly,

(Signed) "F. W. Nicolls"

DIRECTOR OF HOUSING.

Yours respectfully,

AJH:P

Vancouver Housing Comm. Rec. — Correspondence

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F.L. Buck.

618. "What Happened to 376 Families who were Compelled to Vacate their Slum Dwellings to Make Way for a Large Housing Project." A Study conducted by Lavanburg Foundation and Hamilton House, New York, 1933.

619. A New Deal in Housing. Rutgerstown and Queenstown. Low Cost Housing Projects for the Average Man. Rutgers Town Corporation, New York City, 1934.

623. Replanning Old Areas for New Housing, by Joseph Platzker.

623. What Happened to 386 Families who Vacated a Slum to Make Way for the Knickerbocker Housing Project.

640. Low Cost Housing and Slum Clearance:
A Century of the Housing Problem by Edith Elmer Wood.
Housing the Poor: Mirage or Reality, by Carol Aronovici.
Urban Housing and Land Use, by Herbert U. Nelson.
The Regional Approach to the Housing Problem, by Earle S. Draper and Tracy B. Augur.
Housing as a Political Problem, by Ernest J. Bohn.
The Drafting of Housing Legislation, by Ralph K. Chase.
Financing Slum Clearance, by George W. Warnecke.
The Relation of Housing to Taxation, by Harold S. Buttenheim.
Housing Projects and City Planning, by Alfred Bettman.
Land Assembly for Housing Developments, by Coleman Woodbury.
A Note on the Power of the Federal Government to Condemn for Housing, by Robert G. Seaks.
Control of Housing Administration by Walter H. Blucher.
The Housing Authority and the Housed, by Charles S. Ascher, from "Law & Contemporary Problems" March, 1934, of School of Law, Duke University.

639. Bibliography on Blighted Areas and Slums, compiled by the Division of Building and Housing, Bureau of Standards, U.S.Department of Commerce, December, 1931.

646. A Housing Programme for Boston, by Boston Housing Association, Boston, Mass. 1934.

647. Demolition of Unsafe and Insanitary Housing, by National Association of Housing Officials, Chicago, 1934.

679. Town Planning and Housing Throughout the World, by Bruno Schwan for German Society for Housing Reform, October, 1934, Berlin, Germany.

696. Slum Clearance and Replacement -- Newer Methods of Low Cost Housing. Joseph M. Pigott.
Canadian Government Housing Policy -- Rt. Hon. R.B.Bennett.
Assisted Housing Policies -- Ernest J. Bohn.
17th Annual Convention, Canadian Construction Association, Montreal, January, 1935.

Agricultural Experiment Station, April, 19..

Yours respectfully,

AJH:P

Vancouver Housing Comm. Rec. — Correspondence

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697. Housing Conditions in Toronto.
The Bruce Committee Report, 1934. (Preliminary Observations on Bruce Report by Social Service Council of Canada) 1934.

701. House of Commons (Canada) Parliamentary Committee on "Housing" Minutes of Proceedings and Evidence (11 reports) February-April, 1935.

711. A Report on Housing and Slum Clearance for Montreal, by a Joint Committee of the Montreal Board of Trade and the City Improvement League, March, 1935.

713. The Municipal Review of Canada, Lachute, Que. June, 1935. A Housing Plan for Montreal, by Seraphin Oumit.

716. The Rehabilitation of Blighted Districts; a Co-operative Enterprise; The Share of the Planner and the Lawyer, by Walter H. Blucher, Cincinnati Planning Conference, 1935, A.S.P.O.

725. Planning American Standards for Low-Rent Housing, by Alfred Fellheimer, A.I.A., Housing Division, Public Works Administration, Washington, D.C., 1935.

730. Relocation of Tenants Evicted from Housing Project Areas, Address to the Housing Section, National Conference on Social Work, Montreal, 11th June, 1935, by Paul L.Stannard, Cleveland, Ohio.

732. Slums and Blighted Areas in the United States, by Edith Elmer Wood, Bulletin No. L, Federal Emergency Administration of Public Works.

734. Some Minimum Standards in Site Planning for Low Cost Housing, by Tracy B. Augur, Joint National Housing Congress, Washington, D.C., 1935, A. S.P.O.

741. A Housing Programme for the United States. Report of National Association of Housing Officials, Public Administration Service. Publication #48, 1935.

743. The Forgotten House: Housing Conditions Among the Lower Income Groups in Iowa. Iowa State Planning Board, Ames, Iowa, 1935.

744. What Some Slum Dwellers Want in Housing: Findings of a Study of 1 square block in the Lower East Side. Study Made by Henry Street Settlement Under Direction of Duane V. Ramsey. New York City, 1935.

745. Low-Rental Housing Maintenance Study (as affected by the Work of the Architect) Housing Study Guild, New York, 1935.

753. The Small Housing Scheme of the City of Stockholm, by Axel H. Oxholm, Chief, Forest Products Division, Washington.

781. The Rural Homes of City Workers and the Urban-Rural Migration, by Leland B. Tate, Bulletin #595, Cornell University, Agricultural Experiment Station, April, 1934.

Yours respectfully,

AJH:P

Vancouver Housing Comm. Vol. — Correspondence

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FOLDER NO 12-8

F.H. Buck.

3.

CITY OF VANCOUVER

Building OFFICE CITY HALL

January 8th, 1941.

Alderman G. Buscom
City Hall.

Dear Sir:

The attac contacts made by the Housi unt of correspondence cc comment, and detail.

During 19 close touch was mainta pments. It would in my opin acts were allowed to lapse ng accommo- dation will come ture when the information st valuable.

The earl to gathering details of hous e to Council, also obtaining n Canada and other parts of the

In June, 1938, the Dominion Government adopted a new National Housing Act which made provision for low rental housing schemes, but as you are aware, owing to taxation difficulties, no benefit was obtained from the funds made available. The adoption of this Act greatly increased public interest in housing and the Committee arranged several special meetings of the Council at which various schemes were presented, but in the final analysis these were wrecked on the taxation question. The Town Planning Commission who as a body was also a member of the nation wide National Housing and Planning Association became vitally interested and maintained their personal contact through Professor Buck. Finally when it was apparent that no progress could be made under the existing regulations, the Committee suggested that a survey be made in an endeavour to establish a Standard of Housing By-law similar to that in operation in the City of Toronto.

In conclusion may I again repeat the housing problem will assume rather alarming proportions in the near future, and I feel the maintenance of this Committee as a focal point is to be desired.

Yours respectfully,

AJH:P

Dear Frank
they wish to debate
our Committee
All Buscombe feels
at Council, you
might bring out
persuade through the
Commissioner
A.H.

Vancouver Housing Comm. Rec. — Correspondence

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FOLDER NO 12-8

F.E. Buck.

CITY OF VANCOUVER

Building OFFICE CITY HALL

January 8th, 1941.

Alderman G. Buscombe,
City Hall.

Dear Sir:

The attached statement gives some idea of the contacts made by the Housing Committee. These cover a vast amount of correspondence containing much valuable information, comment, and detail.

During 1940 the correspondence dwindled but a close touch was maintained and watch kept of housing developments. It would in my opinion be most unfortunate if these contacts were allowed to lapse. Undoubtedly the question of dwelling accommodation will come very much to the fore in the near future when the information compiled by the Committee will be most valuable.

The early work of the Committee was devoted to gathering details of housing conditions and presenting the same to Council, also obtaining information on housing development in Canada and other parts of the world.

In June, 1938, the Dominion Government adopted a new National Housing Act which made provision for low rental housing schemes, but as you are aware, owing to taxation difficulties, no benefit was obtained from the funds made available. The adoption of this Act greatly increased public interest in housing and the Committee arranged several special meetings of the Council at which various schemes were presented, but in the final analysis these were wrecked on the taxation question. The Town Planning Commission who as a body was also a member of the nation wide National Housing and Planning Association became vitally interested and maintained their personal contact through Professor Buck. Finally when it was apparent that no progress could be made under the existing regulations, the Committee suggested that a survey be made in an endeavour to establish a Standard of Housing By-law similar to that in operation in the City of Toronto.

In conclusion may I again repeat the housing problem will assume rather alarming proportions in the near future, and I feel the maintenance of this Committee as a focal point is to be desired.

Yours respectfully,

AJH:P

Vancouver Housing Committee — Correspondence

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FOLDER NO 12-8

F.E. Buck.

(2)

Alderman Buscombe,

Memo Re Housing Committee

Committee appointed June 28, 1937

"Moved by Ald. Cornett,
Seconded by Ald. Hurry.

That a committee consisting of the Chairman of the Building, Civic Planning & Parks Committee, the Secretary for Zoning Matters, and a member of the Town Planning Commission, be set up, with power to add such departmental officers as deemed necessary - for the purpose of -

(1) Making a survey of the housing situation in Vancouver.

(2) To draw up and present a comprehensive housing plan to the Council, based upon the needs of the City.

The Committee to have authority to seek assistance from public or semi-public bodies, such as Sociology Department of the University of B. C., Welfare Federation or other groups of persons interested in housing conditions in the City; assistance from such bodies to be on a voluntary basis."

Local Public Bodies who associated with the Committee

National Housing and Planning Association,
Trades and Labour Council,
Ministerial Association,
Vancouver Welfare Association,
Mothers Pension Bureau
United Church of Canada (Social Service)
Greater Vancouver Youth Council,
University of B. C. (Dept. of Economics, etc.)
Local Council of Women,
Workers Alliance,
The Rooming House Guild.

Governments Contacted

Ministry of Health, Great Britain,
Ministry of Health, New Zealand,
Housing Authority of the U. S. A.,
Dominion Government,
Provincial Governments.

Cities Contacted

Victoria, Calgary, Regina, Winnipeg, Toronto, Montreal, Quebec, Halifax, St. John.

Surveys made by

Building and Health Departments,
Students of University of B. C.,
Welfare Association,
Youth Council,
Workers Alliance.

Vancouver Housing Comm. Rec. — Correspondence

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F.E. Buck.

3.

About five different schemes have been examined and passed on to the City Council for discussion.

Add

Vancouver Housing Comm. Rec — Correspondence

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FOLDER NO 12-8

F.E. Buck.

2715 Point Grey Road

Vancouver, B.C

August 5th 1937

Professor F.E.Buck

2403 West 37th

Dear Professor Buck

I enclose the memo on Vancouver housing which I promised you. As a result of my conversations with Mr Jackson, I have largely rewritten it, and most of the suggestions with regard to a City Housing Commission originated with him.

As you will remember, I had been pursuing the idea of a limited dividend corporation, since I was doubtful whether the city would be likely to take any action themselves, or, if they did, I feared there would be too much 'politics' to it.

If, however, there is a reasonable chance of Mr Jackson's proposals receiving acceptance, I am wholeheartedly in favour of them in preference to my own original suggestion.

Wint regard to the question of a housing survey, I understand that when your committee was set up, the Council of Social Agencies abandoned their own preparations for starting work and are now awaiting the next move of the City.

As the work of collecting data and tabulating the results will take a considerable time and survey work can be carried on more easily during the summer months, may I take the liberty of emphasising the desirability of getting the survey started as soon as possible.

As I think I told you, I should be very glad to give any assistance I can in connection with the survey.

Yours very truly F.R.W. Stratton.

Vancouver Housing Committee — Correspondence

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F.E. Buck.

Vancouver Housing Committee — Correspondence

A HOUSING PROGRAMME FOR VANCOUVER

THE PRESENT POSITION: Bad housing conditions already exist in Vancouver. Just how bad they are will not be known until a detailed survey has been undertaken, but sufficient evidence is available to establish their existence over a wide area. As the city grows and population densities increase, these conditions will become intensified and, unless positive preventive measures are taken in advance, slum areas will develop equally as bad as those existing in most other large cities.

Even if we leave out of account the human misery involved (and there seems no reason why we should), it is generally agreed that the annual economic loss arising from bad housing as a result of ill-health and crime far exceeds the cost to the community of securing good housing conditions for its citizens. Slum conditions, moreover, once generated, are extremely difficult and expensive to eradicate.

Through the enactment and enforcement of wise town-planning, building and health bylaws much may be achieved, but regulative action alone is not sufficient.

At bottom, the housing problem in a problem of poverty. If the poorer sections of the community are forced by economic circumstances to crowd into old "made-down" houses, no amount of regulation will prevent slums developing.

Not only this, but the constant conversion of houses for use by a class of tenant for which they were not originally intended rapidly casts a blight over whole neighbourhoods and the unfortunate owners pay what amounts to a forced subsidy for cheap housing in the form of diminished real estate values.

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THE PRESENT POSITION (CONTINUED):

The problem is how to build houses to let at rents which the great bulk of the population can normally afford to pay. Houses to let be it noted; the building of houses for sale is no solution to the problem, when the great majority of the lower income families have neither the capital nor the stability of income to justify house purchase.

Assuming that building costs cannot be controlled, lower rents may be achieved in two ways, (1) through a government subsidy,- this possibility may be ruled out as even if it was agreed that a subsidy was desirable at this stage, there appears to be little prospect of one materializing in the near future; (2) through low interest long term government financing. Financing charges usually account for more than half the total rent and, if these can be reduced, substantial savings will result.

Low cost housing must therefore be organized on public utility lines, financed by low interest government loans and operated on a sufficiently large scale to secure maximum economies.

As English experience shows conclusively, such an organization would not compete to any material extent with existing house-building agencies, since it would be entering a field which is not at present touched by the private builder. On the other hand, by tapping an existing latent demand for housing accommodation, the total volume of residential building would certainly be increased.

The administrative set-up will necessarily depend upon the attitude of the various authorities concerned but whatever the precise set-up may be, three conditions must be satisfied:

(a) The set-up must satisfy the requirements of the Dominion Government with regard to a loan.

(b) Operations must be conducted on public utility lines, i.e., on a

Vancouver Housing Committee — Correspondence

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F.E. Buck.

THE PRESENT POSITION (CONTINUED):

non-profit or limited dividend basis; but revenue must cover all capital and operating charges.

(c) The administration must be free from political pressure.

An organization of the following type is suggested.

A CITY HOUSING COMMISSION:

A Housing Commission consisting of, say, six members acting in an honorary capacity and nominated by the City Council.

In order to ensure continuity of policy and freedom from political pressure, the members would be appointed for a fairly long term, say, 5 years, and would retire in rotation.

The Provincial Government would be asked to apply on behalf of the city for a loan at 3% from the Dominion Government, amounting to 80% of the total cost of the scheme. The loan would be repayable over a period of 25 to 30 years in reducing annual instalments.

The balance of 20% would be found by the city and might take the form, partly, of grants of tax sale land, and partly of a loan representing capitalized relief costs.

Rents would be fixed at a level high enough to meet the instalments on these loans together with all running expense. Upon the final re-payment of the Dominion loan, the houses would become the absolute property of the city. Any grants by the city of tax sale land would be more than compensated by the revenue accruing from rates on the land and houses.

Under the above plan of administration, by effectively uniting the official and voluntary elements in housing and through a policy of long term appointments, two dangers inherent in municipal housing, namely, 'politics' and bureaucracy, should be successfully avoided. The city would admittedly run a risk of financial loss in the event of the Commission being

Vancouver Housing Committee — Correspondence

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A CITY HOUSING COMMISSION (CONTINUED:

unable to meet its obligations to the Dominion Government, but if sound administration was ensured by the inclusion of two or three leading business men on the Board, that risk should not be a very serious one. The danger of the tenant-elector in municipal housing is a real one but, here again, the appointment of a long term Board composed of members largely unconnected with local politics should prove a sufficient safeguard.

Should the city not be prepared to take any positive action along the above lines, the following alternative is suggested:

LIMITED DIVIDEND CORPORATION:

The creation of a limited dividend corporation sponsored by the Provincial Government.

As in the case of a city commission, the corporation would endeavour to obtain an 80% loan from the Dominion Government which would be guaranteed by the Province.

The remaining 20% of the capital, on which dividends would be limited to, say, 5%, would be raised locally from private citizens.

While 5% is admittedly not a commercial yield for an investment of this class, if the cooperation of the leading men in the city was secured, the task of raising the initial capital required to start the scheme should not be insuperable. Control would reside in a Board of Directors elected by the shareholders but provision would be made for provincial and municipal representation in order to ensure that the undertaking was conducted on sound lines.

Under the above arrangement, the municipal authorities would be relieved of any financial liability and any danger of housing policy becoming subordinate to political considerations would be removed.

On the other hand difficulty might be experienced in securing full cooperation between a semi-private organization of this character

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F.L. Buck.

LIMITED DIVIDEND CORPORATION:

and the city officials. This is an important consideration as there are many phases of housing when such cooperation would be necessary, viz., in the sphere of townplanning, the acquisition of land and the provision of accommodation for relief tenants, etc.

More important still, the progress of the corporation might be seriously handicapped by the difficulty of raising additional equity capital at just those times when an active housing programme would be especially desirable, namely, during periods of depression.

As a pioneer and educative body, however, which would demonstrate in a practical manner what can be done to improve housing conditions, a corporation of this character would perform a valuable function and would pave the way for municipal action at a later date.

The backing of an informed public opinion is essential to housing progress and a non-official body, by enlisting the active support of private citizens, could carry on a more effective educational campaign than an official body with less freedom of action.

TYPES OF ACCOMMODATION:

The Commission or Corporation would build both houses and apartments but it is suggested that the needs of families with young children should receive special consideration since they are normally least able to pay a high rent, while the cheapest type of accommodation, namely, the low grade apartment house, is generally quite unsuited to their needs.

Grouped houses might well be tried out, since they have many advantages over the individual dwelling for low cost housing.

Large scale development should be aimed at wherever possible in order to secure, in particular, the advantages of good layout and the economical provision of communal facilities, etc.

RENTS: In 1931 nearly 40% of the families renting houses in Vancouver were paying

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RENTS: (CONTINUED:

less than $25.00 a month in rent and their average income was approximately $70.00 per month. If the generally accepted figure of one-fifth of income is allowed for rent, the average rent of the houses to be built should therefore not exceed $15.00.

It may be estimated that a 4 room house costing $2000 (including land), financed with a 3% government loan written off over 25 years can be let at a rent of around $20.00, made up as follows:

Interest and Sinking Fund	$8.00
General and Water Rates	5.00
Repairs	2.50
Administration & Insurance	2.00
Vacancies & Contingencies	2.50
	$20.00

This figure represents the average return required over the period and as rentability decreases with age it would be necessary to fix a rather higher rent in the first instance (with correspondingly higher loan repayments).

A rent of $25.00 should, however, be regarded as an upper limit for a housing scheme of this character.

PROGRAMME:

It may be questioned whether, in view of rising building costs, a satisfactory house can today be built for $2,000, including land. Over an average period, however, this figure should be attainable.

It would in any case be unwise to start on a large building programme in a time of high prices and great building activity.

The immediate programme should be confined to the building of a limited number of houses for experimental and demonstration purposes and the opportunity utilized, rather, to build up an effective organization and to plan a long term programme against the time when falling prices and employment will make a vigorous policy doubly desirable.

Vancouver Housing Committee — Correspondence

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FOLDER NO 12-8

F.E. Buck.

308 Royal Trust Building,
626 West Pender Street,
Vancouver, B. C.,
3rd December, 1937.

F. E. Buck, Esq.,
2403 West 37th Avenue,
Vancouver, B.C.

Dear Sir:

During the annual meeting of the Union of Canadian Municipalities and the Dominion Conference of Mayors held in Ottawa in March last, a day was set apart to discuss Housing and Planning in Canada. This Commission was invited to send a representative, and, on its behalf, His Worship Mayor Miller attended.

As a result of the meeting, a National Housing and Planning Association was formed, with Mr. George S. Mooney (Associate Director of the Montreal Metropolitan Commission) as Secretary. A Provisional Committee, consisting of from two to three from each province, was set up -- those representing British Columbia being the Hon. A. Wells Gray, Minister of Municipal Affairs, and the undersigned.

At the organization meeting the following resolutions were framed and passed, dealing with:

1. Formation of a National Housing and Planning Association -- to become fully organized at a meeting to be held in Toronto in March, 1938.

2. Uniform Standards for Building Codes in Canada, which will include:
   (1) Standards of fire resistance
   (2) Standards of structural design
   (3) Standards affecting the health of occupants

3. Low Cost Housing

4. Town Planning Legislation, which will be desirable in view of the Dominion Housing Act, 1935, and the Home Improvement Plan

5. Planning and Housing Education

Vancouver Housing Committee — Correspondence

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F.E. Buck.

Mr. Mooney recently paid a flying visit to Vancouver, but owing to the short notice of the visit, it was impossible to organize a group of those interested in housing and planning to meet with him.

This Association seeks to establish Branches, at the more important cities across Canada, composed of interested citizens, and it was left with a small committee of those who met Mr. Mooney to organize the Vancouver Branch.

It has been arranged, therefore, to hold a preliminary meeting to discuss the advisability or otherwise of forming the Branch, and if agreeable, to appoint a Nominating Committee to prepare a slate of officers for the local Branch.

The meeting will be held in the Board Room of the Vancouver Town Planning Commission, 309 RoyalTrust Building, 626 West Pender Street, on Friday, 10th December, 1937, at 4:00 o'clock P.M. This invitation to attend is being sent to approximately 40 citizens who, it is believed, will be interested.

Will you kindly advise (Seymour 3437) as to whether you will be able to attend this meeting?

On behalf of the Provisional Committee in British Columbia,

Yours faithfully,

J. Alex. Walker.

J. Alexander Walker.

Vancouver Housing Comm'tee — Correspondence

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F.E. Buck.

18th August, 1938.

Harry V. Jackson, Manager

Telephone Seymour 3154

NORTHWEST MORTGAGE COMPANY LIMITED

MORTGAGES AND INSURANCE

LOAN AGENTS FOR INVESTORS SYNDICATE

413 Pacific Building
744 West Hastings Street
VANCOUVER, B.C.

July 30, 1937.

Professor F.E. Buck,
2403 West 37th Ave.,
Vancouver, B.C.

Dear Professor Buck:

In the hope that it may be of some interest to you I am enclosing herewith a memorandum regarding the suggested Housing Programme. The figures are very approximate, but will give you some idea of what I have in mind.

Yours very truly,

Harry V Jackson
Manager

HVJ:D
Encl.

Vancouver Housing Committee — Correspondence

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FOLDER NO 12-8

F. E. Buck.

18th August, 1938.

To the Chairman and Members

DONALD MacBEAN
TREASURER

JOHN STANTON
PRESIDENT

JOYCE BUNTING
GENERAL SECRETARY

Greater Vancouver and New Westminster Youth Council

590 CAMBIE STREET
VANCOUVER, B.C.

Suite 41, 448 Seymour St. - Trin. 2034

January 25, 1938.

Prof. F. Buck,
2403 West 37th Ave.,
City.

Dear Sir:

As part of our program for rehousing and the alleviation of Slum conditions in Vancouver, the Youth Council is endeavouring to break down public apathy by means of an intensive newpaper campaign.

All suburban papers are willing to co-operate, but so far the Sun and Province have been reluctant to do so.

We feel however, that an article (500 words or more) from you on "English & American Re-housing Programs together with articles submitted by other prominent citizens, who are familiar with various phases of slum conditions will demonstrate the interest of many influential citizens and enable us to get the full support of the press.

Should you be willing to favour us with such a contribution, if possible before the end of January or by Feb. 5th., it will be deeply appreciated.

May I also draw your attention to the attached bulletin outlining the Semi-Public Rally to be held in St. James' Parish Hall, Tuesday, Feb. 15th at 8:00 P.M. to which we extend to you a most cordial invitation.

Yours sincerely,

John Stanton

Chairman-Slum clearance Committee.

JJ/EC

Vancouver Housing Committee — Correspondence

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F. E. Buck.

18th August, 1938.

To the Chairman and Members

COMPRISING THE HEALTH SERVICES OF
COUNCILS AND SCHOOL BOARDS OF
CITY OF VANCOUVER.
MUNICIPALITY OF BURNABY.
CITY OF NORTH VANCOUVER.
MUNICIPALITY OF NORTH VANCOUVER.
MUNICIPALITY OF RICHMOND.
ALSO
UNIVERSITY OF BRITISH COLUMBIA
UNIVERSITY AREA.
DISTRICT LOT 172.

TELEPHONE FAIRMONT 2711

METROPOLITAN HEALTH COMMITTEE

STEWART MURRAY
M.D., D.P.H.
SENIOR MEDICAL HEALTH OFFICER

ADMINISTRATIVE OFFICES
CITY HALL
VANCOUVER, B.C.

March 5th, 1941.

Prof. F. E. Buck,
2703 West 37th Avenue,
Vancouver, B. C.

Dear Sir:-

The Chairman has asked me to send you the following copy of a letter received by him and a summary of the monograph therein mentioned.

Yours truly,

Cecil E. Birch

EM.
Encl.2.

SECRETARY

Vancouver Housing Committee — Correspondence

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F.E. Buck.

18th August, 1938.

To the Chairman and Members
of the Building ... Planning

CANADIAN FEDERATION OF MAYORS

AND MUNICIPALITIES

C
O
P
Y

Mount Royal Hotel,
Montreal, Quebec.

Feb. 17th, 1941.

A. G. Harvey, Esq.,
Chairman, Metropolitan Health Committee,
City Hall,
Vancouver, B. C.

Dear Mr. Harvey:-

I acknowledge your letter of February 10th, in which you enclose a copy of your memorandum of January 8th, to the Hon. Dr. G. M. Weir, in connection with the serious and increasing shortage of low-rent housing in the Greater Vancouver area, particularly in the City of Vancouver.

I shall personally do all I can to further this matter, for I am persuaded that the housing problem throughout the entire Dominion has already reached proportions sufficiently serious as to jeopardize a successful war effort on the industrial front, as well as to accentuate, with the consequent serious effect on public morale, the bad housing conditions which have too long characterized most of our Canadian cities.

I enclose for your information a copy of a recent monograph which the Federation distributed to all Mayors throughout Canada, as well as to members of the Federal Cabinet and key persons in the Ministry of Munitions and Supplies, Finance Department and others interested in the problem. I would be glad to have your comments on the monograph.

I would also suggest that you endeavour to make strong representations to the City Council of Vancouver, so that any delegates from the City Council to the forthcoming annual conference of the Federation, likely to take place in mid-April, will come fortified for a vigorous discussion which I hope will take place at the conference, on this whole matter.

Believe me to be

Yours sincerely,

(Signed) "Geo. S. Mooney"

EXECUTIVE DIRECTOR.

Vancouver Housing Committee — Correspondence

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F.E. Buck.

18th August, 1938.

To the Chairman and Members
of the Building, Civic Planning

RE: LOW-RENT HOUSING

Summary of the Monograph Issued by the Canadian Federation of Mayors and Municipalities

The crowding into the cities of Canada resulting from war activities has accentuated the previous housing shortage; "The war-time housing problem in dozens of Canadian cities and towns presents an alarming picture."

Temporary housing is not the answer, except in temporary war factory communities. Elsewhere, temporary housing is objectionable because:

(a) The cost is not as low as one might think, since certain minimum standards of durability and comfort must be met.

(b) Movable houses are costly to move and have little salvage value.

(c) Temporary houses tend to become permanent. They will be used as long as they are better than the worst in the community, and, in case of shortage, even if they themselves are the worst.

Would it not be more socially desirable and more economical in the long run to spend a little more and transform the proposed war program of "temporary" housing into a war and peace program, utilizing the war emergency to institute, at long last, a beginning on the low-cost, low-rent housing need of the Canadian people?

Vancouver Housing Committee — Correspondence

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FOLDER NO 12-8

F.S. Buck.

18th August, 1938.

To the Chairman and Members
of the Building, Civic Planning
& Parks Committee.

Dear Sirs;

The Housing Committee, having made an intensive study of the National Housing Act passed by the House of Commons on June 28th, 1938, beg to advise the Council on the following salient points in connection with Part 2 of the said Act which authorizes the Minister "to make loans to Local Housing Authorities to assist in the construction of houses to be leased to families of low income".

1. LOAN AVAILABLE. Proportion of loan available for the City of Vancouver $1,328,000.

2. LOANS MADE TO. (a) To a Limited Dividend Housing Corporation which means a corporation organized to construct, hold and manage houses built as a low-rental housing project, and dividends on the shares of which are limited to 5% annually.

(b) To a Local Housing Authority which means any municipality, society, association or corporation having authority to construct, hold and manage houses built as a low rental housing project and includes a Limited Dividend Housing Corporation.

3. PROPORTION OF COST COVERED BY GOVERNMENT LOAN. (a) 80% to a Limited Dividend Housing Corporation.

(b) 90% to a Local Housing Authority.

4. COST OF CONSTRUCTION MEANS. (a) Actual expenditures for building;

(b) Cost of land including site developments;

(c) Architectural, legal and other expenses necessary to complete the project.

5. TYPE OF BUILDINGS TO BE ERECTED. Single family dwellings, two-family dwellings, multiple dwellings and, where permitted by Zoning regulations, commercial space may be included.

6. AVERAGE COST OF EACH UNIT. Average cost of construction, per family unit, cannot exceed $3,000.

7. SELECTIVE TENANCY AND RENTAL CHARGED. The Act provides that the housing units are to be rented to persons whose incomes are not large enough to pay an economic rental but whose incomes will allow them to pay a sufficient rental to meet the current carrying charges of the project, and no unit can be rented to a family whose total income is equal to, or more than five times the economic rent, i.e., if the economic rental of a unit is $23.50 per month it cannot be leased to a family whose total income amounts to, or is more than $117.90 per month, but the rental charged, excluding water and heating, shall not be more than one-fifth of the estimated income of the family; it is thought, however, that such units may rent from $15.00 to $18.00 per month.

Vancouver Housing Committee — Correspondence

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8. EXAMPLE OF ECONOMIC RENTAL OF A HOUSING UNIT.

Total cost of family unit assumed to be $2,400.

Economic rental 9½% - $228.00
Normal taxes (land & improvements 1938 rate) - 58.30 $286.30= $23.58 per month.

9. CONTRIBUTIONS TO MAINTAIN LOW RENTALS.

Where, for any reason, the rent charges are such as to be burdensome for families receiving low incomes, the Minister of Finance may approve an agreement between the Municipality or the Provincial Government and the Local Housing Authority whereby the Municipality or the Provincial Government undertakes to make periodic additional contributions to a rent reduction fund for the purpose of allowing reductions in rentals.

10. INTEREST & REPAYMENT CHARGES (35 years).

Loans to a Limited Dividend Corporation shall bear interest at the rate of 1¾% per annum payable half-yearly and loans to other Local Housing Authorities shall bear interest at the rate of 2% per annum payable half-yearly. As the payments to the Minister are blended payments of principal and interest that will amortize the loan in approximately thirty-five years the total yearly payment for a Limited Dividend Corporation shall be 3¾% of the principal amount of the loan payable 1 7/8% half-yearly; and the total yearly payment for other local housing authorities shall be 4% of the principal amount of the loan, payable 2% half-yearly.

11. PURCHASE OF A PROJECT BY THE MUNICIPALITY.

If the Local Housing Authority is also a Limited Dividend Corporation the latter must give an option to the Municipality to purchase the project at any time at a price equal to the paidup capital of the corporation plus any unpaid dividends; such option cannot be exercised until the municipality has secured an agreement from the Provincial Government to guarantee the payment to the Minister of Finance of the semi-annual payments of interest and principal on the loan.

12. REQUIRED OF THE MUNICIPALITY.

The municipality must approve each project and also agree not to levy municipal taxes on the houses owned by the Local Housing Authority exceeding in the aggregate 1% of the cost of construction. The municipality must also agree not to levy any taxes on the income of the Local Housing Authority. In the case of a Limited Dividend Corporation an agreement must be obtained from the Municipality that, if at any time before the loan is paid off, its net earnings are insufficient to pay the full amount of the semi-annual payments due to the Minister of Finance, the municipality will forego all taxes or such lesser amount as will enable the Limited Dividend Corporation to make the payments in full.

13. LOCAL LENDING INSTITUTIONS.

Some contact has been made with local lending institutions and the opinion expressed that these institutions could not undertake low-rental housing schemes without obtaining amendments to their charters; further, that there is little liklihood of any effort being made in that direction. The lending institutions may, however, assist in the formation of Limited Dividend Housing Corporations to carry out the erection and management of low-rental housing projects.

14. VANCOUVER HOUSING ASSOCIATION.

It is evident, from the remarks of the Minister of Finance when introducing the Bill, that the Government anticipates co-operation between municipalities and public-spirited citizens in an effort to alleviate the existing house shortage through the medium of the National Housing Act. The Minister says in part:

"Those municipalities which desire to undertake

Vancouver Housing Committee - Correspondence

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14. VANCOUVER HOUSING ASSOC-IATION (Cont'd).

low rental housing projects will, I believe, be able to get going with the matter very much more quickly if they can interest public-spirited citizens in putting up 20 per cent of the cost through the medium of a limited dividend housing corporation than they will be able to do by reason of delay due to changes in law which might be required in some cases before the municipal law would be sufficiently broad to enable them to operate municipally".

The Committee is, therefore, associating itself with the Vancouver Housing Association, a branch of the National Housing & Planning Association of Canada, composed of public spirited citizens who are anxious to assist, in a constructive way, with housing schemes.

15. PROPOSED SCHEMES.

Enquiries have already been made in connection with a very large proposed development that would come within the category of a Local Housing Authority and might require the active co-operation of the Council; however, the scheme has not, at the moment, sufficient authority behind it to warrant any action. The Committee has also heard rumours of similiar schemes.

In the meantime, as has already been stated, the Committee is working in conjunction with the Vancouver Housing Association and it is hoped that some comprehensive plan will be ready for presentation in the near future, a plan with which it is hoped the Council will be able to co-operate in relation to available sites.

Finally, the Committee again wish to draw attention to the fact that certain amendments to the City Charter are necessary in order to facilitate operation of the Act in Vancouver, more particularly in relation to the taxes to be charged on low-rental housing schemes, and to request these amendments to be given early consideration.

The Committee would also respectfully request the Council to go on record as supporting the effort of the Government to provide low-rental houses and to express its willingness to co-operate, as far as lies in its power, with any scheme which may be brought forward under the provisions of the National Housing Act.

Respectfully submitted,

Helena R. Gutteridge
Chairman, Building, Civic Planning & Parks Committee.

Frank E. Buck
Member, Town Planning Commission

Albert J. Harrison
Secretary, Zoning Matters.

AJH/CC.

Vancouver Housing Committee — Correspondence

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FOLDER NO 12-8

Vancouver Housing Committee — Correspondence

Building

January 26, 1939.

To His Worship the Mayor and
Members of the City Council,
City Hall.

Gentlemen:

The Housing Committee have had an opportunity of discussing with Mr. Nicolls the Director of Housing, the various details of Part 2 of the National Housing Act, and now beg to lay before you the following information.

General Approval

1. Before any progress can be made in Vancouver under this section of the Act, the City Council must express its general approval of the provisions of the Act, otherwise it would be useless for the Minister at Ottawa to examine any proposed schemes. Such approval of necessity must be in agreement with the 1% Municipal Tax Clause.

Much discussion has ranged around this particular point, but the Committee wish to emphasize what has been pointed out again and again, namely:

(A) That in all probability the City is not at present in receipt of any income from the properties which would be used for housing projects.

(B) That the resultant improvement in housing conditions would undoubtedly tend to eventually considerably reduce the cost of all social service administration.

(C) That under existing conditions, the erection of low rental housing projects by private capital, or by the City itself, is out of the question, therefore unless a scheme of this nature can be brought into being, housing conditions in Vancouver will become increasingly more deplorable.

Approval of each project.

2. The City, having expressed approval in a general way would not be required to examine and approve each project before it is sent to the Minister at Ottawa. Any Housing Authority desiring to undertake a project would first submit their plans and details to the Minister, who, if he were satisfied with the scheme would then send it to the Municipality for approval and for the drafting of the various Municipal agreements mentioned in the Act.

Option to purchase.

3. One of the necessary agreements gives the Municipality the option of purchasing the project at any time during the period of the loan, by payment to the Housing Authority of its Equity, which may be considered as 20% of the cost of construction plus any dividends unpaid at the time the option is exercised.

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FOLDER NO 12-8

Homes are for persons in receipt of low incomes.

4. It can be publicly stated that Part 2 of the National Housing Act is deliberately designed to provide housing accommodation for people in the low income brackets; an average total family income of $60 per month may be quoted as an example but not as a definite figure; the Act is not intended in any way to provide accommodation for relief recipients. In other words the effort is to provide accommodation for a very large group of wage-earners who to-day live in over-crowded unsanitary and unsatisfactory quarters, and for whom no accommodation is being erected.

Government control.

5. In order to guarantee that the dwellings will be occupied only by those in the low income brackets, the Minister will in all probability require Governmental representation on the Board of each Housing Authority; the Government will also carry out an annual audit of the Authority's accounts.

Type and construction of dwellings.

6. There is little doubt that owing to climatic and other conditions in Vancouver, the Minister will give favorable consideration to projects which include self-contained family dwellings. Also in view of our local lumber industry, consideration may be given to the erection of Frame Construction Two-Storey Multiple Dwellings, as the Building By-Law of the City would require Three-Storey Multiple Dwellings to be erected of masonry, but three storeys is considered the best economic unit.

Projects must be on a large scale.

7. Any project would have to be on a fairly large scale. It is doubtful whether the Minister would give approval to any scheme containing less than 100 units. Floor plans and lists of materials can, by way of suggestion only, be obtained from the Minister.

Local improvement charges etc.

8. It is contemplated that local improvement charges for side walks, paved streets, and ornamental lighting will be charged against the Housing Authority in the usual manner, and will have no relation to the 1% general tax. Further that the cost of construction will include all sewers and water services etc., within the property of the Housing Authority, and their cost of connection to the City's sewers and mains at the property line.

Respectfully submitted,

Helena R. Gutteridge,
Chairman, Building, Civic Planning and Parks Committee

Frank E. Buck,
Member, Town Planning Commission.

A. J. Harrison,
Secretary,
Zoning Matters.

Vancouver Housing Committee — Correspondence

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Vancouver Housing Committee — Correspondence

EXAMPLE LOW RENTAL HOUSING SCHEME

Project

100 Dwellings at Abou

VANCOUVER B.C.

CITY OF VANCOUVER

Building OFFICE CITY HALL

November 3, 1939.

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Dear Frank
I suppose you will agree with the attached.
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call attention to the fact that the sum of Two Million, Five Hundred and Twenty-five Thousand Dollars appropriated by the Dominion Government for Low Rental Housing Projects, of which the City of Vancouver would receive One Million, Three Hundred and Twenty-five Thousand Dollars will be automatically withdrawn on March 31, 1940, unless the Government amends the provisions of the National Housing Act.

It would be regrettable if the first effort of the Dominion Government towards the creation of adequate housing were allowed to lapse, through inaction on the part of municipalities. Canada has lagged far behind other countries in the matter of housing. Figures received from the United States Housing Authority show that during 1939, 65,000 Low Rental Homes have been or are in course of erection. This figure is far in advance of any other country, and on a basis of population 4,800 such homes should have been erected in Canada for the same period. The nearest to the American record is Germany, where it is stated the German Public Housing Programme (before the outbreak of war) had aimed to reach 50,000 dwellings a year.

In view of the foregoing, the Committee respectfully request the Council to communicate with the Dominion Government, requesting an amendment to the National Housing Act, whereby the funds now available for housing will be retained for this purpose after March 31st, 1940.

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Vancouver Housing Committee — Correspondence

EXAMPLE LOW RENTAL HOUSING SCHEME

Project

CITY OF VANCOUVER

Building OFFICE CITY HALL

November 3, 1939.

Building, Civic Planning
and Parks Committee,
City Hall.

Dear Sirs:

Previous experience suggests that the advent of war has a detrimental effect upon building construction, particularly in regard to dwellings; however, the Housing Committee believes that while it would appear that the problem of adequate housing is crowded out of public interest by war efforts and war happenings, there is, none the less, a strong feeling that every avenue of expenditure for public improvement at home should be maintained at full capacity.

For this reason, the Committee earnestly desires to call attention to the fact that the thirty millions of dollars appropriated by the Dominion Government for Low Rental Housing Projects, of which the City of Vancouver would receive One Million, Three Hundred and Twenty-five Thousand Dollars will be automatically withdrawn on March 31, 1940, unless the Government amends the provisions of the National Housing Act.

It would be regrettable if the first effort of the Dominion Government towards the creation of adequate housing were allowed to lapse, through inaction on the part of municipalities. Canada has lagged far behind other countries in the matter of housing. Figures received from the United States Housing Authority show that during 1939, 65,000 Low Rental Homes have been or are in course of erection. This figure is far in advance of any other country, and on a basis of population 4,800 such homes should have been erected in Canada for the same period. The nearest to the American record is Germany, where it is stated the German Public Housing Programme (before the outbreak of war) had aimed to reach 50,000 dwellings a year.

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EXAMPLE LOW RENTAL HOUSING SCHEME

Project

100 Dwellings at $1800.00 ---

At the recommendation of the Housing Committee, a Charter Amendment was obtained in 1938, "for fixing standards of fitness for human habitation", thereby making possible a standard of housing by-law similar to the one in force in the City of Toronto, a detailed statement of what has been accomplished in that City during the last three years is attached hereto. From this it will be observed that 9,056 premises were inspected , and on these a sum of $1,194,000 expended for repairs. The by-law is evidently an effective ordinance, since there were 594 court actions with 215 convictions during the same period.

The Housing Committee has assembled and placed before the Council from time to time many details of unsanitary and unsatisfactory living quarters in Vancouver, and it is quite obvious that these conditions are getting steadily worse. It is a recognized fact that depressed properties by reason of low assessment and crowded tenancy,often produce a larger revenue than premises which are maintained in a fair state of repair, and housing a legitimate number of persons. The Committee therefore respectfully recommend that serious consideration be given to the adoption of a Standard of Housing By-law for Vancouver,

Respectfully submitted,

CHAIRMAN, HOUSING COMMITTEE

AJH:P
Encl.

Vancouver Housing Committee — Correspondence

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Vancouver Housing Committee — Correspondence

EXAMPLE LOW RENTAL HOUSING SCHEME

Project

100 Dwellings

C O P Y

Building

28th Feb., 1938.

To His Worship the Mayor
and Members of the City Council.

Gentlemen:

The Housing Committee beg to call the attention of the Council to the fact that the Interim Report of the National Employment Commission has been tabled in the House at Ottawa.

This report contains definate recommendations regarding a Dominion-wide Housing Scheme on a low rental basis, but no action has been taken in this regard by the Government. It is anticipated that the final report of the Commission, which has not yet been made available, will contain further recommendations of this nature and, in view of the approaching annual conference at Ottawa of the Canadian Federation of Mayors and Municipalities, the Housing Committee respectfully request that His Worship, who has been appointed to represent Vancouver, be authorized to draw attention to the lack of action by the Government, and to impress upon the conference the drastic need which exists in Vancouver and other Canadian cities for a definate Housing Scheme, whereby dwellings will be made available, at a low rental basis, for those persons who are unable to take advantage of the Dominion Housing Act, and are, therefore, forced to live in overcrowded and unsanitary quarters.

Respectfully submitted,

(Signed) F. E. Buck
Member, Town Planning Commission.

(Signed) Helena R. Gutteridge
Chairman, Building, Civic Planning & Parks Committee.

(Signed) Albert J. Harrison
Secy., Zoning Matters.

AJH:CC

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Vancouver Housing Committee — Correspondence

EXAMPLE LOW RENTAL HOUSING SCHEME

Project

100 Dwellings at $1800.00 per unit	$180,000.
100 Lots at $150.00 per lot	15,000.
	$195,000.

Loan

(1) Government proportion 80%	156,000.
(2) Authority's proportion 20%	39,000.
	$195,000.

Expen

(1) Repayment of Principal & Interest (3% per annum)	5,850.
(2) Earnings on Investment (5%)	1,950.
*(3) Municipal Tax (1%)	1,950.
(4) Water Rates $12.00 per unit	1,200.
(5) Insurance (1/3 of $8.00 per M)	480.
(6) Repairs and Management (5%)	9,000.
	$ 20,450.

This shows a rental of $17.03 per month

* Municipal Taxes at 1938 nett rate 45717 = $4,800.00
1% rate -- 1,950.00
Difference $2,850.00

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FOLDER NO 12-8

Vancouver Housing Committee — Correspondence

VANCOUVER B.C.

CITY OF VANCOUVER

Building OFFICE — CITY HALL

16th June, 1938.

Ald. H.E. Gutteridge,
Chairman,
Housing Committee,
City Hall.

Dear Madam;

I attach hereto a survey of the proposed low-rental housing Bill.

The loans are all secured from the Dominion Government through Local Housing Authorities or Limited Dividend Housing Corporations, which will erect and operate the housing projects.

It is very doubtful whether any such organizations exist in British Columbia at present. A loan company entering this field would have to amend its charter, or organize a subsidiary company since the dividends on capital stock subscribed for this purpose are limited,(no mention of the interest rates permitted are quoted in the Bill). It would be necessary to obtain charter amendments to enable the City to organize a Local Housing Authority.

Since the Act provides that a L.H.A. includes a L.D.H.C., it may be taken for granted that all loans, projects and the subsequent organization will be based upon regulations in the Act, which relate to a Local Housing Authority.

The limitation imposed by the use of the 1931 census figures, definately restricts the amount of money available for the City of Vancouver to roughly $713,000. It may be noted that the population of the City has increased 15,000, or more, since that year.

It is evidently anticipated that the income derived from all projects will be sufficient to cover interest and principal payments on the government loan and the money subscribed by the L.H.A., also administration and maintenance charges. Where this bruden is found to be impossible, the municipality or the Provincial Government are to make periodic contributions to a rent reduction fund, in order to main tain the rentals at a level commensurate with the income of the tenants.

Yours very truly,

SECRETARY
HOUSING COMMITTEE.

AJH/CC.
Encl:

accomodation for five adults or for two adults and six small children. Based on recent conditions as to prices of materials and wages they estimated that the entire project, including land improvement, will cost about $1,080,000, and that the average cost per dwelling will be slightly less than $2,700."

The adoption of such a scheme in Vancouver would necessitate the re-zoning of 20 acres as a Multiple Dwelling District and

[illegible] = $311.85 or monthly rental $26.00

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FOLDER NO 12-8

Vancouver Housing Committee — Correspondence

SURVEY OF BILL 145 - JUNE 8th, 1938

(An Act to assist the construction of houses)

VANCOUVER B.C.

CITY OF VANCOUVER

Building OFFICE CITY HALL

17th June, 1938.

Ald. H.E. Gutteridge,
Chairman,
Housing Committee,
City Hall.

Dear Madam;

Since writing my letter of June 16th I have had an opportunity of perusing the remarks of the Minister of Finance in introducing the Housing Bill, and I wish to add the following items:-

(1) The interest on the amount subscribed by the L.H.A., or L.D.H.C. cannot exceed 5%;

(2) It will take apparently 34 or 35 years to retire the loans;

(3) If the municipality constitutes itself as a L.H.A., its contribution of 10% to a project could take the form of free land;

Purchase land by Public Body & deed back.

(4) "A family can afford to pay about 20% of its annual income for rent."

(5) The L.H.A. must agree to keep the houses in a satisfactory state of repair, etc.

The Minister quotes the following example which has already been worked out:

"It involved the construction of four hundred housing units in twenty so called X blocks, located on about twenty acres of land, thus giving ample space for landscaping and for plots of land in the front and rear of the buildings. Apartments of various sizes were planned for families of various sizes, but for the purpose of calculation they used as a basis an average dwelling providing accomodation for five adults or for two adults and six small children. Based on recent conditions as to prices of materials and wages they estimated that the entire project, including land improvement, will cost about $1,080,000, and that the average cost per dwelling will be slightly less than $2,700."

The adoption of such a scheme in Vancouver would necessitate the re-zoning of 20 acres as a Multiple Dwelling District and

[illegible] = $311.85 or monthly rental $26.00

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SURVEY OF BILL 145 - JUNE 8th, 1938

(An Act to assist the construction of Houses)

Total amount to be made available $30,000,000
(No loans after March 31/1940)

VANCOUVER. Proportion for distribution in the City of Vancouver, based upon the 1931 census (246,593) $713,000, add 10% $784,300 or 20% $855,600

the site area restriction would permit the erection of 1165 housekeeping units thereon, it is possible the estimated cost of $2,700 per unit, quoted by the Minister, might be reduced, and if the approximate cost amounted to $2,300 some 460 units could be erected on the same basis.

Yours very truly,

SECRETARY
HOUSING COMMITTEE

AJH/CC

Vancouver Housing Comm'tee — Correspondence
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Vancouver Housing Committee — Correspondence

SURVEY OF BILL 145 - JUNE 8th, 1938

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Total amount to be made available $30,000,000
(No loans after March 31/1940)

VANCOUVER. Proportion for distribution in the City of Vancouver, based upon the 1931 census (246,593) $713,000, add 10% $784,300, or 20% $855,600.

FUNDS LOANED TO. Funds to be loaned to a Limited Dividend Housing Corporation, or Local Housing Authority.

L.D.H.C. Limited Dividend Housing Corporation means any corporation organized to construct, hold and manage houses built as low-rental housing project.

L.H.A. Local Housing Authority means any municipality, society, association or corporation having authority to construct, hold and manage houses built as a low-rental housing project and includes a Limited Dividend Housing Corporation.

TYPE OF BUILDINGS. Low-rental housing projects may be comprised of single family dwellings, two-family dwellings or multiple dwellings.

Cost of construction means:

(a) Actual expenditures for building;
(b) Cost of land including site development;
(c) Architectural, legal and other expenses necessary to complete the project.

AMOUNT LOANED BY GOVERNMENT. The Government will loan 90% of the cost of construction to a Local Housing Authority and 80% of the cost of construction to a Limited Dividend Housing Corporation. In the case of the L.H.A. the loan shall not exceed an average sum of $2,700 for each unit, and in the case of a L.D.H.C. $2,400 for each unit.

INTEREST & REPAYMENT CHARGES. An L.H.A., which is also a L.D.H.C., shall pay half-yearly, 1¾% annual interest charges and 1 7/8% per annum of the principal amount.

An L.H.A., which is not a L.D.H.C., shall pay half-yearly, 2% annual interest charges and 2% per annum of the principal amount.

REQUIRED OF MUNICIPALITY. The Municipality must approve each project and also agree not to levy municipal taxes on the houses owned by the L.H.A. exceeding in the aggregate 1% of the cost of construction. The Municipality must also agree not to levy any taxes on the income.

In the case of a L.D.H.C., an agreement must be obtained from the Municipality that, if at any time before the loan is paid off, its net earnings are insufficient to pay the full amount of the semi-annual payments, the Municipality will forego all taxes, or such lesser amount, as will enable the L.D.H.C to make the payments in full.

PROVINCIAL GOVERNMENT GUARANTEE. If the L.H.A. is not a L.D.H.C. it must obtain an agreement from the Provincial Government to guarantee the payments to be made to the Dominion Government for principal and interest.

RENTAL DETAILS

ECONOMIC RENTAL OF HOUSING UNIT. Economic rental of a family housing unit means a rental at 9½% per annum of the cost of construction of such unit plus sufficient to pay the taxes levied by the Municipality.

Example of "family unit" economic rental

(L.H.A.) Loan - $ 2700.00
10% - 270.00 = $2,970.00 - 9½% = $282.15

282.15
1% municipal tax 29,70 = $311.85 or monthly rental $26.00

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FAMILY TO WHOM UNIT CANNOT BE LEASED.

No housing unit is to be leased to any family whose total income is equal to, or more than five times the economic rental.

Example: $311.85 × 5 = $1,559.25 or $129.90 per month.

RENTAL TO BE CHARGED.

The annual rental to be charged each family unit shall not be more than one-fifth of the estimated total income of the family, but the aggregate rent roll must be sufficient to pay the actual carrying charges of the project.

CONTRIBUTIONS TO MAINTAIN LOW RENTALS.

Where, for any reason, the rent charges are such as to be burdensome for families receiving low incomes, the Minister may approve any agreement between the Municipality or the Provincial Government and the L.H.A. whereby the Municipality or the Provincial Government undertakes to make periodic additional contributions to a rent reduction fund for the purpose of allowing reductions in rentals.

PURCHASE OF A PROJECT BY THE MUNICIPALITY.

If the L.H.A. is also a L.D.H.C., the latter must give an option to the Municipality to purchase the project at any time at a price equal to the paidup capital of the corporation, plus any unpaid dividends; such option cannot be exercised until the municipality has secured an agreement from the Provincial Government to pay thereafter semi-annually the interest and principal charges on the land.

Vancouver Housing Committee — Correspondence

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FOLDER NO 12-8

Vancouver Housing Committee — Correspondence

18th August, 1938.

To the Chairman and Members
of the Building, Civic Planning
& Parks Committee.

Dear Sirs & Madam;

The Housing Committee, having made an intensive study of the National Housing Act passed by the House of Commons on June 28th, 1938, beg to advise the Council on the following salient points in connection [illegible] Part 2 of the said Act which authorizes the Minister "to make loans to

B.A.—M

City of Vancouver - Building Department

DESK MEMO

Date .....

LOCATION .....

L..... B..... S..... D.....

District Zoned as .....

Name .....

.....

Dear Frank

Will you read the
one & say if you think
it OK; the large scheme referred
to is in association with the
Dominion Land Corp + the Toronto
General Trusts about 800 houses?

G.D.+

TENANCY AND RENTAL CHARGED. to persons whose incomes are not large enough to pay an economic rental but whose incomes will allow them to pay a sufficient rental to meet the current carrying charges of the project, and no unit can be rented to a family whose total income is equal to, or more than five times the economic rent, i.e., if the economic rental of a unit is $23.50 per month it cannot be leased to a family whose total income amounts to, or is more than $117.90 per month, but the rental charged, excluding water and heating, shall not be more than one-fifth of the estimated income of the family; it is thought, however, that such units may rent from $15.00 to $18.00 per month.

8. EXAMPLE OF ECONOMIC RENTAL OF A HOUSING UNIT

Total cost of family unit assumed to be $2,400.

Economic rental 9½% - $228.00
Normal taxes (land & improvements 1938 rate) - 58.30 $286.30 = $23.58 per month

9. CONTRIBUTIONS TO MAINTAIN LOW RENTALS. Where, for any reason, the rent charges are such as to be burdensome for families receiving low incomes, the Minister of Finance may approve an agreement between the Municipality or the Provincial Government and the Local Housing Authority whereby

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FOLDER NO 12-8

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of the Building, Civic Planning
& Parks Committee.

Dear Sirs & Madam;

The Housing Committee, having made an intensive study of the National Housing Act passed by the House of Commons on June 28th, 1938, beg to advise the Council on the following salient points in connection with Part 2 of the said Act which authorizes the Minister "to make loans to Local Housing Authorities to assist in the construction of houses to be leased to families of low income".

1. LOAN AVAILABLE. Proportion of loan available for the City of Vancouver $1,328,000.

2. LOANS MADE TO. (a) To a Limited Dividend Housing Corporation which means a corporation organized to construct, hold and manage houses built as a low-rental housing project, and dividends on the shares of which are limited to 5% annually.

(b) To a Local Housing Authority which means any municipality, society, association or corporation having authority to construct, hold and manage houses built as a low rental housing project and includes a Limited Dividend Housing Corporation.

3. PROPORTION OF COST COVERED BY GOVERNMENT LOAN. (a) 80% to a Limited Dividend Housing Corporation.

(b) 90% to a Local Housing Authority.

4. COST OF CONSTRUCTION MEANS. (a) Actual expenditures for building;

(b) Cost of land including site developments;

(c) Architectural, legal and other expenses necessary to complete the project;

5. TYPE OF BUILDINGS TO BE ERECTED. Single family dwellings, two-family dwellings, multiple dwellings and, where permitted by Zoning regulations, commercial space may be included.

6. AVERAGE COST OF EACH UNIT. Average cost of construction, per family unit, cannot exceed $3,000.

7. SELECTIVE TENANCY AND RENTAL CHARGED. The Act provides that the housing units are to be rented to persons whose incomes are not large enough to pay an economic rental but whose incomes will allow them to pay a sufficient rental to meet the current carrying charges of the project, and no unit can be rented to a family whose total income is equal to, or more than five times the economic rent, i.e., if the economic rental of a unit is $23.50 per month it cannot be leased to a family whose total income amounts to, or is more than $117.90 per month, but the rental charged, excluding water and heating, shall not be more than one-fifth of the estimated income of the family; it is thought, however, that such units may rent from $15.00 to $18.00 per month.

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Vancouver Housing Comm. Rec. — Correspondence

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Municipality or the Provincial Government undertakes to make periodic additional contributions to a rent reduction fund for the purpose of allowing reductions in rentals.

10. INTEREST & REPAYMENT CHARGES (35 years)

Loans to a Limited Dividend Corporation shall bear interest at the rate of 1¾% per annum payable half-yearly; and loans to other Local Housing Authorities shall bear interest at the rate of 2% per annum payable half-yearly. As the payments to the Minister are blended payments of principal and interest that will amortize the loan in approximately thirty-five years the total yearly payment for a Limited Dividend Corporation shall be 3½% of the principal amount of the loan payable 1 7/8% half-yearly; and the total yearly payment for other local housing authorities shall be 4% of the principal amount of the loan, payable 2% half-yearly.

11. PURCHASE OF A PROJECT BY THE MUNICIPAL-ITY.

If the Local Housing Authority is also a Limited Dividend Corporation the latter must give an option to the Municipality to purchase the project at any time at a price equal to the paidup capital of the corporation plus any unpaid dividends; such option cannot be exercised until the municipality has secured an agreement from the Provincial Government to guarantee the payment to the Minister of Finance of the semi-annual payments of interest and principal on the loan.

12. REQUIRED OF THE MUNICIPAL-ITY.

The municipality must approve each project and also agree not to levy municipal taxes on the houses owned by the Local Housing Authority exceeding in the aggregate 1% of the cost of construction. The municipality must also agree not to levy any taxes on the income of the Local Housing Authority. In the case of a Limited Dividend Corporation an agreement must be obtained from the Municipality that, if at any time before the loan is paid off, its net earnings are insufficient to pay the full amount of the semi-annual payments due to the Minister of Finance, the Municipality will forego all taxes or such lesser amount as will enable the Limited Dividend Corporation to make the payments in full.

13. LOCAL LENDING INSTIT-UTIONS.

Some contact has been made with local lending institutions and the opinion expressed that these institutions could not undertake low-rental housing schemes without obtaining amendments to their charters; further, that there is little liklihood of any effort being made in that direction. The lending institutions may, however, assist in the formation of Limited Dividend Housing Corporations to carry out the erection and management of low-rental housing projects.

14. VANCOUVER HOUSING ASSOC-IATION.

It is evident, from the remarks of the Minister of Finance when introducing the Bill, that the Government anticipates co-operation between municipalities and public spirited citizens in an effort to alleviate the existing house shortage through the medium of the National Housing Act. The Minister says in part:

> "Those municipalities which desire to undertake low rental housing projects will, I believe, be able to get going with the matter very much more quickly if they can interest public-spirited citizens in putting up 20 per cent of the cost through the medium of a limited dividend housing corporation than they will be able to do by reason of delay due to changes in law which might be required in some cases before the municipal law would be sufficiently broad to enable them to operate municipally".

The Committee is, therefore, associating itself with the Vancouver Housing Association, a branch of the National Housing & Planning Association of Canada, composed of public-spirited citizens who are anxious to assist, in a costructive way, with housing schemes.

Vancouver Housing Committee — Correspondence

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15. PROPOSED SCHEMES. Enquiries have already been made in connection with a very large proposed development that would come within the category of a Local Housing Authority and might require the active co-operation of the Council; however, the scheme has not, at the moment, sufficient authority behind it to warrant any action. The Committee has also heard rumours of ~~similar~~ smaller schemes.

In the meantime, as has already been stated, the Committee is working in conjunction with the Vancouver Housing Association and it is hoped that some comprehensive plan will be ready for presentation in the near future, a plan with which it is hoped the Council will be able to co-operate in relation to available sites.

Finally, the Committee again wish to draw attention to the fact that certain amendments to the City Charter are necessary in order to facilitate operation of the Act in Vancouver, more particularly in relation to the taxes to be charged on low-rental housing schemes, and to request these amendments be given early consideration.

The Committee would also respectfully request the Council to go on record as supporting the effort of the Government to provide low-rental houses and to express its willingness to co-operate, as far as lies in its power, with any scheme which may be brought forward under the provisions of the National Housing Act.

Respectfully submitted,

Member Town Planning Commission.	Secy., Zoning Matters.	Chairman Building, Civic Planning & Parks Committee.

AJH/CC.

Vancouver Housing Comm'tee — Correspondence

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FOLDER NO 12-8

PROPOSED HOUSING SCHEME FOR OLD AGE PENSIONERS
UNDER A LOCAL HOUSING AUTHORITY

150 Units at $1,000.00 each	$150,000	
Cost of Land (assessed value $5,820.00)	3,000	$153,000.00
LOAN		
Government loan 90%	137,700	
Authority's proportion 10%	15,300	153,000.00
EXPENSES		
Yearly tax 1%	1,530	
Interest & principal on government loan 4%	5,508	
*Upkeep and management ($87.70 per unit or $7.30 per month)	6,120	13,158.00

Other expenses to be taken care of by tenants; water, light, power and purchase of electric stoves, these items might bring the rental and expenses to $10.00 per month.

ECONOMIC RENT			
9½% of $153,000		14,535.00	
Normal taxes (1938 nett rate)	Land 266.07 Improve'ts. 3428.78	3,694.85	18,229.85

($121.53 per unit or $10.13 per month)

* Upkeep and management, $6,120.00 would cover cost of management, repairs and gradual development of the grounds into beautiful gardens and a Community Hall.

Vancouver Housing Comm. Vol. — Correspondence

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FOLDER NO 12-8

18th August, 1938.

To the Chairman and Members
of the Building, Civic Planning
& Parks Committee.

Dear Sirs;

The Housing Committee, having made an intensive study of the National Housing Act passed by the House of Commons on June 28th, 1938, beg to advise the Council on the following salient points in connection with Part 2 of the said Act which authorizes the Minister "to make loans to Local Housing Authorities to assist in the construction of houses to be leased to families of low income".

1. LOAN AVAILABLE. Proportion of loan available for the City of Vancouver $1,328,000.

2. LOANS MADE TO. (a) To a Limited Dividend Housing Corporation which means a corporation organized to construct, hold and manage houses built as a low-rental housing project, and dividends on the shares of which are limited to 5% annually.

(b) To a Local Housing Authority which means any municipality, society, association or corporation having authority to construct, hold and manage houses built as a low rental housing project and includes a Limited Dividend Housing Corporation.

3. PROPORTION OF COST COVERED BY GOVERNMENT LOAN. (a) 80% to a Limited Dividend Housing Corporation.

(b) 90% to a Local Housing Authority.

4. COST OF CONSTRUCTION MEANS. (a) Actual expenditures for building;

(b) Cost of land including site developments;

(c) Architectural, legal and other expenses necessary to complete the project.

5. TYPE OF BUILDINGS TO BE ERECTED. Single family dwellings, two-family dwellings, multiple dwellings and, where permitted by Zoning regulations, commercial space may be included.

6. AVERAGE COST OF EACH UNIT. Average cost of construction, per family unit, cannot exceed $3,000.

7. SELECTIVE TENANCY AND RENTAL CHARGED. The Act provides that the housing units are to be rented to persons whose incomes are not large enough to pay an economic rental but whose incomes will allow them to pay a sufficient rental to meet the current carrying charges of the project, and no unit can be rented to a family whose total income is equal to, or more than five times the economic rent, i.e., if the economic rental of a unit is $23.50 per month it cannot be leased to a family whose <u>total</u> income amounts to, or is more than $117.90 per month, but the rental charged, excluding water and heating, shall not be more than one-fifth of the estimated income of the family; it is thought, however, that such units may rent from $15.00 to $18.00 per month.

Vancouver Housing Committee — Correspondence

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8. EXAMPLE OF ECONOMIC RENTAL OF A HOUSING UNIT.

Total cost of family unit assumed to be $2,400.

Economic rental 9½% - $228.00
Normal taxes (land & improvements 1938 rate) - 58.30 $286.30= $23.58 per month.

9. CONTRIBUTIONS TO MAINTAIN LOW RENTALS.

Where, for any reason, the rent charges are such as to be burdensome for families receiving low incomes, the Minister of Finance may approve an agreement between the Municipality or the Provincial Government and the Local Housing Authority whereby the Municipality or the Provincial Government undertakes to make periodic additional contributions to a rent reduction fund for the purpose of allowing reductions in rentals.

10. INTEREST & REPAYMENT CHARGES (35 years).

Loans to a Limited Dividend Corporation shall bear interest at the rate of 1¾% per annum payable half-yearly and loans to other Local Housing Authorities shall bear interest at the rate of 2% per annum payable half-yearly. As the payments to the Minister are blended payments of principal and interest that will amortize the loan in approximately thirty-five years the total yearly payment for a Limited Dividend Corporation shall be 3¾% of the principal amount of the loan payable 1 7/8% half-yearly; and the total yearly payment for other local housing authorities shall be 4% of the principal amount of the loan, payable 2% half-yearly.

11. PURCHASE OF A PROJECT BY THE MUNICIPALITY.

If the Local Housing Authority is also a Limited Dividend Corporation the latter must give an option to the Municipality to purchase the project at any time at a price equal to the paidup capital of the corporation plus any unpaid dividends; such option cannot be exercised until the municipality has secured an agreement from the Provincial Government to guarantee the payment to the Minister of Finance of the semi-annual payments of interest and principal on the loan.

12. REQUIRED OF THE MUNICIPALITY.

The municipality must approve each project and also agree not to levy municipal taxes on the houses owned by the Local Housing Authority exceeding in the aggregate 1% of the cost of construction. The municipality must also agree not to levy any taxes on the income of the Local Housing Authority. In the case of a Limited Dividend Corporation an agreement must be obtained from the Municipality that, if at any time before the loan is paid off, its net earnings are insufficient to pay the full amount of the semi-annual payments due to the Minister of Finance, the municipality will forego all taxes or such lesser amount as will enable the Limited Dividend Corporation to make the payments in full.

13. LOCAL LENDING INSTITUTIONS.

Some contact has been made with local lending institutions and the opinion expressed that these institutions could not undertake low-rental housing schemes without obtaining amendments to their charters; further, that there is little liklihood of any effort being made in that direction. The lending institutions may, however, assist in the formation of Limited Dividend Housing Corporations to carry out the erection and management of low-rental housing projects.

14. VANCOUVER HOUSING ASSOCIATION.

It is evident, from the remarks of the Minister of Finance when introducing the Bill, that the Government anticipates co-operation between municipalities and public-spirited citizens in an effort to alleviate the existing house shortage through the medium of the National Housing Act. The Minister says in part:

"Those municipalities which desire to undertake

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14. VANCOUVER HOUSING ASSOC-IATION (Cont'd).

low rental housing projects will, I believe, be able to get going with the matter very much more quickly if they can interest public-spirited citizens in putting up 20 per cent of the cost through the medium of a limited dividend housing corporation than they will be able to do by reason of delay due to changes in law which might be required in some cases before the municipal law would be sufficiently broad to enable them to operate municipally".

The Committee is, therefore, associating itself with the Vancouver Housing Association, a branch of the National Housing & Planning Association of Canada, composed of public spirited citizens who are anxious to assist, in a constructive way, with housing schemes.

15. PROPOSED SCHEMES.

Enquiries have already been made in connection with a very large proposed development that would come within the category of a Local Housing Authority and might require the active co-operation of the Council; however, the scheme has not, at the moment, sufficient authority behind it to warrant any action. The Committee has also heard rumours of similiar schemes.

In the meantime, as has already been stated, the Committee is working in conjunction with the Vancouver Housing Association and it is hoped that some comprehensive plan will be ready for presentation in the near future, a plan with which it is hoped the Council will be able to co-operate in relation to available sites.

Finally, the Committee again wish to draw attention to the fact that certain amendments to the City Charter are necessary in order to facilitate operation of the Act in Vancouver, more particularly in relation to the taxes to be charged on low-rental housing schemes, and to request these amendments to be given early consideration.

The Committee would also respectfully request the Council to go on record as supporting the effort of the Government to provide low-rental houses and to express its willingness to co-operate, as far as lies in its power, with any scheme which may be brought forward under the provisions of the National Housing Act.

Respectfully submitted,

Helena R. Gutteridge
Chairman, Building, Civic Planing & Parks Committee.

Frank E. Buck
Member, Town Planning Commission

AJH/CC.

Albert J. Harrison
Secretary, Zoning Matters.

Vancouver Housing Committee — Correspondence

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FOLDER NO 12-8

COPY

27th June, 1938.

To His Worship the Mayor
and Members of the
City Council.

Gentlemen;

Re Proposed Repeal and Re-enactment
of the Dominion Housing Act.

Advices from Ottawa suggest the above Act will be proceeded with mainly along the lines laid down in the Bill now before the Government; if so, certain amendments to the City Charter are absolutely necessary if the Municipality is to take advantage of this legislation.

This question has already been discussed with the Corporation Counsel, and the Housing Committee would respectfully request they be given an opportunity of placing the matter before the Charter Amendments Committee in order that such amendments, if agreed upon, may be obtained during the Fall session of the Provincial Government.

Respectfully submitted,

Member, Town Planning Commission.

Chairman.

Secretary, Zoning Matters.

AJH/CC.

I signed this for you
9 J

Mr. Dunning stated that nearly all the loans to date had been made in Metropolitan urban areas. Mr. Dunning claimed that the Farm Loan Act provided for relief in rural areas but agreed that it did not provide for loans on new houses.

Vancouver Housing Comm./Sec. — Correspondence

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Vancouver Housing Comm'tee — Correspondence

VANCOUVER B.C.

CITY OF VANCOUVER

Building OFFICE — CITY HALL

8th June, 1938.

To His Worship the Mayor
and Aldermen of the
City of Vancouver.

Gentlemen:

With reference to the various announcements which have recently appeared in the press regarding the establishment by the Dominion Government of low rental housing schemes.

The Housing Committee beg to state they are making every effort to obtain exact details of the funds to be made available, the method of financing and all other particulars.

Upon receipt of this information it is the intention of the Committee to solicit the assistance and cooperation of public bodies who can contribute constructive ideas towards the establishment of a low rental housing scheme in Vancouver under the proposed legislation.

Yours respectfully,

CHAIRMAN

SECRETARY, ZONING MATTERS.

MEMBER, TOWN PLANNING COMMISSION.

AJH/KM.

Mr. Dunning stated that nearly all the loans to date had been made in Metropolitan urban areas. Mr. Dunning claimed that the Farm Loan Act provided for relief in rural areas but agreed that it did not provide for loans on new houses.

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COPY FOR PROF. BUCK.

12th August, 1938.

F.W. Nicolls, Esq.,
Director of
Housing,
Dominion Government,
Ottawa, CANADA.

Dear Sir;

Re National Housing Act
Part 2.

With further reference to my letter of July 21st, I am sorry to bother you again but could you say how soon we may expect the explanatory statement regarding Part 2 of the above Act?

The Committee is most anxious to begin some definate work in connection with housing but desires first of all to be quite sure that its interpretation of the various phases of the Act is correct.

Yours truly,

SECRETARY
HOUSING COMMITTEE.

AJH/cc.

Mr. Dunning stated that nearly all the loans to date had been made in Metropolitan urban areas. Mr. Dunning claimed that the Farm Loan Act provided for relief in rural areas but agreed that it did not provide for loans on new houses.

Vancouver Housing Committee — Correspondence

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Vancouver Housing Committee — Correspondence

CITY OF VANCOUVER

City Clerk's OFFICE — CITY HALL

Sept. 13th, 1938.

Professor F. E. Buck,
University of B. C.
B. C.

Dear Sir:

Re National Housing Act

I beg to notify you of the following recommendation of the Building, Civic Planning & Parks Committee, which was adopted by Council on the 12th inst:-

"The Housing Committee submitted a comprehensive report setting out in some detail the provisions of the National Housing Act with respect to a low rental housing scheme.

Recommended that the report of the Housing Committee in regard to the operation of the National Housing Act, be received and referred to the Charter Amendments Committee.

Recommended that this Committee express its appreciation of the work done by the Housing Committee."

Yours faithfully,

City Clerk.

RT/MM.
sent to -
Ald. Gutteridge.
Prof. F.E. Buck.
Secy., Zoning.

7. Mr. Denton Massey enquired regarding rural housing: Mr. Dunning stated that nearly all the loans to date had been made in Metropolitan urban areas. Mr. Dunning claimed that the Farm Loan Act provided for relief in rural areas but agreed that it did not provide for loans on new houses.

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Vancouver Housing Comm'tee — Correspondence

BUILDING DEPARTMENT
(INCLUDING PLUMBING)

ANDREW HAGGART
BUILDING INSPECTOR

CITY OF VANCOUVER

TELEPHONE FAIRMONT 2711

VANCOUVER, B.C.

27th Sept., 1938.

Prof. F.E. Buck,
2403 W. 37th Ave.,
Vancouver, B.C.

Dear Prof. Buck;

We have arranged a meeting of the Housing Committee for Friday, Sept. 30th, at 2:30 P.M. in #2 Committee Room. I have been unable to get in touch with you on the phone and I hope this will be convenient.

Mrs. Steeves, Mr. Grant MacNeil will be there, and also Mr. Ribchester of the Happier Old Age Club will attend to discuss a plan for housing elderly people.

Yours very truly,

SECRETARY
HOUSING COMMITTEE.

AJH/CC.

7. Mr. Denton Massey enquired regarding rural housing: Mr. Dunning stated that nearly all the loans to date had been made in Metropolitan urban areas. Mr. Dunning claimed that the Farm Loan Act provided for relief in rural areas but agreed that it did not provide for loans on new houses.

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BUILDING DEPARTMENT
(INCLUDING PLUMBING)
ANDREW HAGGART
BUILDING INSPECTOR

CITY OF VANCOUVER

TELEPHONE FAIRMONT 2711
VANCOUVER, B.C.

re: NATIONAL HOUSING ACT

The following notes are taken from the debate on the National Housing Act, as reported in the House of Commons debates, Monday, June 13th, 1938.

1. The sub-title of the Act is:

"A Measure to assist the construction of Houses - provisions with respect to low-rental houses and municipal taxes"

2. Hon. Charles Dunning moved the second reading of Bill #145, to assist the construction of houses.

3. The houses referred to in this Act are to be erected at a cost of $3,000.00 or less (the estimated cost of construction of a house or its appraised value, whichever is the lesser).

4. The lending institutions through which the money is to be advanced include 13 life insurance companies. (Note: the head-quarters of these companies, with the exception of the Great West Assurance Company, Winnipeg, and the Sun Life Assurance Company, Montreal, are in Ontario - London, Toronto and Waterloo). There are 13 Trust Companies, all of which are in Eastern Canada, except Osler and Hanton Trust Corporation of Winnipeg. There are three other lending institutions - one in Winnipeg and two in Quebec.

5. Municipalities: Local authority means any province, municipality, society, association or corporation having authority to undertake the housing Scheme. In the debate it was pointed out that no municipality can exercise its authority except by permission of its provincial legislature. This point was discussed at some length. Reference was made to the Housing Act of 1935 and Mr. Dunning stated: "There is no case in the Dominion where the municipality itself has taken advantage of that provision under the existing statute.

6. Under the 1935 Housing Act and up to March 31st, 1938, 4,249 family units have been provided and the total loaned on these units is $17,350,404 or an average of $4,083. Most of the loans were made in Quebec and Ontario (over 3000 in these two provinces); 1,055 loans were made in N.S. and B.C; no loan was made in Alberta and only two in Saskatchewan.

7. Mr. Denton Massey enquired regarding rural housing: Mr. Dunning stated that nearly all the loans to date had been made in Metropolitan urban areas. Mr. Dunning claimed that the Farm Loan Act provided for relief in rural areas but agreed that it did not provide for loans on new houses.

Vancouver Housing Comm./Bec — Correspondence

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ANDREW HAGGART
BUILDING INSPECTOR

CITY OF VANCOUVER

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VANCOUVER, B.C.

8. Rev. Dan McIvor enquired regarding the formation of building associations. Mr. Dunning's replies at this point were not definite. He stated, however, that if such a building group were formed, they would have to secure recognition from the Dominion Government.

9. The question of building a house at $3,000 was raised. Mr. Dunning stated that two Dominion competitions had been held and that ten different sets of plans for houses, costing $3,000 more or less, were available at $10.00 per set.

10. The question of taxes received considerable attention. It was pointed out that the municipal tax rates in most areas are high. It was further stated that the cost of material is very high and considerable doubt was expressed as to whether it would be wise for anyone to build at the present time.

    Particular note should be taken to references to the sales tax, which adds 8% to the cost of all building materials.

    Some members doubted the wisdom of the Dominion Government offering to pay taxes - 100% the first year, 50% the second year and 25% the third year.

11. Mr. Isnor of N.S. raised the question of proper supervision. Dr. Dunning claimed that the Dominion Government should not undertake the role of "wet nurse" in connection with the contracting parties.

12. Private building in Canada has increased, which is evident from the following statistics:

    Building Permits in 1935 - $140,988,228.00
    1936 - 142,628,800.00
    1937 - 198,576,800.00 (10 months)

13. Loans under the 1935 Act were always at 5%. The two capital sums available under the present Act are:
    (1) Twenty millions available for low-cost houses;
    (2) Thirty millions for low-rental housing schemes

    In this second part, either 10% in the case of a municipality or 20% in the case of a Limited Divident Housing Corporation, must be added to the Dominion Loan.

14. Mr. MacNiven, Regina, raised the question of building material costs. Mr. Dunning stated that there is one way in which anything this parliament may do, in connection with building, can be killed, and that is for the building industry, capital and labour, material supplies, and the rest, to start a steady upward trend in prices and wages.

Vancouver Housing Comm./Lee — Correspondence

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ANDREW HAGGART
BUILDING INSPECTOR

TELEPHONE FAIRMONT 2711
VANCOUVER, B.C.

15. Mr. MacNivan questioned the architect's estimate regarding the $3,000.00 houses. He stated that construction costs on the prairies were higher than in Eastern Canada and doubted if the proposed $3,000.00 house would be erected for less than $4,000. or $4,200.00.

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BUILDING DEPARTMENT
(INCLUDING PLUMBING)
ANDREW HAGGART
BUILDING INSPECTOR

CITY OF VANCOUVER

TELEPHONE FAIRMONT 2711
VANCOUVER, B.C.

F. C. Buck

PROJECT FOR THE ERECTION OF 50 HOUSES UNDER PART II OF THE N.H.A.

Land:

The promoter of the proposed project owns 3½ to 4 acres of unsubdivided land on the south border of Trout Lake Park (Portion of D.L.195, formerly known as Blocks 20 and 21). With the exception of one corner lot, which is built on, the City owns the rest of the land in the block (Lots 2 to 13, Block 22).

The promoter proposes to donate this land to a non-profit housing society to operate under Part II of the N.H.A. on condition that the City donates their land for the same purpose.

Financing:

The assessed value of the whole 5½ acres is $6,575.00. If 50 houses were erected on the site, the land value per house would be around $130.00. It is estimated that minimum type two-bedroom houses conforming to the requirements of the Act can be erected today for $1,300.00.

Under the terms of the Act, it is possible for a non-profit society to borrow 90% of the cost of the project from the Dominion Government.

If Ottawa are prepared to accept the value of the land as representing the remaining 10% of the capital, it would not be necessary to put up any further capital in the form of cash.

Plans:

Site and House Plans adapted from type plans issued by the U.S.Federal Housing Administration have been prepared by a leading firm of local architects. The minimum requirements of the N.H.A. as regards floor areas, etc. have been complied with throughout. While it is not suggested that these minima should necessarily be adopted, they serve as a basis for estimating the lowest level of rents which can be attained under the terms of the Act.

Where built on level ground, the houses would be of one storey without basements, with possibly one bedroom upstairs in the case of the larger houses. Where, owing to the slope of the ground, excavation costs would be low, basements would be provided and the number of floors increased to two.

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CITY OF VANCOUVER

TELEPHONE FAIRMONT 2711

Subject to the approval of the Zoning Appeal Board and provided the requirements of the City Electricity Department can be met without excessive cost, it is proposed to group the houses in blocks of two or four in order to take advantage of (a) lower building and running costs (b) lower fuel costs (c) better architectural appearance, and (d) the possibility of setting aside open spaces for communal use.

The proposed density of building would be approximately that permitted in a single family dwelling district.

Equipment:

Cooking - the kitchens will be planned so that either a coal and wood or a gas range may be installed.

Waterheating - If gas range were used for cooking, a small coal-fired water heater could be installed adjacent to it.

Room heating - Wher basements are provided, a sawdust burning furnace would be installed. In non-basement houses a coal or wood burning circulating heater would be provided in the living room with or without ducts to the bedrooms. The hot water tank would heat the bathroom.

Food Storage - A ventilated cooler would be provided in the kitchen.

Laundry - Either a tub in the basement, or a gas fired cooper on the English model located under a hinged draining board.

Clothes Drying - Space would be available for drying clothes in winter, either in the basement or in the attic.

Building Costs

An estimate by a reliable contractor based on the above-mentioned U. S. Federal Housing Authority plans and specifications came out at $1,260.00 for a two-bedroom house erected singly. If the houses were built in quantity and grouped, this figure could no doubt be [illegible] considerably reduced. Extras for fencing, paving, planting and other equipment may be estimated at $100.00 a house.

The cost of a three bedroom house would be about $250.00 more.

Vancouver Housing Committee — Correspondence

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BUILDING DEPARTMENT
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ANDREW HAGGART

TELEPHONE FAIRMONT 2711

Rents, Running Costs & Reserves

Assuming that the building cost $1,370.00 in all, and the land $130.00, or a total of $1,500.00, the maximum permissable rents allowable under the terms of the Act would be $16.00 per month.

Running costs may be estimated as follows:

	per house per annum	
2% interest on $1,370.00	$ 27.40	
2% amortization on $1,370.00	27.40	
1% taxes on $1,500.00	15.00	
Water Rates	12.60	
Insurance	3.60	
Repairs & Maintenance	40.00	
Management & Overhead, 7½% on gross rents	13.50	
Vacancies and rent arrears, 5% on gross rents	9.00	$148.50

or say $12.50 per month.

Upkeep costs have been generously calculated, but there would still be an estimated surplus of $2.50 a month, if rents were fixed at the permissable maximum. There should thus be ample protection for the City as regards the taxes levied on the houses.

This surplus would be used, partly to reduce rents below the permissable maximum, partly to build up reserves against contingencies, and partly to create a rent remission fund for use in special cases, e.g. where a satisfactory tenant is in temporary financial straits, owing to illness, etc., but is likely to recover his earning capacity within a reasonable space of time.

Site Planning:

The site is a compact rectangular block and the project would be a self-contained unit. The land slopes fairly sharply to the north, affording fine views of the mountains over Trout Lake Park. By planning through rooms where possible, the advantages of a southern aspect can also be secured.

By grouping the houses, it would be possible to provide a central playground for the smaller children. Space would also be available for the erection of a creche or nursery school at a later date.

Vancouver Housing Comm'tee — Correspondence

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BUILDING DEPARTMENT
(INCLUDING PLUMBING)
ANDREW HAGGART

TELEPHONE FAIRMONT 2711

Each house would possess a small garden and arrangements could be made for the use of tax sale lots in the neighbourhood as allotments for tenants who had the necessary time for such work.

The front gardens would remain under the control of the society in order to ensure that the project retained a tidy and pleasing appearance.

Tree planting would be carried out along the bordering streets and around the central playground.

Site Location:

Utilities - Water, sewer, electricity and gas services are all available adjacent to the property. A paved sidewalk already exists along the north end of the block. The cost to the City of providing the necessary services for the project would thus be low.

Transportation - the Central Park Interurban (Gladstone Station) passes immediately to the south of the site, providing a 20-minute service to Carrall Street (rush hours every five or ten minutes) Time taken: 15 minutes. The No. 4 car terminus is 5 minutes' walk distant.

Parks - The site borders on Trout Lake Park which when fully developed will form one of the finest neighbourhood parks in the City. Renfrew Playing Fields are 5 minutes' walk away.

Schools - Beaconsfield school is within 3 blocks.

Shops - Cedar Cottage shopping centre is 5 minutes' walk away.

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Vancouver Housing Comm'tee — Correspondence

BUILDING DEPARTMENT
(INCLUDING PLUMBING)
ANDREW HAGGART

TELEPHONE FAIRMONT 2711

BUILDING DEPARTMENT
(INCLUDING PLUMBING)
ANDREW HAGGART
BUILDING INSPECTOR

TELEPHONE FAIRMONT 2711

VANCOUVER, B.C.

15th Dec., 1938.

Prof. Frank E. Buck,
2403 W. 37th Ave.,
Vancouver, B.C.

Dear Prof. Buck;

I beg to advise a meeting of the Housing Committee will be held on Thursday, Dec. 29th, at 2:30 P.M., for the purpose of discussing the housing scheme submitted by Mr. Stratton, through the medium of the Vancouver Housing Association, also other information regarding progress under the National Housing Act in other cities.

Yours truly,

SECRETARY
HOUSING COMMITTEE.

AJH/CC.

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~~Through the efforts of the Happier Old Age Club~~ attention has been called to the unhappy plight of old-age pensioners, who are forced to live in very uncomfortable and unsatisfactory surroundings, therefore, the Housing Committee of the City Council are considering the advisability of organizing a "Local Housing Authority", under the provisions of the National Housing Act, to erect on a large area of land a series of small homes similiar in construction to a well-planned auto camp, for the housing of a large number of these aged people.

Under the National Housing Act, it may be possible to borrow 90% of the cost of construction and in view of the philanthropic nature of the undertaking, it should not be difficult to raise the additional 10%, since the value of the land might represent a large portion of this amount.

The Committee feel such a "Local Housing Authority" should be composed of representatives from institutions that could take a vital interest in the organization and maintenance of such a scheme. I am, therefore, authorized to ask whether your organization is willing to appoint a representative to confer with the Housing Committee on this subject, at an early date.

Other organizations which have been asked to associate themselves with the Plan are as follows:

Vancouver Bar Association.
Institute of Chartered Accountants of B.C.
B.C. Institute of Journalists.

Architectural Institute of British Columbia.
Professional Engineers Assn. of British Columbia.

General Contractors Association.
Trades & Labour Council of Vancouver.

~~Happier Old Age Club.~~
~~Old Age Pensioners Club.~~

Housing Committee of the City Council.

Family Welfare Committee
Service Club Council.
Board of Trade

Kingsway Shaw Rd
3½ acres

Vancouver Housing Committee — Correspondence

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FOLDER NO 12-8

Vancouver Housing Committee — Correspondence

B. 65. M.

COPY

CITY OF VANCOUVER
BUILDING DEPARTMENT

LETTER FILE NO. _____

CORRESPONDENCE FILED UNDER _____

Building

January 4, 1939.

Dear Frank
I have signed your name to this, is it OK

Buildi
and Pa
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special meeting of [illegible] Committee be held at the earliest opportunity, in order that a definite policy may be established by the Council, for the benefit of those desiring to develop low rental housing schemes under the provisions of the National Housing Act.

Respectfully submitted,

MEMBER OF THE TOWN PLANNING COMMISSION

CHAIRMAN, CIVIC PLANNING AND PARKS COMMITTEE

SECRETARY, ZONING MATTERS

AJH:P

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FOLDER NO 12-8

B. 65. M.

COPY

CITY OF VANCOUVER

BUILDING DEPARTMENT

LETTER FILE NO. _____

CORRESPONDENCE FILED UNDER _____

Building

January 4, 1939.

Building, Civic Planning
and Parks Committee,
City Hall.

Dear Sirs:

The Housing Committee have again been requested to examine the plans of a proposed low rental housing project with the object of recomminding it for approval to the Council.

In this particular scheme, the project would be organized as a local housing authority, and not as a limited dividend housing corporation. In other words it would be of a philanthropic nature, with no profits accruing to the authority. The Committee feel, however, that before any consideration can be given to the schemes already proposed, and any others that may be submitted, the Council must make a definite pronouncement with regard to the provisions in the National Housing Act affecting the Municipality. The Committee refers particularly to the question of taxation, whereby the Municipality can only charge one percent of the cost of construction for taxation purposes.

It is recommended, therefore, that a special meeting of the Building, Civic Planning and Parks Committee be held at the earliest opportunity, in order that a definite policy may be established by the Council, for the benefit of those desiring to develop low rental housing schemes under the provisions of the National Housing Act.

Respectfully submitted,

MEMBER OF THE TOWN
PLANNING COMMISSION

CHAIRMAN, CIVIC PLANNING AND
PARKS COMMITTEE

SECRETARY, ZONING MATTERS

AJH:P

Vancouver Housing Comm'tee — Correspondence

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FOLDER NO 12-8

Vancouver Housing Committee — Correspondence

BUILDING DEPARTMENT

BUILDING DEPARTMENT
(INCLUDING PLUMBING)

ANDREW HAGGART
BUILDING INSPECTOR

TELEPHONE FAIRMONT 2711

VANCOUVER, B.C.

January 10, 1939.

Professor F. Buck,
2403 West 37th Avenue,
Vancouver, B. C.

Dear Professor Buck:

The special meeting in connection with the National Housing Act, which our committee suggested, will be held on Tuesday, January the 17th at 10 A. M. in Number 1 Committee Room.

Yours truly,

SECRETARY
HOUSING COMMITTEE

AJH:P

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FOLDER NO 12-8

BUILDING DEPARTMENT
(INCLUDING PLUMBING)
ANDREW HAGGART
BUILDING INSPECTOR

TELEPHONE FAIRMONT 2711

VANCOUVER, B.C.

21st Jan., 1938.

Prof. Frank E. Buck,
2403 W. 37th Ave.,
Vancouver, B.C.

Dear Sir or Madam;

The Housing Committee will shortly present certain facts to the Council regarding a possible housing scheme, based more or less upon the principles laid down in the Wagner-Steagall Housing Act (U.S.A.)

Before doing so the Committee is anxious to gather any further details which may be available regarding housing conditions in the City; if, therefore, your organization has made any additional surveys, would you kindly bring these to a meeting to be held in #2 Committee Room, on Thursday, Jan. 27th, at 3:30 P.M.

Thanking you in anticipation,

Yours very truly,

SECRETARY
HOUSING COMMITTEE.

Copy

AJH/C

Vancouver Housing Committee — Correspondence

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FOLDER NO 12-8

12th Feb., 1938.

To His Worship the Mayor
and Members of the
City Council.

Gentlemen;

In the course of its investigations the Housing Committee has gathered information regarding a "STANDARD OF HOUSING" By-law, operating in the City of Toronto.

This By-law sets a minimum standard which all dwelling units must maintain, whether occupied by owners or tenants; it also limits the number of occupants in relation to the size of the rooms and the dwelling.

The By-law provides for the inspection of dwellings and the compulsory repair or demolition of buildings which do not conform to the said standard.

Where a owner is unable to remedy a defective dwelling the Council may advance a limited sum of money for this purpose, and this amount advanced may be added to the Tax Roll and collected as municipal taxes.

The By-law is administered by a Council composed of:

(1) Medical Officer of Health.
(2) Commissioner of Finance.
(3) City Solicitor.
(4) Assessment Commissioner.
(5) Commissioner of City Planning.
(6) Commissioner of Buildings.

and operated by the Building Inspector, who is provided with the necessary, additional Staff.

In Toronto, under this By-law, certain districts were selected for examination and, from June, 1936 to November 1937, the City inspected 4,300 dwellings; of this number 2,251 were repaired by the owners at a cost of $400,000, and 352 demolished.

The Housing Committee is of the opinion that such a by-law would be of inestimable service in Vancouver where the number of low standard living quarters is growing at an alarming rate; in some cases the owners of such property are exploiting unfortunate citizens, who are living on relief allowances. The following is an example of this form of exploitation:

Vancouver Housing Comm./Rec. — Correspondence

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FOLDER NO 12-8

LOCATION.	#2500 block Quebec Street.
DWELLING.	6-room house erected in April, 1906 at a cost of $1,000.
ROOMS ADDED.	2 rooms in low-ceiling attic, 3 rooms in basement, (head room just over 6').
OCCUPANTS.	13 adults, 5 children.
SANITATION & HEATING.	1 toilet, 1 bath. Round stove in basement with stove pipe cut through floors to Second Storey.
GENERAL INFORMATION.	Information was volunteered to the effect that the furniture, and the right to operate the building as a roominghouse, was recently purchased for $700, and a monthly rental of $25.00 is paid. Total income from rooms estimated at about $70.00 per month.

The question of the City having authority to adopt such a By-law was referred to the Corporation Counsel, who states that while Sec. 163 of the City Charter gives the Council wide powers in this regard, he feels it would be necessary to obtain enabling legislation similiar to that obtained by the City of Toronto from the Ontario Government (Corporation Counsel's letter attached).

The Housing Committee, therefore, earnestly recommend that the obtaining of legislative power to create such a By-law be considered by the Council when dealing this year with proposed Charter amendments.

Respectfully submitted,

Frank E. Buck
Member, Town Planning Commission.

Helena R. Gutteridge
Chairman.

Albert J. Harrison
Secy., Zoning Matters.

AJH/CC.
Encl:1

Copy for Prof. Buck.

Vancouver Housing Committee — Correspondence

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Vancouver Housing Committee — Correspondence

LOCAL HOUSING PROJECTS

Outline of a plan to establish a group of Vancouver Citizens organized as an Incorporated Association or Company to build and manage low rented houses or apartment blocks under the terms of the Amended Dominion Housing Act.

(Bill No. 145, Jan. 1938)

A Persons to be invited to take the initiative:
- (1) The Housing Committee of the City Council (3)
- (2) Elected members from the National Planning and Housing Association, Vancouver Branch. (3)
- (3) Representatives of large industrial concerns (3)
- (4) Representatives from local organizations interested in promoting social progress. (3)

B Name under which organization is to be incorporated:

The Vancouver House-Project Construction Company (Local Housing Authority)
(or H.P.C. Committee before incorporation)

C Organization: Chairman
Vice-chairman
Secretary and
Treasurer
with a subsequent employed office staff.

Temporary committees each headed by a chairman who will automatically become a member of the executive.

Suggested committees (4 or 5 only)
- (1) Finance
- (2) Land acquisition
- (3) Plans - property design and house plans
- (4) Publicity
- (5) Management.

D Objects: To acquire land and erect low rental properties either houses or apartment blocks as a low-rental non-profit making civic enterprise, on the basis of a social obligation.

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FOLDER NO 12-8

W. S. OWEN
CHAIRMAN

P. R. U. STRATTON
HON. TREASURER
PHONE BAY. 418-L

JOHN JOPSON, JR.
HON. SECRETARY

BUILDING DEPARTMENT
(INCLUDING PLUMBING)

ANDREW HAGGART
BUILDING INSPECTOR

TELEPHONE FAIRMONT 2711

VANCOUVER, B.C.

May 1, 1939.

The Honourable T. D. Pattullo,
Premier,
British Columbia Government,
Victoria, B. C.

Dear Sir:

Re: National Housing Act,
Part II.

The Housing Committee of the City Council believing you to be thoroughly in sympathy with the effort which the Dominion Government is making to combat the rapidly growing menace of poor housing, by means of the National Housing Act, would like to be in a position to state that any properly constituted Housing Authority, organized under the provisions of Part II of the National Housing Act, would receive the sympathetic support and approval of the Provincial Government.

You are no doubt quite familiar with the regulations of the Act, and in view of the manner in which such housing projects are erected and controlled in other countries, particularly the United States of America, you will agree with the Committee that it is doubtful whether Limited Dividend Housing Corporations will be organized in this regard, but rather that Local Housing Authorities will be created. Such organizations may borrow 90% of the cost of construction from the Dominion Government, but must also secure an agreement from the Provincial Government to pay annually to the Minister any part of the amount of the total semi-annual payments for interest and principal which are not paid by the Local Housing Authority.

While this may appear an assumption of financial obligation on the part of the Provincial Government, the Committee are sure you will consider that owing to the generous terms of the loans and the association of philanthropic interests, there is no likelihood of the Provincial Government ever being called upon to assist financially in the repayment of the loans. It is highly probable that a comprehensive Local Housing Authority Scheme will be placed before the Council in the near future, the Committee would therefore be grateful for an early reply.

Yours respectfully,

SECRETARY, HOUSING COMMITTEE

AJH:P

Vancouver Housing Comm./Sec. — Correspondence

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FOLDER NO 12-8

Vancouver Housing Committee — Correspondence

W. S. OWEN
CHAIRMAN

P. R. U. STRATTON
HON. TREASURER
PHONE BAY. 418-L

JOHN JOPSON, JR.
HON. SECRETARY

W. S. OWEN
CHAIRMAN

P. R. U. STRATTON
HON. TREASURER
PHONE BAY. 418-L

JOHN JOPSON, JR.
HON. SECRETARY

VANCOUVER HOUSING ASSOCIATION

AFFILIATED WITH
THE NATIONAL HOUSING AND PLANNING ASSOCIATION OF CANADA

CORRESPONDENCE OFFICE:
309 ROYAL TRUST BUILDING
626 WEST PENDER STREET
VANCOUVER, B.C.

22nd May, 1939.

F. E. Buck, Esq.,
2403 West 37th Avenue,
Vancouver, B. C.

Dear Mr. Buck:

In reply to your letter of May 18th, it is difficult to know what new material on housing to give you. You probably heard that the following provinces have now passed enabling legislation relating to Part II of the National Housing Act:

Nova Scotia
Quebec
Saskatchewan
Manitoba
British Columbia.

The Montreal project has, we understand, been passed by the City and so far as we know there is nothing now to stop the Winnipeg scheme going ahead.

I can give you some quite interesting facts and figures revealed by our survey, e.g. a description of some of the cabins occupied by families, but unfortunately the report of the survey will not be ready for some little while yet.

You have probably seen the excellent pamphlet issued by the United States Government, entitled "What the Housing Act Can Do for your City". If you have not seen it there is a copy in the Town Planning Commission's library which you could borrow. If there are any specific facts or figures on which you would like information, do not hesitate to phone me either at home first thing in the morning or in the evening at Bayview 0418L, or at the offices of the Town Planning Commission.

Yours sincerely,

P. R. U. Stratton,
Honorary Treasurer.

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FOLDER NO 12-8

W. S. OWEN
CHAIRMAN

P. R. U. STRATTON
HON. TREASURER
PHONE BAY. 418-L

JOHN JOPSON, JR.
HON. SECRETARY

C.C. 7-2M-1-37

CITY OF VANCOUVER

RESOLUTION FORM

Moved by Alderman

Seconded by Alderman

That the resolution be received and referred to the Housing Committee. Further that a special meeting of the Building, Civic Planning and Parks Committee be called for Friday, June 16th at 10 A. M. to again discuss Low Rental Housing Projects in association with Part II of the National Housing Act, and that representatives of the organizations who have forwarded resolutions in this connection, and other interested parties be invited to attend.

In the meantime the Housing Committee are requested to ascertain what progress has been made in regard to the application of Part II of the National Housing Act in other Canadian cities, and to prepare an agenda for the special meeting.

We now have quite a number of resolutions also a letter from Mr Patullo I should like you to see.

Dated 193

Voting Yeas

Nays

Vancouver Housing Comm'tee — Correspondence

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Vancouver Housing Committee — Correspondence

W. S. OWEN
CHAIRMAN

P. R. U. STRATTON
HON. TREASURER
PHONE BAY. 418-L

JOHN JOPSON, JR.
HON. SECRETARY

May 18, 1939.

Mr. P.R. U. Stratton,
Honorary Treasurer,
Vancouver Housing Association,
626 West Pender Street,
Vancouver, B.C.

Dear Mr. Stratton:

Thank you very much indeed for your thoughtfulness in sending me along a copy of Sir Raymond Unwin's impressions of Vancouver. I have read through Sir Raymond's article with great interest and am very glad indeed to have it.

The Housing Committee of the City Council will be meeting the Council in about three weeks' time. As I am anxious to have all the arguments at my disposal as to why the Council should adopt a housing scheme as early as possible, I should be glad to have from you anything new on the subject if you think I could use it to advantage.

Yours sincerely,

FEB/F

F. E. BUCK

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FOLDER NO 12-8

W. S. OWEN
CHAIRMAN

P. R. U. STRATTON
HON. TREASURER
PHONE BAY. 418-L

JOHN JOPSON, JR.
HON. SECRETARY

VANCOUVER HOUSING ASSOCIATION

AFFILIATED WITH
THE NATIONAL HOUSING AND PLANNING ASSOCIATION OF CANADA

CORRESPONDENCE OFFICE:
309 ROYAL TRUST BUILDING
626 WEST PENDER STREET
VANCOUVER, B. C.

15th May, 1939.

F. E. Buck, Esq.,
2403 West 37th Avenue,
Vancouver, B. C.

Dear Mr. Buck:

Sir Raymond Unwin was kind enough to send me his impressions of Vancouver. As it occurs to me that they may be of general interest, I am sending you a copy of his notes.

Yours sincerely,

P. R. U. Stratton

P. R. U. Stratton,
Honorary Treasurer.

Vancouver Housing Comm'tee — Correspondence

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BUILDING DEPARTMENT
(INCLUDING PLUMBING)

ANDREW HAGGART
BUILDING INSPECTOR

TELEPHONE FAIRMONT 2711

VANCOUVER, B.C.

January 20, 1939.

Professor F. Buck,
2403 West 37th Avenue,
Vancouver, B. C.

Dear Frank:

I have taken the liberty of varying your report a little here and there. Will you read it over, and see if you are satisfied with these alterations?

Yours truly,

SECRETARY
HOUSING COMMITTEE

AJH:P
Encl.

Vancouver Housing Comm./Rec. — Correspondence

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FOLDER NO 12-8

CITY
CLERK'S OFFICE

FRED HOWLETT, J.P.
CITY CLERK

TELEPHONE FAIRMONT 2711

VANCOUVER, B.C.

February 2nd, 1939.

Prof. F.E. Buck,
2403 West 37th Avenue,
Vancouver, B.C.

Dear Sir:

I beg to notify you of the following resolution adopted by Council on January 30th, 1939:

"That the Special Housing Committee consisting of Alderman Helena R. Gutteridge, Secretary of Zoning Matters and Professor F.E. Buck of the Town Planning Commission, be re-appointed."

Yours faithfully,

CITY CLERK.

BHW:C

Vancouver Housing Committee — Correspondence

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BUILDING DEPARTMENT
(INCLUDING PLUMBING)

ANDREW HAGGART
BUILDING INSPECTOR

TELEPHONE FAIRMONT 2711

VANCOUVER, B.C.

January 19, 1939.

Mr. Geo. S. Mooney,
Secretary, Provisional Committee,
National Housing and Planning Association,
Room 1009,
10 St. James St. W.,
Montreal, Quebec.

Dear Sir:

The members of the special Housing Committee appointed by the Vancouver City Council are also members of the National Housing and Planning Association, and are therefore vitally interested in anything which the Conference may accomplish.

The Committee would like to place before the Conference particulars of the main problem they have encountered to date, namely, that in the opinion of the majority of the City Council the regulation in the National Housing Act requiring the municipality to agree not to charge more than 1% of the cost of construction and even to waive this amount if the Local Housing Authority is unable to find sufficient funds to meet the payments due to the Dominion Government, is unjust since property owners in the vicinity of a housing project would be compelled to pay taxes at roughly 4½%. The Committee find the feeling against this portion of the legislation so strong that they doubt whether any progress can be made unless some definite amendment is put through to adjust the unequal form of taxation.

The Committee also feel that the amount of money available for the City of Vancouver, namely $1,328,000 is inadequate to meet the situation. The Committee regret very much indeed that it will be apparently impossible for any of them to attend the Conference.

Yours very truly,

SECRETARY
HOUSING COMMITTEE

AJH:P

Vancouver Housing Committee — Correspondence

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FOLDER NO 12-8

Vancouver Housing Committee — Correspondence

Building

January 26, 1939.

To His Worship the Mayor and
Members of the City Council,
City Hall.

Gentlemen:

The Housing Committee have had an opportunity of discussing with Mr. Nicolls the Director of Housing, the various details of Part 2 of the National Housing Act, and now beg to lay before you the following information.

General Approval

1. Before any progress can be made in Vancouver under this section of the Act, the City Council must express its general approval of the provisions of the Act, otherwise it would be useless for the Minister at Ottawa to examine any proposed schemes. Such approval of necessity must be in agreement with the 1% Municipal Tax Clause.

Much discussion has ranged around this particular point, but the Committee wish to emphasize what has been pointed out again and again, namely:

(A)That in all probability the City is not at present in receipt of any income from the properties which would be used for housing projects.

(B) That the resultant improvement in housing conditions would undoubtedly tend to eventually considerably reduce the cost of all social service administration.

(C) That under existing conditions, the erection of low rental housing projects by private capital, or by the City itself, is out of the question, therefore unless a scheme of this nature can be brought into being, housing conditions in Vancouver will become increasingly more deplorable.

Approval of each project.

2. The City, having expressed approval in a general way would not be required to examine and approve each project before it is sent to the Minister at Ottawa. Any Housing Authority desiring to undertake a project would first submit their plans and details to the Minister, who, if he were satisfied with the scheme would then send it to the Municipality for approval and for the drafting of the various Municipal agreements mentioned in the Act.

Option to purchase.

3. One of the necessary agreements gives the Municipality the option of purchasing the project at any time during the period of the loan, by payment to the Housing Authority of its Equity, which may be considered as 20% of the cost of construction plus any dividends unpaid at the time the option is exercised.

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Homes are for persons in receipt of low incomes.

4. It can be publicly stated that Part 2 of the National Housing Act is deliberately designed to provide housing accommodation for people in the low income brackets; an average of $60 per month may be quoted as an example but not as a definite figure; the Act is not intended in any way to provide accommodation for relief recipients. In other words the effort is to provide housing accommodation for a very large group of wage-earners who to-day live in over-crowded unsanitary and unsatisfactory quarters, and for whom no accommodation is being erected to-day.

Government control.

5. In order to guarantee that the dwellings will be occupied only by those in the low income brackets, the Minister will in all probability require Governmental representation on the Board of each Housing Authority; the Government will also carry out an annual audit of the Authority's accounts.

Type and construction of dwellings.

6. There is little doubt that owing to climatic and other conditions in Vancouver, the Minister will give favorable consideration to projects which include self-contained family dwellings. Also in view of our local lumber industry, consideration may be given to the erection of Frame Construction Two-Storey Multiple Dwellings, as the Building By-Law of the City would require Three-Storey Multiple Dwellings to be erected of masonry, but three storeys is considered the best economic unit.

Projects must be on a large scale.

7. Any project would have to be on a fairly large scale. It is doubtful whether the Minister would give approval to any scheme containing less than 100 units. Floor plans and lists of materials can be obtained from the Minister.

Local improvement charges etc.

8. It is contemplated that local improvement charges for side walks, paved streets, and ornamental lighting will be charged against the Housing Authority in the usual manner, and will have no relation to the 1% general tax. Further that the cost of construction will include all sewers and water services etc., within the property of the Housing Authority, and their cost of connection to the City's sewers and mains at the property line.

Respectfully submitted,

Helena R. Gutteridge,
Chairman, Building, Civic Planning and Parks Committee

Frank E. Buck,
Member, Town Planning Commission

A. J. Harrison,
Secretary, Zoning Matters.

Vancouver Housing Committee — Correspondence

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FOLDER NO 12-8

NATIONAL HOUSING ACT

LOW RENTAL HOUSING PROJECT FOR 600 DWELLINGS

Cost of Construction

600 dwellings @ $1800 per unit	$1,080,000.
600 lots @ $150 per lot	90,000.
	$1,170,000.
Government Loan (80%)	936,000.
*Limited Dividend Housing Corp. (20%)	234,000.
	$1,170,000.

Estimated Annual Expenses

Repayment of Principal and interest (3¾%)	35,100.
Municipal tax (1%)	11,700.
Water Rates - $12.00 per unit	7,200.
Insurance - 1/3 of $8.00 per M	2,880.
*Earnings on Investment (5%)	11,700.
Repairs and Maintenance (2%)	23,400.
	$ 91,980.

The average monthly rental is approximately $13.00

Government Loan (90%)	1,053,000.
Local Housing Authority (10%)	117,000.
	$1,170,000.

Estimated Annual Expenses

Repayment of Principal and interest (4%)	42,120.
Municipal tax (1%)	11,700.
Water Rates - $12.00 per unit	7,200.
Insurance - 1/3 of $8.00 per M	2,880.
Repairs and Maintenance (2%)	23,400.
	$ 87,300.

The average monthly rental is approximately $12.00

Municipal taxes @ 1939 net rate	30,019.50
1% low rental housing rate	11,700.00
Difference	$ 18,319.50

Vancouver Housing Committee — Correspondence

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FOLDER NO 12-8