

# LEGISLATIVE ASSEMBLY OF MANITOBA

Tuesday, 24 June, 1980

Time — 8:00 p.m.

## BILL 31 (Cont'd) THE PUBLIC SCHOOLS ACT

**MR. SPEAKER, Hon. Harry E. Graham (Birtle-Russell):** Bill No. 31. The Honourable Member for Rossmere has 12 minutes.

**MR. VIC SCHROEDER:** Thank you, Mr. Speaker. When I had left off I was discussing the fact that this Bill 31 does not recognize the training, the experience, the dedication and ability of our teachers in our public school system. In fact, I suggest that it doesn't recognize either the abilities and dedication of the others involved in the education field, the principals, the superintendents, the school boards. A certain segment of this Act provides, for instance, that these field representatives who have been given tremendous power over education, that they have the right of entry onto properties without warrant for any cause; they have access to the records of schools, school boards, and even municipalities. They have the right to demand that any one answer questions of theirs, including not only teachers or superintendents, or principals, or employees of school districts, or even parents, but any one in the community.

I would suggest, Mr. Speaker, that in fact this Act, which we oppose, has been written by someone who obviously wants to become a field representative. I would suggest that a more appropriate title would be a teacher with inquisitorial tendency or twit for short. There have been many names given to these individuals, but the kind of power asked for in this bill is something that we would never be prepared to provide willingly to any group of people in this province.

The bill indicates how the government views the responsibility of the school boards and the teachers as opposed to others in our society. The Advisory Board, which controls curriculum in various other areas of education, is made up of a number of individuals, for instance, one appointed by the University of Manitoba Senate, one appointed by the University of Winnipeg Senate, etc. But for an appointee of the teachers for the school boards, you have to have two appointees for every one that the Minister will appoint because he doesn't trust them to appoint the right people. He says, you name me six people and I'll appoint three onto this Advisory Committee.

He doesn't say that to the University Senate, but he says that to the school trustees. School trustees who were elected at large by the public, not appointed by the government as senators of the universities are. That is the kind of respect that this government shows for the people involved in education. I'm somewhat surprised that this Minister, who used to be a superintendent, would allow the kinds of powers he is allowing to field representatives over supervisors and over school principals. This Education Act, after many referrals

and comments by the government, contains not a single change in education financing. It is surely one of the most crucial areas to be dealt with and it says nothing, absolutely nothing.

It is a bill, in short, which is barren of any new ideas. It's a bill created by the bureaucracy for the bureaucracy and again, Mr. Speaker, in terms of where this bill would take us, it would take us absolutely nowhere. It does nothing to improve the quality of education. Not one single additional program is being funded —(Interjection)— The Minister of Government Services indicates that it's not true. I would ask him to stand up and tell us what additional program is being funded? For instance, transportation, the Minister made a big deal about transportation, and yet this act states quite specifically that it does not require any school board to transport children beyond the boundaries of a school division, regardless of what the Minister says. Now it may well be that he is putting something into the regulations, that may well be, but when you can put things into an act telling teachers that they have to disarm kids with offensive weapons, if you're going to get that specific with an act in terms of what teachers have to do, then I would suggest that the least the Minister could do is say, the public of this province is going to fund the transportation of children, and he could say it specifically without going into any kind of a regulation.

Again, supporting this bill would merely create a situation where people would think that something has happened when nothing has happened; not one single dollar extra will be created for education as a result of this bill, not one single extra dollar by the province, and until such time as that happens, we are not going to have an improvement in the quality of education in this province. —(Interjectin)— The bill does absolutely nothing to ensure quality education, education appropriate to the needs of the children of this province, nothing. We wind up with all of those children who are in difficulty now, all of those children whose parents came to this government last year, when you tried the first time to pass an inappropriate bill, those people will be back because you have given them absolutely nothing. If you want to say that there is a difference because now we give an education — an undefined education — well, they had that before. What they were asking for was an appropriate education and that is not being provided second time around by this act, and I would hope that the government would withdraw this bill.

Possibly, third time is luck, possibly maybe the third time they will do a proper job of providing an education act which will give the students of our province the right to appropriate education, an act which will demonstrate that we, in this province, believe that our teaching profession is a group of people who are dedicated, who are able, who are qualified, who are experienced and who have the training to do the job without having a gestapo-like organization of 16 people covering them, with the right to ask questions of anyone in this province, including people who are not involved in the

education system. We're asking for a system, an act, which will provide as well for adequate education financing, and when you bring that back to us then we will support the bill. Hopefully, the third time around, you will do it right.

**MR. SPEAKER:** The Honourable Member for St. Vital.

**MR. JAMES D. WALDING:** Mr. Speaker, I beg to move, seconded by the Honourable Member for Ste. Rose, that the debate be adjourned.

**MOTION presented and carried.**

**MR. SPEAKER:** The Honourable Acting Government House Leader.

**HON. EDWARD MCGILL (Brandon West):** Mr. Speaker, I move, seconded by the Honourable Minister of Government Services that Mr. Speaker do now leave the Chair and the House resolve itself into a committee to consider the supply to be granted to Her Majesty.

**MOTION presented and carried.**

## SUPPLY — ECONOMIC DEVELOPMENT AND TOURISM

**MR. CHAIRMAN, Abe Kovnats (Radisson):** This committee will come to order. I would direct the honourable members' attention to page 37 of the Main Estimates, Department of Economic Development and Tourism, Resolution No. 49, Clause 3. Manitoba Housing and Renewal Corporation, (a) General Programs—pass; — the Honourable Minister.

**HON. J. FRANK JOHNSTON (Sturgeon Creek):** Mr. Chairman, prior to getting into the full discussion of the MHRC Estimates, I would like to take a few moments by way of highlighting some of the more notable aspects of MHRC activity.

On the housing management side, Mr. Chairman, I can report that we are continuing our efforts to maintain our housing stock at a high standard and operate the units in the most efficient manner possible. Our 1980 housing units operations budget, the biggest single item, is being increased by 9 million over 1979, 1 million of that sum is going toward the provision of smoke detector devices in all of our units, to ensure that our tenants in buildings have optimum protection as afforded by modern standards. Also we are continuing our efforts in the energy conservation area to streamline the mechanical systems in our buildings to achieve the most energy efficient operation possible.

On the housing market side, Mr. Chairman, demand for public housing accommodation, both in the province generally and specifically in the city of Winnipeg, continued to decline during the course of the last budget year and into the current year. In the province overall, applications on hand at the housing authorities totalled 2,849 at the end of March 1980, broken down into 1,801 senior citizen applications and 1,048 family applications, compared to a total of 4,175 at the end of March 1979, which included

2,566 senior citizen applications and 1,609 family applications.

On the basis of more up-to-date figures for the city of Winnipeg, low income applications on hand at the end of May 1980, at the Winnipeg Regional Housing Authority, totalled 1,032, including 356 family applications and 676 senior citizen applications. This compares to a total of 1,653 applications on hand at the end of May 1979, which included 718 family applications and 535 senior citizen applications.

To further emphasize the decline in unserved applications, I might add, that as at the end of May 1978, there were about 2,300 active applications on file at the Winnipeg Regional Housing Authority Central Registry. The decline in waiting list applications over the last year was therefore in the order of 32 percent for the province as a whole and 38 percent for the city of Winnipeg. Family applicants in the city were down by 50 percent, while senior citizen applications were down by 28 percent.

Further analysis shows that the length of waiting periods before tenancing for applications in 1979, was on average, half of 1978. Specifically in the city of Winnipeg, down from the previous six-month average waiting time, for a family application, it's down to three months at the present time.

One of the reasons for the steady decline in the waiting list demand would appear to be the effects of the introduction of the SAFER program under which 2,400 senior citizens were receiving benefits at the end of May. Also the overall rental market situation continues to be very competitive for families as well as elderly consumers. This is evidenced by the latest CMHC vacancy figures which showed a Winnipeg rate of 4.8 percent in the private market, only slightly down from 5 percent level in last fall's survey, and still by far the highest vacancy rate in any major city in Canada.

The actual vacancy rate is probably much higher when you take into account the new units which have come on the market for the first occupancy in the last six months. They are not counted in the CMHC vacancy figures. These figures generally bear out the concern of the industry that the market may be overbuilt. At the same time, of course, they also reflect the improvement in the situation with respect to renters including those who live on a moderate income. Even if the large numbers of new units coming on the market have higher rental structures, they still have a significant impact on the market as a whole because movement into these units results in older, good quality, lower-cost accommodation being freed up for others.

In addition, because the average rise in rent level in 1979 was below both the general rate of inflation in prices and increase in incomes, better quality rental accommodation at reasonable rents is available for more people. The general analysis is borne out by the major changes in the profiles of our public housing waiting list applicants in 1979 as compared to 1978. The numbers of moderate income applicants, that is, applicants who qualify on income criteria but at the upper end of the income qualifications scale, predominantly elderly couples with two sources of pension income or two-parent families, fell off tremendously in 1979 in terms of proportion of total applicants those groups have represented in the previous years. This means that

more lower-income people are finding good quality affordable accommodation in the marketplace.

At our present level of 4,500 family units and our current turnover rate of 27 percent in units becoming available on an annual basis, there could continue to be little difficulty in serving the low-income family applications with reasonably short periods of time in most areas of the province. On the senior citizens side, with an analyzed turnover of 8 percent for some 8,000 units, there are still longer waiting periods in some areas. In that respect, I can advise that MHRC completed in 1979 a housing needs survey of many small rural communities which identified some 350 qualified senior citizens, of applicants who could not be serviced for lack of existing accommodation in their community.

We will be embarking on a delivery of some 100 units to these communities during 1980, with that number being limited only by the Canada Mortgage and Housing Corporation and basically what they are willing to allocate to us under Section 40 of The National Housing Act, which is the only remaining NHA program under which funds for direct public development are still being made available. We have indicated to them that we will utilize additional units if they are willing to make them available.

Other incentives to the continued development of senior citizens' housing units include our Non-profit Housing Assistance Program under which grants equal to 5 percent of capital costs are available to CMHC approved non-profit projects. To date, since the program was put into place in early 1979, some eight projects representing 458 units, at a value of 743,000 in grants, and a total capital of approximately 15 million have been approved for various parts of the province. The level of the takeup under this program is gratifying in that it demonstrates that the non-profit volunteer spirit is far from dead in this province and that government does not have to do everything for the people.

The availability of the SAFER program, of course, makes all of these units potential low-income housing in that SAFER subsidies are related to the needs of people and not to the agreements regarding the units themselves, as was the case with the respect of the provincial participation under the former non-profit housing program.

The SAFER program, as you are all aware, will be significantly enhanced to ensure that the maximum benefits will be available to those most in need. As I mentioned earlier, to date some 2,400 persons are in receipt of SAFER benefits, representing about 30 percent of the originally projected number of potential clients. Although this level of takeup would appear to be low, it is not when viewed within the context that it took two years of British Columbia's program to reach the 50 percent takeup level. Our program has only been running for five months. The average SAFER benefit under the current program is about 48 per month. With the enhancement of the program announced in the Budget Speech, including additional eligible groups and enriched benefit levels, we can anticipate a rapid acceleration and applications for this program.

I might point out that the adoption of the original 27-1/2 rent-to-income base and the sliding scale formula, made Manitoba's Shelter Allowance Program the most progressive and generous in

Canada since its inception. These further improvements, the expansion of the program to pensioners over the age of 55 and low-income families, further confirms Manitoba's leadership in this program area.

The new low-income family component of SAFER to be introduced in January, 1981, will go far in serving the needs of groups to be identified by the Social Planning Council of Winnipeg as being, in their opinion, the greatest need of shelter assistance, single parent families, the group which has formed the largest component of MHRC unserved applications for family housing.

Of great concern to us has been the rapidly escalating costs of operating subsidies for public housing. While we describe the public housing as low-cost housing for low-income people, it cannot be accurately described as low-cost housing to the public purse. Our subsidy requirements, the amounts required to cover the difference between the actual operating costs of the public housing and the scale of rate that the tenants pay, has continued to increase by substantial amounts. The major reason for this is the fact that units subsidized under the program are almost exclusively newer expensive stock. Thus, those least able to pay have been housed in high cost rental stock while cheaper existing good quality stock has not been utilized. This point was documented by the Social Planning Council in their study of Winnipeg housing conditions two years ago. They found and indicated confusion at the fact that the low-income senior citizens overall were housed in better quality stock than many moderate income households.

Because shelter allowance subsidies represent income transfers to individuals and not units, the system permits the utilization of the widest band of stock. In the longer term, this will result in a greater number of senior citizens and low-income families receiving assistance they require to meet shelter costs than is presently the case, at the lower average cost to the taxpayer and a broader range of choice for the recipient.

By concentrating on housing problems from the standpoint of affordability in the first instance, the shelter allowance approach should allow for a generally clear understanding of the needs and the other components of the housing market. What this means is that we are continuing to concern ourselves with considerations on the supply side. Guidelines are being built into the expanded SAFER Program to ensure that units with unmet upgrading orders will be required to carry out repairs immediately unless no other appropriate unit is immediately available in the market or from our public housing stock for the tenant.

Also, we will continue to pursue rehabilitation programming, particularly the more effective utilization of funding under the federal Residential Rehabilitation Program, as well as continued provincial initiatives to conserve as much of our existing stock as possible. We fully intend to fulfill our responsibilities to ensure that an adequate supply of good quality housing stock is maintained in the future. Public sector initiatives, if and when necessary, will continue to be taken in tight-supply situations either by way of incentives to the private

and non-profit sectors or through direct development.

I might remind honourable members that we had no hesitation in fully utilizing the CMHC public housing budget allocation in 1978 for provision of some 500 public housing units, mostly in the core area of Winnipeg, where our waiting lists are still high and officially CMHC vacancy figures are still quite low. The point is, however, that those supply side initiatives will be far more effective if low-income households are in any case obtaining some degree of relief by way of receipt of shelter allowance benefits. The maintenance of SAFER Program statistical records will allow for a more sensitive and accurate reading of rental shifts as they affect those who are the object of our greatest concern, low-income households, than is presently available for the existing data sources and will be very important in singling out the necessary for supply of incentives where rent increases are excessive in the relation to income and income changes.

We have previously expressed our commitment to the inner city revitalization in that last year we have taken initiatives to act upon it. We have more than doubled funds available for neighbourhood improvement projects under the Community Improvement Program including specifically funding for three new areas in the city of Winnipeg. We have also approved the provision of 1 million in seed money for the Winnipeg Housing Rehabilitation Corporation, as well as having extended benefits of our Home Ownership Assistance Program to any sale units renovated and put on the market by that corporation.

All of these actions have been undertaken in fulfillment of the commitment given in our urban policy platform statement of 1977. At that time, we criticized the previous administration for having a much too one-sided, extensive approach to the housing field. We diversified our programming reports considerably so that our variety of options and strategies can be open to us in dealing with housing problems as required. I think, Mr. Chairman, it can fairly be stated that the housing consumer in Manitoba is better off now than he or she has been in many years.

Thank you very much.

**MR. CHAIRMAN:** (a)—pass — the Honourable Member for Wellington.

**MR. BRIAN CORRIN:** Mr. Chairman, we thank the Minister for his broad outline of the activities of this corporation over the past year. Mr. Chairman, in saying that we feel that it must be recognized that there are certain problems which pervade the housing area in Manitoba, and particularly in Winnipeg, which in our opinion, in our submission, have not been addressed in the past year, or for that matter the past three years. Mr. Chairman, most specifically we regard the problem of the inner city of Winnipeg as being one that demands immediate attention by government. We say this, Mr. Chairman, because the problems which present in the inner city of Winnipeg are ones that are by and large the by-product of conditions throughout our province. The fact that the housing stock in the neighbourhoods of the inner city of Winnipeg have become a repository

for disadvantaged persons and have been allowed to deteriorate to such a great extent is indicative, Mr. Chairman, of the vast inequities as between our peoples living in various areas of the province.

And, Mr. Chairman, the fact of the matter is, as I am sure many members are aware, that by and large many of the people who come to live in the inner core of Winnipeg are indeed immigrant from other parts of the province, people who come here to find easier access to social allowance assistance, people who come in the prospect of finding employment, some sort of assistance which they otherwise would be denied in their home communities.

Indeed, Mr. Chairman, one could say that many of the people who reside in the inner city have come from much further afield, many having come and travelled from other lands foreign to Canada in the hope of finding a better way of life. So, Mr. Chairman, we're talking about the needs of people who are at the very least disadvantaged, and who are unable to guide and shape their own lives in the way that many other of our peoples are.

The situation in the city of Winnipeg that I have been referring to, Mr. Chairman, has been stewing for a very long time. It's not a problem that has just emerged, it's not a problem which was unknown to the last government or the government before that, and I daresay, Mr. Chairman, it was a problem that was grappled with a generation ago. But, Mr. Chairman, there is no denying that the problem has become exacerbated, that the problem is becoming grave and very severe indeed.

We need only look, if we're going to use empirical data, Mr. Chairman, we need only look at the objective data that has been provided to us in recent evaluations of the inner city housing stock. We find that in the core of the city of Winnipeg, Mr. Chairman, that some 9,000 dwelling units, or one-fifth of all the dwelling units in the inner city area, are now rated to be in poor condition. We find that some 209 buildings out of 802 units have recently been described by an urban institute study as abandoned. These, Mr. Chairman, are derelict units in the heart of our city. Mr. Chairman, when the Honourable Minister presented his prepared statement, he, with some delicacy I thought, rather deferentially skirted the issue of this particular problem. He indicated that there was less demand for housing; he indicated, Mr. Chairman, that there was some effort to dovetail his corporation's programming with those now being conducted by the federal government, particularly through CMHC. But, Mr. Chairman, he didn't tell us what it was that this province was going to do in order to galvanize, in order to provide a precipitating catalyst that would bring together all the various energy and activity that has been put forward with respect to this problem.

Mr. Chairman, for years I have had the privilege of participating in public policy formation relative to housing policy in the city of Winnipeg. Mr. Chairman, in the few short years that I have been in politics, we have seen the creation of the RAP program federally, NIP, NHA provisions have been brought in which provides special funding access through CMHC. We've now found that the city of Winnipeg has created a Non-Profit Housing Corporation.

Mr. Chairman, I've participated in meetings of the city of Winnipeg Environmental Committee. I've

participated in meetings relative to housing and community committees on a local basis. Mr. Chairman, the one thing that disturbs me is that in all the time that I've been participating and working towards solutions in this area, I have yet to see any serious effort to integrate and synthesize all the various activities that take place, all the various governmental inputs. And, Mr. Chairman, I don't say that, thinking that there has been no effort, that behind the scenes there hasn't been very serious effort to do that, but, Mr. Chairman, I can tell you that I've seen very little in the way of constructive resolution of these difficulties. I've seen competing interests, essentially bifurcate responsibility for this very vital area of government responsibility.

So, Mr. Chairman, I suggest that the first and foremost thing that should be in the minds of all of us when we address ourselves to these estimates, is the question of how the government of Manitoba can provide responsible and authoritative leadership in the field of housing revitalization. Mr. Chairman, I think to do that requires firstly good will, and, very obviously, Mr. Chairman, tremendous governmental effort.

Now I thought, Mr. Chairman, of alternative strategies because, Mr. Chairman, I believe that if we're going to encourage anyone else, be they a private citizen, be they another level of government, to participate in this undertaking, that we first must show the way. I believe that we must innovate; I believe that we must be forthcoming in creative redevelopment strategies directed at this problem.

Mr. Chairman, it occurs to me that the first thing that we must do — and I am sure that members on both sides of the House can agree with me — is sit down with the city of Winnipeg and map out a redevelopment strategy for the inner core of the city of Winnipeg. In 1970, Mr. Chairman, this House created a piece of legislation which provided for community planning input in the formation of actionary plans. That is to say, Mr. Chairman, we provided by way of legislation, a tool, a mechanism through which people could assist in co-operation and in participation with government to plan the restructuring and renovation and redevelopment of their own neighbourhoods. Mr. Chairman, it's with some sadness — and I think with a note of tragic irony — that we must appreciate and accept that virtually nothing has been done with respect to this particular planning tool. There has been absolutely no action taken by city council, or various members of that council, with respect to this very important matter.

Mr. Chairman, I think that is deplorable. I think that it represents a lack of responsibility and leadership on the part of those elected representatives. It's particularly deplorable, Mr. Chairman, when we have seen over the years some concerted action on the part of city council with respect to the development of the suburban areas of our city: We have seen, and I don't deplore it, Mr. Chairman, but we have seen efforts to bank land in suburban areas. We have seen fairly intensive transportation planning with respect to suburban areas, but yet, Mr. Chairman, there has been virtually no effort, no initiative put to the problem of inner-city redevelopment.

Mr. Chairman, it is tragic, because as a result of that, I would suggest that there is a logical and incremental correlation that has been leading to the dereliction and abandonment of that area, and those statistics I placed before the Assembly, Mr. Chairman, are indicative of that. When we have a situation where some 209 residential buildings are standing vacant in our inner city, there is something very much the matter.

I can think, Mr. Chairman, in the area in which I live, the Wolseley community, of a very fine apartment block that was owned by the Manitoba Housing and Renewal Corporation, that was torn down. It was demolished a few short weeks ago. I would like to know more about that, Mr. Chairman. I am sure that there must be some good reason why that was allowed to happen. But I can suggest, Mr. Chairman, that it seems tragic that a fine venerable building with that sort of character, and I think structural integrity, and I may be wrong, had to be razed. Mr. Chairman, I can indicate, in the absence of anything, seemingly anything to replace it, in a time when we should be conserving our housing resources. And I say that, because it costs a lot of money to replace it.

Mr. Chairman, I don't want to become too tangential. With respect to an integrated planning approach for the inner city, there has been no action taken with respect to the provisions of The City of Winnipeg Act, and I suggest, Mr. Chairman, that if we are going to do anything effective, we have to encourage the city of Winnipeg council to take immediate action in that regard.

Mr. Chairman, in this regard, I can indicate that I don't think that that can happen, in the absence of a more co-ordinated and a more structured approach towards housing and urban affairs policy in this province. I am one, Mr. Chairman, who cannot understand, who is unable to appreciate how it is possible for the Minister of Economic Development to effectively synthesize and integrate housing policy with general urban development policy when he has the heavy burden of Economic Development to shoulder on a daily basis. It seems to me, Mr. Chairman, that it's absolutely imperative and essential that there be some effort to integrate and dovetail the responsibilities of the Housing portfolio with the Urban Affairs portfolio. I don't think that the Minister of Economic Development is in a position to do anything responsive to the needs I have mentioned unless there is that sort of structured and administratively sound approach adopted by the government.

Mr. Chairman, if that were to happen and if there were to be action area plans for the inner city of Winnipeg, I would suggest that there are some very important things that could be done, and things that should be undertaken immediately. I would, for instance, Mr. Chairman, suggest that there be an early effort to contemplate the possibility of down-zoning many of our inner city neighborhoods. That is to say, through the auspices and intermediary of the City of Winnipeg Council, I am suggesting that we could downgrade zoning in the inner city in order to make the inner city less profitable for those who would prey on its housing stock as opposed to renovate it.

I am suggesting, Mr. Chairman, that there is no reason in many of our communities to have zoning standards that are so loose that any number of dwelling units can be placed by an absentee landlord in a home. That, Mr. Chairman, has for at least the past 25 to 30 years been a very serious problem. Mr. Chairman, as you are probably aware, during the war it was necessary in the city of Winnipeg to relax the zoning standards that pertained prior to that time. As a result of that, Mr. Chairman — well, before I say that, I should indicate there was good reason for it, and that was because there was a housing crisis, it was necessary to sub-divide homes in order to afford people access to housing. Mr. Chairman, after the war the former zoning standards that applied and pertained in those areas were not upgraded, they were allowed to continue as they were during the war, and that, Mr. Chairman, led in time to exploitation. Many of those houses, Mr. Chairman, became the subject of absentee landlord speculation, over the years they were divided and sub-divided over and again.

An example, Mr. Chairman, I suppose a good example would be the home next to my own. Mr. Chairman, it is in all respects identical to the home in which I live. There is only one difference; that home contains five distinct residential units, five apartment units. Now, Mr. Chairman, I am not suggesting that there is anything wrong with housing being used in that respect, but there is something wrong when housing of that sort is simply the subject of commercial speculation. And that often is the case, Mr. Chairman. The situation is exploited, the landlord is absentee, not a responsible member of the community, not community-oriented, and as a result of that, Mr. Chairman, you have situations arising where you have one home on a block that deteriorates substantially and that leads generally to the deterioration of the entire area.

Mr. Chairman, one of the first things that can be done in this regard is an action plan to down-zone substantial portions of the inner city of Winnipeg. Any other initiatives taken to redevelop or to implement a redevelopment strategy, Mr. Chairman, would have to include the expanding of recreational resources in the inner city area.

Speaking for my own area, Mr. Chairman, the area in which I live, in that constituency there is only one publicly accessible park area. It is located at the far end of the constituency, it is not accessible to most of the people in the area, it is not within walking distance and, Mr. Chairman, it is very small, it is very simple and very small.

The inner city, Mr. Chairman, was built long before the competing pressures of the automobile and the areas and neighborhoods were never built with a view towards the high-density population that has now resulted from the deteriorating zoning of the area. So as a result, Mr. Chairman, you have very little in the way of recreational resources. So, Mr. Chairman, it would be absolutely imperative that the Minister, in conjunction with other departments of government and the city of Winnipeg, take some concerted action in order to try and establish recreational and leisure areas for the inner city communities. Mr. Chairman, this is absolutely essential. You know that in the new suburban areas because of the legislation that was brought in in

1970, there is required a ten percent dedication from each developer who wishes to sub-divide land for the purposes of doing business in those communities. As a result, Mr. Chairman, the city has been able to accumulate fairly large sums of capital, which they in turn dedicate towards the acquisition and dedication of public park space in those communities.

Mr. Chairman, it is obvious that the inner city has never had that sort of experience. The community committee in which I participated for some three years, Mr. Chairman, virtually had no dedicated funds for these resources, nothing. Mr. Chairman, it was a matter of some harsh debate on the floor of Council that these moneys that had been accumulated in some of the suburban area be the subject of sharing, ratable sharing, equitable sharing, as between the various community areas. Regrettably, Mr. Chairman, I must report that never has been the case, that the suburban-dominated Council has resisted all efforts of inner city representatives to share those funds. And as a result, Mr. Chairman, we still have an anomalous situation whereby millions of dollars have been withheld in banks, much like the Alberta Heritage Fund, for suburban recreational purposes, unspent, Mr. Chairman, because there is nothing to spend them on, because those areas are by and large planned communities. And regrettably, Mr. Chairman, you have inner city areas with no financial resources, no fiscal resources at all in this regard, unable to gain access to the suburban stockpile, so-called Heritage Funds, and as a result, Mr. Chairman, no initiative, no action has been taken in this regard.

So, Mr. Chairman, something must be done if we are going to redevelop the area to provide recreational resources that will in turn induce people to relocate themselves and plan families and build communities in the inner city of Winnipeg.

There has been a lot of discussion, Mr. Chairman, about relocation of the rail yards, and this seems to have become a cause celebre. It is as if, Mr. Chairman, I suppose and I say so with all respect to those who have very strong feelings either way in this issue, that the issue didn't exist for the past 50 or 60 or 70 years, it has been rediscovered and there is nothing wrong with that, Mr. Chairman. But I can tell you, Mr. Chairman, that before they redevelop those rail yards, they can start to provide decent housing on a unit-by-unit basis on many of the streets in the inner city. Before we look forward to the broad brush stroke of government intervention, and we look forward to the day when we have beautiful housing tracks and park areas along the thoroughfare, the right-of-way, now occupied by the marshalling yards and main line of that railway; we can look to ways that we can provide community resources on a street-by-street basis on the streets which many of us represent. That, Mr. Chairman, will be a long step forward. And I say that, Mr. Chairman, with respect to all those who have high aspirations for that ambitious project, because I say to them, Mr. Chairman, that if they lived on those streets and they were with those children and with those people, they would understand that much of their benevolence is misdirected and misguided.

Mr. Chairman, I can also say, that if it comes to pass that I am able and privileged to participate in

the government, I can assure you that the question of rail relocation will be high in my priorities, but not, Mr. Chairman, not to the exclusion of other priorities in the inner city.

Mr. Chairman, in going on, if we are going to design a renovation strategy for the inner city, if we are going to do that in conjunction with other responsible authorities, I say . . .

**MR. CHAIRMAN:** The member has 5 minutes.

**MR. EVANS:** I say that we have to be creative in our approach. It will be necessary for this government to dovetail some of its activity with the private sector. I, Mr. Chairman, have had some discussions with private sector development interests. I for some time have been interested in determining whether they would be willing to do renovation projects in the inner city of Winnipeg; whether or not they would be willing to participate in attractive market-oriented, consumer-oriented redevelopment projects in the inner city, and Mr. Chairman, much to my surprise I found out that they were. I found out that indeed it was the case that some of the firms would very much like to participate in that sort of activity.

I was told, Mr. Chairman, and it's common sense that it's obvious that there will be a lifestyle trend against the suburb, just as there was a bias towards the suburb in the past 10 to 30 years, Mr. Chairman. That will now turn about in these high energy cost times and, Mr. Chairman, it's thought that the inner city with a proper service infrastructure, easy accessibility to the workplace and shopping, may well provide the home milieu and ambience for the future generations of large cities. This is already the case, Mr. Chairman, in some American centers, but where that has happened with the co-operation and in conjunction with the private sector, Mr. Chairman, government has had to be bold. Government has to be willing to take risks. One of the things that I would suggest, is that the government is going to have to consider, Mr. Chairman, the creation, the establishment of pilot projects, demonstrating the viability of this sort of housing approach in the inner city. To do that, Mr. Chairman, they are going to have to do as was done in France and in West Germany and in other areas, they are going to have to assist the private sector by acquiring some of the old housing stock for them. The only way that this sort of approach will work, Mr. Chairman, if it is going to be broad based, and if it's going to appeal to young people in the consumption-oriented market that exists, is not through the aegis of public housing, not just in housing infill for the very indigent, the very poor, but that we are going to have to direct our strategy towards the middle-income groups.

To do that, Mr. Chairman, I think we are going to have bank land. We are going to have to bank land and premises. I suggest, Mr. Chairman, that the way to approach this is to look to specific areas that might well be preserved for their heritage considerations. I can think of some very gracious areas, for instance, in the north end. I can think of some beautiful areas in the Wolseley community. Mr. Chairman, in doing that we could acquire some of the properties that have been allowed to deteriorate,

not by the resident owners, Mr. Chairman, but by the absentee landlords. Mr. Chairman, we can in conjunction with the private sector, renovate those structures and sell them with perhaps assisted mortgage supplements or subsidies to the young family sector.

We are also going to have to look, as has been the case in other areas, Mr. Chairman, at preferential mortgage interest programs, plans and programs which would provide some sort of easy access for young families to this sort of housing stock. We are going to have to, I think, look at municipal tax abatement for renovations, and most certainly, Mr. Chairman, we are going to have to look at critical housing repair extension. The current program is conceptually sound, but it's simply not enough, Mr. Chairman. It simply doesn't meet the need, and it doesn't match the contribution of the federal level of government, Mr. Chairman, and this is, I think, quite regrettable.

We have a very special problem in our inner city, Mr. Chairman, and I think if we are going to attack it, if we are going to approach it meaningfully . . .

**MR. CHAIRMAN:** Order please. The Honourable member's time is up. The Honourable Member for Crescentwood.

**MR. WARREN STEEN:** Thank you, Mr. Chairman. I must say, Mr. Chairman, that I think that my friend the Member for Wellington has been most generous in his compliments of the Minister. He has spent some time talking about housing problems, etc., etc. He has not been critical of the Minister, and I guess the reason why, Sir, is that it is difficult for the Member for Wellington to be critical of the Minister. I recall a few years ago when I was chairman of committee of supply when we were meeting in Room 254, the same member was somewhat critical of the Minister because at that time he wasn't spending enough money within his budget on the Manitoba Housing and Renewal Corporation, and of course this year with an increase from 21 million to 30 million it becomes rather difficult for the honourable member to be too critical, plus the fact that the Minister has over the past number of months, introduced a number of new measures that have assisted our people that are wanting housing stock, whether they be senior citizens or else.

The Honourable Member for Wellington talks about the inner city versus what we call the suburban area. He and I were both members of the city council, and we both represented what we would both refer to as inner-city seats. He is quite correct when he says that the shift appears to be towards the suburbs now as opposed to some 20 years ago when the political power perhaps at that time was with the inner city. That is where the population seems to lie today. If he and I both look at the revised map of the provincial seats for the next general election, Mr. Chairman, you can see a general shift in ridings towards the suburban areas from the inner core areas. That's where the people appear to be wanting to move and to locate themselves in.

The honourable member speaks of that great neighbourhood I refer to as Wolseley, where he resides in, and the Member of Inkster resides in, and

an area that I know fairly well, and he talks about lack of green space and parks and so on. I feel, considering that's an older part of the city of Winnipeg and so on, that that area does fairly well in the way of parks. You have the Vimy Ridge Park on Portage Avenue where Broadway almost meets Portage, you have the Omand's Creek area which is considered, in my opinion, one of the best play areas, an organized area for sport, and there is really nothing wrong with the Laura Secord school grounds. They are school grounds of a large size, that when he was a councillor, he was part of the community committee that went out and sought to see that that Laura Secord area was built up with a reasonably good recreation building.

I'm sure that my honourable friend remembers being part of the opening ceremonies at the Laura Secord winter building, and if you come a little bit further east, there's the Broadway Optimists area. This, Mr. Chairman, is an area within the inner city that I feel is reasonably well served in the area of recreation. It's not overly served, I would agree with him that it doesn't have the open spaces that perhaps he and I would dream that an area should have. Some of the suburban areas in Winnipeg perhaps have greater space, but I feel that when you try to be rational and have green space versus acreage that is used for housing, that the particular area that the honourable member was speaking of is reasonably well served.

He talks about the downtown area. Well, Mr. Chairman, I want to say to you, and it's been said by members of the government side and members of this side in the past, that this government is committed to doing what it can in the downtown area, and I might say that I was at a meeting recently where we were being criticized for permitting the city council, of which the Honourable Member for Wellington and I both served, we were being criticized for permitting shopping centres to be developed in the suburban areas of Winnipeg, that the city council and the provincial government should never have permitted the large shopping centres from being developed at the rate that they were, that we should have been out there making laws to preserve the downtown area. Well, as I said earlier this afternoon during Private Members' Hour regarding the seat belt thing, I prefer not to have any more laws made to control my lifestyle than need be. And I think that the law of supply and demand will look after the shopping centres.

But this particular government is committed to trying to restore the downtown area. I think one of its best moves which was recently taken was to go into the Eaton Place development and occupy a lot of space in that particular building so that the people redeveloping the Eaton Place would carry on and continue the development of that very large, old, Eaton's warehouse that used to be there for their mail-in order business, and turn that into a viable operation. And therefore, if we get some more business back in the downtown area, we'll get some more demand for housing in the downtown area, and the Member for Fort Rouge has made a number of comments and remarks regarding shopping centres in the way of grocery services to provide for senior citizens and downtown personnel, and the Member for Wellington, I am sure, is very much aware of the

development in the last year, year-and-a-half, by the Manitoba Housing and Renewal Corporation on Furby Place. I'm sure he has no objections to the development of Furby Place that went in in place of the old Strathcona Curling Club. Perhaps the honourable member, I see him looking in kind of a state, oh, I didn't know that that took place — well, there is a fine building over there that is housing a number of persons. It is on the north side of Portage Avenue, perhaps it's not where the honourable member lives, but it's towards the area that he represents. And that's where the old Strathcona Curling Club used to be, and today there's a very fine housing project in there with two and three bedroom units. And then there's another one on Ellice Avenue that perhaps he's aware of where a tragic fire took place some years back, about eight to nine years ago, that he, I'm sure is very much aware that stayed vacant for a number of years, and so on.

So this Minister, with his leadership and his guidance, and so on, there has been development in the inner city area, in the housing area. There is today, Mr. Chairman, not quite the demand for apartment space as there was a few years ago. The apartment vacancy rate is nearing the 5 percent rate, as the Minister said in his opening remarks. There is some flexibility for persons to look for lodging and housing and have some comparison as to whether they choose the first location that they might look at or choose the second or the third or the fourth. There is some choice available today that didn't appear to be available a few years ago.

Our Minister has introduced a number of programs to help persons hopefully stay in their own housing stock, whether it be in homes or whether it be in apartments through rental assistance and so on, so that the demand would ease somewhat on public housing.

One area, Mr. Chairman, that I am very much aware of and that I'm sure the members opposite, who do represent inner city seats would like to see embarked on, and I have the assurance of this Minister and others that when moneys become available that it would be embarked on, was a commitment made by the Progressive Conservative Party in the last election, was what they had hoped to do in the inner city area where there was good housing stock, was to see if we could get young families, and encourage young families to move back into those areas, and encourage them to upgrade that housing stock through home renovations, etc.. And the government was hoping to embark on a program where we could help finance and help the people meet their commitments to renovate the homes that they would like to buy into and move back into older areas of the city and renovate these homes. Unfortunately, interest rates haven't been attractive in the last couple of years, and therefore embarking on this program in a big way has not been easy to accomplish, but it is a commitment that I am hoping, and I expect the government to carry out.

I can foresee areas in the now Crescentwood constituency off Pembina Highway, west to Stafford Street, where there are a lot of good, two-storey and story-and-a-half homes that would make ideal homes for young couples to buy into if the mortgage rates

were reasonable, make some renovations on these homes, hopefully do some of the repair work themselves, and to go back into these neighbourhoods and make these neighbourhoods a more family-oriented, viable force. As the Minister of Education will tell you, there are a number of older schools in that particular type of neighbourhood, in the west end of the city and so on, that are ending up with vacant classrooms, the families are growing up, they're moving to the suburbs, and nobody is coming to replace those families in the age group of the younger people who would have children that would be of school age. And in order to take full advantage of the west end of the city of Winnipeg, which is an area I'm reasonably well familiar with, or the older parts of south Winnipeg, the Fort Rouge, the Crescentwood area, there's a lot of good housing stock in that area that I would like to see occupied by our younger people that are finding it very difficult to buy new homes in new subdivisions.

I was just reading, Mr. Chairman, in a political magazine from the United States called U.S. News and World Report, they did a survey in some 20 major American cities where it says that the average cost of operating a house in these 20 cities is 550.00 a month. That's including your payment and your utility costs and your taxes, 550.00 a month. There's many many young couples today that just couldn't afford 550.00 a month, and this is what is considered in 20 of the larger cities, using a survey on their so-called inner city areas, that the cost of operating their household is 550.00 a month.

If we, through government and through leadership in the community, can get these older homes in these areas made available to our younger families and try and make use of our community centres, as I mentioned to the Member for Wellington, the community centres that exist in the Wolseley area, which is not his area nor my area, but an area of which he knows very much about and an area of which I know a fair amount about, if we can get full utilization of those community centres, those schools, and the shops in the area, the people with their purchasing power back into the community and getting a proper mix rather than having it over-emphasized in the way of senior citizens, but getting the proper mix back into those areas, we will get that type of community spirit that the Member for Wellington thinks would be desirable for those areas and the type of persons and the mix that I think would be desirable for the inner city area.

I think, as I said earlier, Mr. Chairman, that this Minister has been doing an excellent job in trying to handle this department. I might close in saying to the Honourable Member for Wellington, I recall a couple years ago when he was criticizing this Minister and I was the chairman of the committee at that particular time, he said, all you have got to do, Mr. Minister, is look after the Manitoba Housing and Development — we would expect greater things of you. Today he is being critical of the Minister because he carries with the Manitoba Housing portfolio, he carries the Economic Development and Tourism. So two years ago the Minister wasn't busy enough for this particular member; today the Minister is too busy. So I don't know when the Member for Wellington is ever going to be satisfied with the Minister, perhaps never would be satisfied, but I can tell you, Mr. Chairman,

that two years ago when it was my privilege to chair a number of the Minister's estimates through the second committee, which was in 254, that I don't think a Minister came to that particular committee ever better prepared than the present Minister of Manitoba Housing. He came to those committee hearings knowing more about his department, having more answers ready before the questions were even asked.

Today he is being criticized because he does too good a job in that department. He has only had a 30-some odd percent increase in his budget and he is being criticized. He knows the department frontwards and backwards and now, because he carries with it Tourism and Economic Development, he is being criticized because he is carrying too heavy a load.

He is spending more money in the area of housing. He is seeing more housing being developed in the inner city, and yet the members opposite are never satisfied. I don't know what it takes to please the members opposite but I think, from the comments that I have heard from the Member for Wellington during the 40 minutes that he had available to him —(Interjection)— That's right, as the Honourable Member for Fort Rouge says, they will never be happy regardless what I say. Oh, yes, yes. I am sure, to the Honourable Member for Fort Rouge, who, Mr. Chairman, said to me the other day that, "I would hope that when we conclude the Honourable Minister of Economic Development's estimates," that she would like to see a smile drawn on his face. And I assured her yesterday morning that the Honourable Minister, when his estimates are passed, when his salary is passed, that she will see a smile on his face.

I might conclude my remarks, Mr. Chairman, by saying that I don't know how you are going to keep people like the Honourable Member for Wellington happy, but this Minister, I don't know how he does it, but somehow or other he has had a 30 percent or greater increase in his budget, he has had some great programs introduced in the last 12 months, somehow or other he has got some persuasive powers with caucus and with his colleagues in Cabinet, and in my opinion has done an excellent job. I might say to the Honourable Minister that I doubt if he will ever please the Member for Wellington, unless he was to go into the constituency that that member represents and pave the streets in gold.

**MR. CHAIRMAN:** The Member for Elmwood.

**MR. RUSSELL DOERN:** Thank you, Mr. Chairman. Mr. Chairman, just on that last note, I don't see much hope for the present Minister ever becoming a smiler, but I would give him a tip as to how he might achieve that. I think that if every night when he went to bed, he slept with a banana in his mouth, I think that over a period of time he could certainly develop a toothy grin. —(Interjection)— Mr. Chairman, I am not going to repeat the intimations of the Member for Inkster.

I just wanted to make a few remarks about the actions of this Minister. His department in discussion now is on Manitoba Housing and Renewal, but I think that that can also be looked upon in the broader context of construction and in the broader

context, again, of economic activity in the province of Manitoba. Mr. Chairman, I would like to read, for the benefit of the committee, a few construction statistics, only to set the context of my remarks, because the last statistic that I would like to read concerns housing starts in the four western provinces. I think in that way we can get a picture of what is happening with this administration in office as it relates to housing, as it relates to construction, and as it relates to economic activity.

I am looking at a brochure that we received from Inland Cement —(Interjection)— No, I wouldn't say that. Inland Cement, from Edmonton, Alberta, publishes a bi-monthly newsletter called "In Form." I want to read from the last page, just to show you how poorly Manitoba is doing when it comes to economic activity and housing in particular. — (Interjection)— As my friend says, "The concrete facts."

Number one, on contract awards, I want to point out that when it comes to building construction, every province is up 12, 13, 66 percent; Manitoba is down 6 percent in the past year, from April, 1979 to April, 1980. Saskatchewan is up 12 percent; Alberta is up 13 and B.C. is up 66.

Mr. Chairman, the engineering construction is 44 percent off in Manitoba; 7 percent off in Saskatchewan; up 13 in Alberta; and 20 percent off in B.C. But the one who is dragging and lagging is Manitoba.

In terms of housing starts and units, from Thunder Bay — actually these figures are from Thunder Bay to Victoria — they range from the positives of 48 percent up in Vancouver, 50 percent up in Thunder Bay, 126 percent up in Victoria, and then they go from 34 percent down, and lagging at the tail end is Manitoba, Winnipeg, 79 percent off.

In terms of building permits, we have the lowest rate of 25 percent off, in terms of dollars. Thunder Bay is a little worse. In the percentages, we are 27 percent off; Thunder Bay is 38 percent off and Regina is 36 percent off, so they are a little higher in that statistic. But everybody else is up.

Now I come to the final set of statistics, Mr. Chairman, which I think are the most interesting and the most shocking. In the past year — let's first of all look at contract awards and then, secondly, housing starts. In contract awards, Alberta is up 20 percent; Saskatchewan is up 77 percent, and B.C. is up 66 percent. So just a fast calculation, you could say they are up about an average of almost 50 percent in those provinces. Manitoba is down 23 percent. So we're bucking the trend.

Now we look at the most important one that we are talking about in the specifics, and that is housing starts. Alberta is down 15 percent; Alberta is off. Saskatchewan is up 152 percent. British Columbia is up 73 percent. Mr. Chairman, Manitoba is down 70 percent; 70 percent. If you looked again and you averaged those statistics, it would show that the other provinces are up about an average of around 70 percent, but Manitoba is down 70 percent.

Mr. Chairman, these statistics, I think, are quite shocking. They come from the private sector; they don't come from the New Democratic Party. — (Interjection)— No, not from us socialists. They don't come from my colleague from Brandon East, who is a capable economist. It is in this setting that this

Minister has to be condemned, because his administration must get the credit or the blame for the general context of economic activity. They are the ones who can pull the levers of power; they can set the general framework. They are the ones who determine, to the extent that they can — I'm not unaware of North American trends and international effects — but they can, in whatever way possible, affect for better or for worse, the economic activity in Manitoba. I say that the Minister of Finance and the Minister of Economic Development and Housing, these are the people we can point fingers at. I say that there has been no action in the private sector. There has been high unemployment. There has been high out-migration.

I read yesterday in the paper, or the day before, that some of the big Canadian corporations, including Great West Life, in spite of all the urgings and the policies of this government, are going to invest hundreds of millions of dollars in the United States. They are not going to invest in our province, even though they are headquartered here, or in western Canada, which is booming, they are going to the States. As my friends will readily say, "What about those succession duties; what about that context; what about that new government? What about 'that government is best which governs least'? This government is governing the least of all, and yet, when the results roll in from the Manitoba Bureau of Statistics, or Statistics Canada, or from Inland Cement or from anybody else, it just shows that without government involvement, without the government playing a positive role, that we are in serious trouble.

I conclude on this point, Mr. Chairman, that from 1969 to 1977, we had high economic activity in Manitoba. We had high activity in the construction sector and we had high government activity. Now, in the past two and a half, two and three-quarter years, we have had low government activity and we have had low construction activity. There surely must be a correlation between the two.

So I say, Mr. Chairman, that the Minister and his government have failed both in philosophical terms and, in particular, in practical terms. They have done what they said they would do, only the results have not corresponded to their hopes and their dreams. Their whole argument, their whole philosophical approach was, "Let's sit back and the private sector will pick up the slack. If we pull out of housing, they will move into housing. If we pull out of construction of buildings, they will move into that area." Well, it hasn't worked, and I think that this specific example provided by the private sector demonstrates that point.

**MR. CHAIRMAN:** The Member for Fort Rouge.

**MRS. WESTBURY:** Thank you, Mr. Chairperson. You know, I am beginning to think that when you talk about housing, it's like talking about raising a family, everybody becomes an expert, and I guess I'm just one of those people as well. We all have our own particular views on what should or could be done about the housing situation. When I try to imagine why this particular Minister, what interests he has that would have qualified him for being the Minister responsible for Manitoba Housing and Renewal

Corporation, Mr. Chairperson, I can only think that the intention was that nothing should be done with Manitoba Housing and Renewal Corporation. Because as far as I am concerned, I had hoped that with the change of government and with some of the exciting architectural things that have been done in this city in the past 10 years in Osborne Village, in Highgate, in Old Market Square, and some of the other historic and heritage and preservation programs, that perhaps some exciting things could be done in the preservation of housing and in the provision of new housing.

I am aware of very little new housing that has been provided that was initiated and planned under this government. Most of the housing that has been provided, of which I am aware, Mr. Chairperson, was initiated by the previous government. I find that extremely disappointing.

Now, the Minister said there has been a decline in the demand. I suggest, Mr. Chairperson, that there has been a decline in demand for the kind of housing that has been provided, in other words, something new over on Mayfair, that was more imaginative than the high towers that we are used to seeing provided. That was sort of encouraging to me, but I haven't seen very much along those lines produced.

I wonder if there has been a decline in the demand — I don't think so — for handicapped housing. I know that some handicapped housing has been provided in the past five years or a little more than that perhaps. I know that there are people waiting for more handicapped housing and I have asked questions on this before in the House, under another Minister in his estimates, and received not very satisfactory answers. I am wondering when the second phase of the handicapped housing program will be initiated. The first phase has been successful and I would like to see more — never mind what I would like — the handicapped in this city would like to have more of that kind of housing provided, because it enables them to live independently and enables them to feel as though at last society is accepting them as equals socially and making it possible for them to live independent and productive lives, instead of society treating them as though they are lifetime patients, which of course they are not.

Now, we have an increase here in spending, to which the Member for Crescentwood referred, of 8 million. I tried to listen to the Minister's opening remarks and I think somebody the other night described his tones as unctuous. Unctuous tones. Anyway, they were a little too unctuous for me to get the point of where this 8 million is going to be spend. I wish he would be specific on how many new units are going to be provided, how many new units will be rehabilitated. Will they be equal family housing; will they be for mixed housing, which is what I would prefer to see; will they be in areas needing rehabilitation; will they be senior citizens' housing, and so on?

The Minister said there has been a decline in the demand for family housing, I think he said, and senior citizens' housing. Well, I suggest that in the case of senior citizens, as with handicapped people, perhaps they don't want to be isolated into structures such as are usually described as ghettos, into structures where they are with another 100 or

200 people who are just like themselves. Maybe they would like to go into mixed housing. Maybe they would like to be in housing which is shared with families and with handicapped seniors and singles and so on. I would suggest that perhaps we should be altering our view of the kind of housing that we are providing in order to accept our responsibility to our city, among other things, as well as to the people who live in the city.

We have a declining core area, a very sadly declining core area over the past few years, since unification of this city, I suggest, and government has a responsibility. We can't pass it all off to the private sector and say, yes, land costs are high but private sector provide. I suggest that the government has to provide some incentives, the government has to show some initiative, and I have not seen much initiative coming from this government, Mr. Chairperson. I suggest that, oh, we have had a half-hearted acceptance of federal money, which we have half-heartedly spent, and without a great deal of excitement or imagination.

I have in the past, and I will again tonight, speak about the rehabilitation of older dwellings. The Member for Crescentwood referred to the fact that this would be done, that people would take on older dwellings if the tax breaks were there. I am saying that they are doing that already. People in his constituency, I suspect, and in mine, because they are contiguous, already are buying housing which have been used as R3 or R2 uses in the past and they are restoring them to R1 use, very beautiful restoration jobs going in there, but very very slow because of the costs and because they are not getting any assistance from government. Some of this rehabilitation could proceed much more quickly if we could have a freeze on the increased assessment for a limited period of time of, say, three, four or five years, to enable some of these people to move more quickly with their renovation and restoration, which is so successful where it is happening. It is happening particularly in my constituency, I think, where there are some very beautiful, fairly modest older homes which can be successfully restored in the way that I have described.

I think there have been some very good comments made tonight by previous speakers. I would like to say that I do endorse much of what has been said and I am trying very hard not to repeat what has been said. But I really must talk about the treatment of senior citizens, who are the tenants of Manitoba Housing and Renewal Corporation in the core area of the city. I have found this Minister to be lacking in compassion, in consideration of these people. He is lacking in sensitivity, in understanding of what it is like to be old and alone and living away from the people you grew old amongst, away from your old neighbourhood. You are downtown and you want to go and buy your groceries, because you want to be independent, and there is no place for you to buy your groceries except — you know, there was one week I was going around one of the — 185 Smith as a matter of fact in my constituency, and this was after the Safeway store had been closed and the people in there told me that in the Safeway ads that week tomatoes — and a lot of these people are told to take their vitamin C by natural means because

they find it difficult to have it in the vitamin supplement, and tomatoes are one of the cheapest ways they can do that — the tomatoes in Safeway's store had been 55, I think it was, a pound. At Eaton's basement they were 68 a pound and in the little convenience store across the street they were 85 cents a pound.

They want a grocery store. They want a full-service grocery store in their area, Mr. Chairperson, and when I mentioned — I was still trying to be reasonably polite in those days before I took my seat in this House, and I was trying to talk to the Minister about the problem. I thought maybe he didn't know about it. I found he knew about it and he just didn't give a darn. And I phoned him up and I said, what can be done about these people, because they are suffering. They are being driven away from the home that they have which they had hoped they'd be able to live in for a few years until they die or until they have to into personal care or something, and he said, I don't think the government should be in the grocery business. Well, my gosh, what kind of an answer is that? I don't think the government should be in the grocery business either, Mr. Chairperson, but I do think that where the government has a demonstrated need to the people who are dependent upon that government, that they should move themselves to provide for a grocery store if that is what is needed, or whatever is most needed in the area to be provided to these people.

They can move themselves. They can make arrangements. They can go to a series of grocery stores, the chains, and say to them, come to us with some development proposals. We have a need, what do you suggest? Has this government done this? I don't know, because he won't answer any questions. Everybody in the House knows that one day a few weeks ago, I had one question to ask him and because he didn't want to answer it, I dragged that question out for six days, two or three questions a day, before I finally got the information out of the Minister, with some help from the newspapers. — (Interjection)— Mr. Chairperson, what I wanted to say was, if only the Minister would be frank, but the trouble is the Minister is Frank, and — that was too much for me, a little bit of a wit.

**MR. CHAIRMAN:** While the honourable member is waiting for some water to clear her throat, I would just like to remind her that I shopping at Penner's, just down Broadway this evening, and tomatoes are 2 pounds for a dollar.

**MRS. WESTBURY:** I'll let them know. How do they get there, Mr. Chairperson? How do they get there?

**MR. CHAIRMAN:** The Honourable Member for Fort Rouge.

**MRS. WESTBURY:** Thank you. The honourable members on the government side have said they should walk to Penner's and buy, well some of my elderly friends will be interested in that remark, Mr. Chairperson. They can walk a block or two blocks or they can — on canes they can go a block or two blocks. Some of them can't get on a bus, some of them really can't get on a bus, but they can walk a few blocks. When you get a little arthritis in the hips,

one person said to me, Mrs. Westbury, you can't get on a bus carrying a bag of groceries, and you can't get off a bus into a snowbank. We have to think a little bit, smart remarks don't answer these people. We are talking about human beings. We are talking about human beings who have cried, who have been told that if they work hard all their lives they will be looked after when they get old, and they are trying to stay independent and healthy in their own apartments. Some of the apartments I don't think are really good enough for some of these people but they are trying, but they do need to be able to get out and do their shopping and I'm suggesting, Mr. Chairperson, that there has been a very serious lack here.

The Minister says the senior citizens don't need additional housing. I agree they don't need additional housing of the type they are getting. Personally when I get old if I'm a widow, I don't want to live in one room with a bed in it. I would like to have something a little more imaginative than that. Mr. Chairperson, what about personal care homes? I have a strong suspicion there is need for more personal care homes in the downtown area. Could not something like that be built in conjunction with a grocery store? I know there are needs. We all know there are needs. Anyone who walks through this side of the river knows that there are needs in this area for housing. Why can't we have a little imagination, a little compassion, a little sensitivity, and a little caring from this Minister?

Why can't he go out into the community and say, what are the needs in this area, apart from a grocery store? Let's combine so that we can provide for the needs of the people in this area and make a better city and increase the land values if they put in a commercial use on the ground floor of housing. We get a little money back, and to some people, I agree, there are people to whom only the economic factors matter. If that is what is most important, let's put that in as a provision. Let's have every housing — and this would be not difficult to do. I'm no architect and I am sure I could come up with some preliminary design on how you could put commercial use on the main floor and housing above it.

I can only repeat what I said earlier, that when it's so obvious that the Minister doesn't care, one wonders why he was the Minister put in charge of this department, Mr. Chairperson. And I think that the people of this province are finding the answers to some of these questions, that when you put someone who doesn't care into a department, it's because you hope that the department will just stay at a standstill, that nothing more will happen, that they'll let it ride. I'd love to see him get a little excited about the provision of housing, as excited as he gets about the office in Mexico. Wouldn't it be nice if he stood up and enthusiastically said, guess what, we've got an exciting new housing concept for the area north of Portage, that derelict depressed area, or we have an exciting new housing concept which will include this greatly needed grocery store for the area between Assiniboine and Portage Avenue.

Mr. Chairperson, not only would I like to see him smile, I wouldn't even know if he smiled. Look at him. He's got his back to me again. That's all right. I can understand if he doesn't like to look at me, sometimes I don't like to look at me either. Never

mind smiling, if he could only get enthusiastic about his job, if only he could say, we are going to do some exciting and wonderful things for the people who are dependent upon us, the government. I would really have a lot more admiration for the Minister, Mr. Chairperson.

In conclusion, I have to say I hope we'll get some information on where this 8 million is going to be spent. I hope the Minister will get around to telling us how many units have been completed or commenced or even are in preliminary planning in the past year, or in the past nearly three years since this government took office; how many of those proposed units are going to be in rehabilitation, how many are going to be in housing, how many are going to be in apartments, and are they all going to be dependent upon federal contributions or is the provincial government going to show some initiative? I don't mind if there are federal contributions as long as they are doing something exciting and imaginative and special with the federal money instead of just sort of drabbing it out in drab little places. And when we provide, if provide housing, are we going to make sure that there are service industries around so that the people who live in that housing can live independent and healthy lives?

Thank you.

**MR. CHAIRMAN:** The Member for Wolseley.

**MR. ROBERT G. WILSON:** Thank you, Mr. Chairman. Just a few brief comments pertaining to housing. I've had a great deal of success with this Minister and certainly with a number of groups, have an indication as to some of the incentives that are going to take place in Wolseley despite city council. I believe the announcement of at least anywhere from two to three to four senior citizen complexes in the Wolseley riding, is certainly an incentive to offset and to give the senior citizens and elderly people in the area some form of relief from the unbelievable puzzle of being able to stay in their homes, and I look forward to the Greenwood United Church complex on Portage and Greenwood. I have an indication from some joint developer, possible property management and the United Church are maybe looking at an area on Maryland Street.

I have an interest of the Lion's Manor in the Cornish and Furby area, but will be met with some resistance if they come in with the type of complex that they originally envisioned, and I think this is where government has to get involved in the core area, is to try to allow the people to have the type of situation that is going to be acceptable to the community. So with that type of incentive in an area like Wolseley, that the Member from Wellington spoke about is the type that is a positive move and we welcome it together with an increased supervision over the post-psychiatric homes and personal care homes that are very prominent in the Wolseley area, and a more general concern of the halfway houses that are there, better supervision, more concentration on who does get the passes and who gets an early parole and that type of thing.

But there is something that is happening that we have been — in housing we have been sold out by the suburban councillors. We've been sold out to such a degree that I'm afraid if this government

doesn't step in and sort of do something in the way of a lecture or demanding that city council have a plan for the inner core of the city, the downtown area of the city. I've seen all types of wonderful plans in the future, the greater Winnipeg development plan, and all those other plans, only to see certain councillors, certain pressure groups do a complete flip flop.

I remember the pains that I went to and the many meetings that I went to, to acquire all the land between the junction of the Red and the Assiniboine leading up the Parliament Building, the Legislative Building, and the first thing we did was see several of the old metro councillors put the pressure on and lo and behold we abandon the Guerton Paint Building. We abandoned that with some grandiose scheme that we were going to be given the land behind the Guerton Paint Building and then all of a sudden an architectural building goes up next to the Czechoslovakian restaurant. And yet I was envisioned and told with some of the great plans that we were going to have that particular area as an open space green area which would have been a compliment to the already demand by senior citizen housing and condominium housing for the more affluent senior citizens to want to be in an area that has all the amenities that I would want if I was an elderly person, and that would be the parks, the Legislative Building, the river, the entire amenities of the art gallery and all the wonderful things that you have when you live in a downtown setting that has completely been gutted of slums.

However, then you have a particular person for some strange reason who either through lack of caring, or possibly more higher aspirations, and I refer to the Liberal councillor from the area who allowed the city welfare offices to move en masse from the Main Street area to 705 Broadway without an environmental impact study, and it has completely wiped out the entire residential concept of that area. You can see it happening. The developers and the investors are grabbing all those houses along Portage Avenue. They are grabbing them for land value. I guarantee you within two or three years you will see the complete zoning rechange after that McGregor-Sherbrook Overpass is built; it will all commercial in there, those old houses will all disappear and be replaced with parking lots, and the rest of it. We spent four years getting rid of the massage parlours; we prohibited the pinball games south of Portage Avenue, we got rid of all the uses that were not the type that the Gordon Bell High School, and the Mulvey School, and Wolseley School and Laura Secord, the type that they wanted in their area. That was the type of living that we wanted, and lo and behold we get rid of them and without an environmental impact study the councillor for the area accepts en masse the entire social service department of the city of Winnipeg. When those people get rejected and they are on alcohol, they come out, and the increased rate of crime, the stabbings, the muggings, the robberies, the women that have been attacked in that area, is increasing, and I challenge the city of Winnipeg Police Chief to look at the records that are happening in that particular area.

I am speaking out against this and it is going to cost me an awful lot of support, but I do it because it

is the truth. There should have been an environmental impact study, there should have been some consideration for the residential concept and makeup of the area. Here is where I think that if the MHRC is looking to support a community that is going downhill, then they should exactly what they are doing on Ellice Avenue, they should come in there and buy up some of that old housing stock that is decaying because it has absentee landlords; it is decaying because the people have bought it for land value only, and that is the type of thing the government is going to have to package together and they are going to have to throw in something in there to save the community.

An example of what the government did in a positive way, they looked at the corner of Wolseley and Lenore and they know that the area is an area, because it is a very activist area, there are so many envious radicals that live in my particular constituency — because they don't own anything, they are envious radicals, they come in and stir up the people and then they leave and go on to another province, or go to another district; or they get fired as the Political Science Professor at the University of Winnipeg or wherever, they dropped in here. These type of people come in and they activate, they get people all excited, and I disagree with the Member for Wellington, we got an awful lot of potential in that particular area with what we have.

We have to have a return on what is coming into the Palmerston west end of the area. The city of Winnipeg fathers, namely the suburban councillors, have destroyed the east end of Wolseley; they will be driving a freeway right down Sherbrook and Maryland, so we are going to be cut in half and that other area is going to be neglected unless there is some caring for that particular area. We are getting a boost, Great West Life is building on one particular end of it, and we do have the Colony Square Development in there, but unless we can do something with the particular government involved and the city councillors recognizing that the investors are grabbing this land for land value and letting the housing stock deteriorate, because you have in one area of my riding fantastic potential of young people returning, and with the Critical Home Repair Program, homes being fixed up, and a constant fight with the first three or four houses off Portage Avenue being grabbed for land value, because of the pressures for parking lots by the businesses that are along Portage Avenue.

The government did a very generous and a very worthwhile thing that is helping me. They tore down an unsightly block at the corner of Lenora and Wolseley; it is something that was really wanted for a long time by the residents of the area, and it was worthy of note that a Liberal campaign manager and the futuristic Liberal candidate for the area called a meeting and gave out this questionnaire and what have you, and they didn't once write to the MLA for the district asking what are the plans for this site, when are you going to tear it down? At least the New Democratic Party was two years ahead of the Liberals, because they wrote me back in the early part of 1979 and sent a copy of the letter addressed to the Minister in charge of Manitoba Housing and Renewal; we are a group of concerned citizens — of course, they are easy to recognize, Professor Allan

Mills, Michael Decter, Kathleen Taylor, they are all either New Democrats or Bolsheviks, they are all people from the area that are well known to me. They are all well known to me.

You know, I thrive on the active participation politically in the area, and they do force me to work and to try to convince my Minister that something has to be done with that site. His staff is most cooperative whenever you bring a problem to him. If you have a senior citizen that needs a home repaired or anything, you can down and see him and ask him to put his name on the list, he fills out the forms and everything else. You try to talk to every senior citizen that wants to move out of his home, and you ask him what are the reasons. Crime is one of the big reasons and fear is another one. We just don't seem to have in certain sections of my riding the same confidence that we do have in other parts of the riding. I don't know what I can do for the east end of the riding, I really don't know, and I urge this Minister to have a look at that particular section of the riding. I believe the New Democratic Party owns a house in that very area that is going to be affected, because we have moved the entire City of Winnipeg Welfare Department onto the Broadway site. What they have done is increased all the values of the property. I own property there, it is doubled probably in value, because it is going to be commercial, but I am saying I would rather have the area saved and I would rather have the value of my property stated, because I bought it because I have a small office, a constituency office there, I do a little business out of that office and yes, I gain a little revenue.

The point that I am trying to say, is that by living and working in the area, I get the feeling of the pulse of the area, and I think really when you look at what we have in the downtown core, it is about time that our city fathers gave us an assessment freeze. We have all the traffic going through where we live, we are constantly saying to young people, with gasoline heading for 1.50, 2.00 a gallon, move back downtown, look at the amenities we have, and then they pick up their daily newspaper and read the crime rate, and lo and behold, where is most of the crime taking place.

I am not suggesting that we transfer the crime out to the suburbs, but I am suggesting that there has to be some consideration. I can guarantee you that on a Sunday you won't see a police car going to Assiniboine Park, because it takes 45 minutes to go through there. It is like a city unto itself on the weekends, because they all have a timetable, a schedule, but there doesn't seem to be any plan for the inner city. You either see five police cars in one block, you never see the police there on Friday night after the Westminister closes, or on Saturday night, and that is when we need the protection, because a lot of these particular problems are alcohol related.

With those few remarks and giving a slight presentation, hoping it will give some sort of direction towards the inner core of the city, the one I represent, because I am very much afraid that particular area, and I don't want to crystal-ball this, but if we don't do something now that we have got the problem that the councillor dumped in our laps, if we don't do something with that particular area, you say goodbye to the R1 planning. One of the greatest problems that you have, if the R1 planning

for that district is going to go, don't be wishy-washy about it, have a plan, make a decision. Maryland Street will become commercial. Sherbrook is showing signs of becoming commercial, there is little shopping centres going in there, and people like Sooter Studios are buying up houses for parking for their customers. So you can see the pressure is there. If it is going to happen, don't waste time, let it happen. Don't let other people be able to speculate and be able to grab up all the houses and then be able to — in other words, if a person who has lived in an area for 30 years applies for rezoning and is rejected, and looks and see a large developer have that particular same site rezoned for commercial, I think that is unfair. I think the city has to have a plan and let the people know that now that the City Welfare Office has moved into that area, we are going to have a commercial pressure for the surrounding area for so many streets in a certain section, and that is what would happen. Because what we have now, developers are telling me that the city councillors come into Charleswood and say, build a shopping centre. The person builds a shopping centre and he gets a client for the shopping centre, and now the councillors for the area have to decide, well we have got too many grocery stores in the area, we don't need another grocery store. I think at some point in time there has to be amendments made so that people can get on, otherwise we are driving them to other cities across the province and across the country.

There is something lacking at City Hall with the development of this city, encouragement for the particular entrepreneur that wants to come in and develop, and I think that there has to be an overhaul in the Urban Affairs Department of this government to give direction and give advice, and call meetings to get what are other cities doing that is causing this exodus of Manitoba capital to Saskatoon, to Edmonton, now Toronto is starting to take off again. You have to ask yourself, why? Is it the red tape at City Hall?

With those few remarks, I am sure that the civil servants will find the answers.

**MR. CHAIRMAN:** The Honourable Member for The Pas.

**MR. RON McBRIDE:** Mr. Chairman, it is always interesting to listen to the Honourable Member for Wolseley, especially when he is going after the ICEC, his former colleagues on City Council.

Mr. Chairperson, what I would like to do, I want to address some remarks in terms of the Rural and Native Housing Program. What I would like to do, if I don't lose my place, is ask the Minister some very specific questions. He has had some general questions and general comments this evening, but I would like to get some specific information and give his staff a chance to earn their salaries this evening, because they haven't had that much to do so far.

Mr. Chairperson, the Rural and Native Housing Program is a federal-provincial program for the subsidy part of the program, for those people that need a subsidy in order to get into rural native housing, and the federal government puts up 75 percent and the provincial government puts up 25 percent. The original plan at one time was that the

federal government would deliver part of the program and the provincial government would deliver part of the program.

My question then is, in terms of the MHRC as a contractor, as a builder of houses under the Rural and Native Housing Program, I wonder if the Minister could tell us how many houses MHRC will be building under the Rural and Native Housing Program themselves as the delivery agency this year, how many have they completed this year, and how many will they be completing? I wonder, Mr. Chairman, if the staff could trace that back a little further — how many did MHRC build in 1979, 1978, 1977, 1976, and I wonder if the Minister could give us some indication if it is his plan, his intention, to have MHRC in or out of the construction part of that program.

Another question for the Minister, Mr. Chairperson, is related to the applications that the MHRC now has for the Rural and Native Housing Program. The application procedure, as I understand it, is the external agency, whether it be MHRC or MMF, assist people to make out the applications for this program and then the application, once it has gone through the outside agencies' procedure to make sure the application is complete goes then to CMHC, the federal agency, and now within the last while, the applications then go to MHRC. So I wonder if the Minister could tell us how many of those applications are now within the hands of MHRC and how many applications have been approved in 1980? How many applications were sent in 1979, and how many were approved in 1979? How many were sent in 1978, how many were approved in 1978? How many were sent in 1977 and approved in 1977, and the same for 1976?

I think as part of that, Mr. Chairperson, I would like to know how many applications under that program are now outstanding, how many applications are in MHRC's hands, and are waiting for their approval, for the signature of the General Manager of MHRC before they can proceed. Part of that, Mr. Chairperson, is the number of applications sent back, because an external agency first of all approves the application, CMHC approves the application, and MHRC is the third one to get it for revue, but my understanding is, a number of those have been sent back for further revision for a number of reasons.

The other question is in the direct allocation in the Minister's budget for the rural native housing program. How many dollars have been allocated this year? And how does that compare with allocations over the previous number of years?

The other question, Mr. Chairperson, and I'm hopeful that the Minister will be able to answer these questions and then I'll be able to make further comments when he does answer those questions, is now that the province, through MHRC is directly involved in the approving of the applications, which has been a change that this Minister has brought about, or has come about during his term of office, I wonder if the Minister could tell us two things about the program. One is, if the staff there have with them the original guidelines and the original agreement, or the original terms of reference for the program. What was this program designed to do? What were the intentions of the province and the federal

government when the program was announced and agreed to by both levels of government? And then I would like to know the new guidelines established recently by MHRC by the Minister, that says who is eligible for the program and who is not eligible? How does MHRC decide who is not eligible for this program? On what basis do they make their decisions, and what are the guidelines that they use for that decision?

So, Mr. Chairperson, this is a program that was started a number of years ago, first as an experimental housing program, then as a remote housing program, and then changed to the rural and native housing program, and then the Minister and MHRC have made changes in how the program was administered in recent times, so I'm hopeful that the Minister, sort of looking over in that direction, Mr. Chairperson, to see if that information is fairly readily available to the Minister, and I would like him to answer as much as he could at this time before I make additional comments on this particular section of the estimates.

**MR. CHAIRMAN:** The Honourable Member for St. Matthews.

**MR. LEN DOMINO:** Mr. Chairman, I wouldn't want to disturb the train of questioning of the Member for The Pas, but I do have some comments to make. I wonder first, Mr. Chairman, I hope you're not offended by my referring to you as Chairman. There's nothing at all sexist in my remarks. I think you are a very competent Chairman and certainly a fine gentleman and a fine man, and I would choose to call you Chairman and I hope that you won't be offended, because I note that in the Oxford English Dictionary, the latest edition, the term Chairman is considered to be a generic term which has no sexual connotation at all, similar to mankind. Mr. Chairman, I do have some comments to make though, to this Minister on his estimates. I note first that some members have accused this Minister of being unimaginative and of being someone who shies away from new or creative ideas. Mr. Chairman, I think that in the area of housing, this Minister has introduced into the province of Manitoba probably the most imaginative, forward-looking, creative program that Manitoba has seen in housing in at least a decade. And that's the SAFER program. I think it's an excellent program, it's a new approach to housing, and it's one which was totally ignored, the whole approach, by the last government.

Mr. Chairman, I am indeed concerned about the core of Winnipeg and about the problems that the core area has, and I have a personal stake. One, of course, I represent a core area riding, one that's being described here tonight as a decaying, beaten area. Not at all true, it's a rather glib generalization by the Member for Fort Rouge. The neighbourhood that I represent, which is north of Portage, is every bit as nice a neighbourhood as the area of Fort Rouge. It's just as nice a place to own a home, to bring up children and to live in.

And the second reason for which I'm particularly concerned about what happens in the downtown part of Winnipeg is that I've made a commitment that's substantially stronger than just words. Several years ago, four years ago to be exact, I moved into the

downtown part of Winnipeg, and my wife and I bought a house on Langside Street. It was the worst house on the block, and since I've moved into that house and I've started to some restoration and some repairs, I've noticed that here have been five other houses that were all, in sequence, the worst house in the block, they were all purchased by young families, and the construction process has begun.

So the first thing that I want to say is that the core area of Winnipeg is not dead, don't bury us yet, there is still hope. There is improvement that's taking place even now. There are certain things I believe the provincial government and the city can do which would assist the process, but I want to say, Mr. Chairman, that I find the area north of Portage a fine residential area, and that I believe that over the next few years the trend will be towards moving downtown. The trend will be for families and individuals who don't have children to move back to downtown.

That's not to say that we don't have some problems, and I thought the Member for Wellington, in his opening remarks, I thought his remarks were on topic and I thought he had something to say that was very valuable. I also appreciate the fact that, at least in his opening remarks, he shied away from creating any unnecessary acrimony in the House, and that he spoke to the questions, rather than attacking the Minister personally.

I think it's unfortunate that all the members didn't follow that same approach. I think it would be much more constructive if we discussed the estimates rather than attributing motives to the Premier, rather than attributing motives or casting aspersions on this Minister. I think there is no reason to believe that this Minister has any less compassion than any other member in this House. I think he's done a fine job, he's introduced a very imaginative and a forward-looking program, and I think we're going to see some more action out of him, too. I'm sure we will over the next six or seven months. There may be even some announcements forthcoming tonight, or tomorrow, or the next day.

Mr. Chairman, we do have some problems though. Let's not gloss them over and pretend we don't have problems. Some of the housing stock in the inner city is decaying, and I would agree with the Member for Wellington that if you want to locate the housing stock that's in decay, you don't have to even walk down the streets and look at the houses. Just go to the city tax rolls and see who owns those houses. Where you'll find an owner-occupied home, you will almost, in every case, find a home that's being improved, or certainly one that's being maintained. Where you find the home that belongs to a slum landlord, or as he was a little more polite in calling them absentee owners, you'll almost always find a house that's being let rot.

It's a fact, Mr. Chairman, that since the second world war, all across North America, families and in particular middle-class families, have been leaving the downtown sections of all of our cities. I notice that trend is being reversed in some of the major American cities and in some of the larger Canadian cities in recent times, and Winnipeg being a smaller city, isolated from the heart of what's happening in North America, I would hope that that trend will work its way into Manitoba, into Winnipeg. I notice the

Member for Wellington, being one example I suppose, and myself being another, and many of my friends, I hope that we're just the vanguard of what will be a large number of young, aggressive families moving in and rehabilitating the downtown neighbourhoods.

We can help solve that problem. One of the problems, at least in the neighbourhood I represent, north of Portage, is a problem with green space. The Member for Wellington again mentioned that the area in which he lives, south of Portage, has a problem with green space. But compared to the lack of parks and open space in that neighbourhood known as the west end north of Portage, Wolseley is very fortunate, because if you take a look at the number of residents per acre of green space, — (Interjection)— so I'm a little behind, you'll find that north of Portage, we suffer a great deal more. The Memorial Area Report prepared by the city a few years ago detailed the problem and it certainly identified the constituencies which are represented by the Member for Wellington and myself as being those hardest hit. The city and the province have to come to terms with that, because families are not going to move into an area that doesn't have sufficient green space.

Another problem we face and which has to be dealt with before we can expect larger numbers of young people to move back downtown is the traffic problem. Winnipeg, for many years — at least, I was proud as a university student and later when I travelled to other cities such as Calgary and in the United States, I was proud of the fact we didn't have large freeways cutting our city up. But we pay a high price for not having freeways, and the price is that we have, in effect, turned many of our downtown streets into freeways without any of the protection which those people who live in Ottawa or Calgary, who live near freeways, are allowed to have.

As a for instance, already, the Member for Wolseley mentioned that he was worried about what would happen to Sherbrook and Maryland Street once the Sherbrook-McGregor overpass was completed. I'm concerned about what's happening to it right now. Five years ago, the last traffic count that I have available to me, demonstrated that there were 24,000 cars that travelled up Sherbrook within 200 yards of my house every morning, and another 24,000 cars that went back down Maryland Street at night. That's an awful lot of noise and other chemical pollutant that's dumped into the air, right in the neighbourhood that I'm trying to make my home. The neighbourhood where I plan to bring up my children.

One of the key problems that we face in the core area is that many of the citizens have become demoralized. Sure enough, we're facing a situation where over the last 20 years there has been a slow decay, but the media has latched on, in the last few years, to this problem. It has become popular, I don't know how many stories I've read in the daily papers or heard on the CBC or on CJOB about the core area and its problems. This is being inculcated into the minds of the core area citizens that they live in a slum. If you tell people that things are hopeless and growing worse by the day, you tell them that continually, they will eventually begin to believe it. And that, in itself, will make the problem worse than it is.

There are lots of good things about our neighbourhood, positive things. We've got active — at least in my constituency we've got two of the most active and aggressive, strongest community clubs in the whole city of Winnipeg in Isaac Brock and Orioles, they're alive and they're vigorous and they're doing better, and they're serving the community in a much more effective manner than many of the community clubs in the suburbs. And I know, because I represent, as a person, a reversal of the historic trend since 1946, when the first suburban subdivisions were built in Long Island, New York. I grew up in Transcona. I am a product of a suburb who chose, when I became an adult, to move with my family, my wife and I, back downtown.

Mr. Chairman, somebody else said something about immigrants earlier, I'm not sure which member, and they suggested this is a problem, and I'm sure that some immigrants are a burden on a neighbourhood. But in the community I represent, almost all of the reconstruction — you can walk down Beverley and Simcoe and Victor and you'll find not one, but you'll find six or seven houses per block that have been rebuilt. These aren't mansions. I'm not sure if the Member for Fort Rouge would find these houses worthy of reconstruction, they're small houses, often, but they've been repaired by the people who came to this country from Italy; and by the people who came to this country from Greece and Portugal; and by the people who came from eastern Asia. These people, maybe they don't read the papers, maybe they don't know that they're moving into an area that's decaying and that's on the downward slide. —(Interjection)— I'm not so sure. The Member for Wellington was not the most negative member tonight, not by a long shot.

Mr. Chairman, I want to keep my remarks short. I want to make suggestions to the Minister, suggestions he has heard from me before. I'm not sure if he has heard them in public before; some of them he has, others I have made to him in his office, across the desk.

One, Mr. Chairman, I think that something that can be done immediately by this government is we can revamp the Critical Home Repair Program. It's an excellent program and I give the former government full credit for it. It's a good program. And I give this Minister credit for not dumping it, for accepting it as a good program, supplying the funds and continuing it. We have now reached the point though, Mr. Chairman, where what the Critical Home Repair Program needs is a new infusion of money and we need to allow people now to apply for the second time. Many people have applied and used up their eligibility. We now have to come in and we have to say, you've got a second eligibility and you are allowed further assistance from the government, because this is one of the very real ways senior citizens can keep their houses in good shape, can keep the housing stock livable.

Mr. Chairman, I also have some harsh comments for the city of Winnipeg. The city of Winnipeg and the councillors in this city, if they had had the courage to abide by their own rules, the problem would not nearly be so severe as it is today. Several years ago, the city adopted the basic principle that most high-density development would occur downtown and then they proceeded to consistently

make exception after exception and allow high-rise development and high-density development, which should be used an in-fill downtown, they allowed it to occur on the Perimeter, or near the Perimeter, or in the suburban areas. That has contributed to the problem that the downtown area has.

Mr. Chairman, another major problem we have is a problem like the apartment problem in this city, and I think the Minister was very correct when he diagnosed the problem with senior citizens and low-income people. It is not a shortage of proper accommodation, but rather an affordability problem. The proper accommodation was available, but low-income people and senior citizens couldn't afford to rent it, so SAFER steps in and SAFER meets that demand. It allows the individual to have freedom of choice as to where he wants to live and it allows the individual then to purchase on the private real estate market the homes and the housing wherever he wants to go.

We could do this very same thing with housing. We now have a situation, particularly in my neighbourhood, where the population is old, old in terms of age and that those people have lived there, many of them for 25-30 years and they are retiring. What is happening is that because of the media coverage and, as somebody said, because of the nature of the neighbourhood, at this point we can't find people to buy the houses of the senior citizens and they are often stuck. Often it forces the price of the houses down. New families can't move in because those families who might be attracted to the neighbourhood can't afford to get into the housing market there. A program such as the Home Ownership Assistance Program, which has been initiated in a very small way in this province and which the Minister stated in this House last May that he hoped to expand but has been unable to do for a number of reasons, one of which is the interest rates, because the program deals with interest rates and supplies in effect a second mortgage to people so they can afford a down-payment and so they can afford to fix their houses. That program has got to be expanded and it has got now to be applied to all housing in what is called the core area of Winnipeg. If that was done, we could get hundreds of young families of modest means to move back downtown, to refurbish the houses, to allow the senior citizens who want to leave their homes because they can no longer maintain them, to sell them and move on into other rented accommodation or whatever they choose to do.

Mr. Chairman, that must be done and I would like to suggest that to the Minister as some advice.

Mr. Chairman, I want to mention one other point too, and that's that we've got an enforcement program. The city bylaws and city codes I think are adequate. I'm not sure, they might do with some stiffening up in some cases. But we right now have an enforcement program. When I get a call from a constituent who says, "I've got a problem with noisy neighbours," or "I've got a problem with a landlord who won't maintain the property next to my house," so that one or two houses on the block are being allowed to rot while everyone else is trying to fix up their houses. It is a very real problem. I call the city and I say, let's get on this, let's do something, and the city officials then proceed to explain to me the

difficulty with getting those slum landlords to the court, the difficulty with enforcing the safety and the health regulations, because they haven't got enough staff and because they haven't got access to the courts, because it is too time-consuming and too difficult and there are too many delays that a slum landlord is allowed in court. What we need is for the provincial government to supply direct aid to the city so that they can afford more lawyers, and so they can prosecute these people, and so that it doesn't take six months to prosecute a slum landlord, they can do it in two months and —(Interjection)— Mr. Chairman, this may be even a good idea, like block funding, this may be something that has got to come above and beyond block funding.

Mr. Chairman, further, it's not just a matter of money. I believe it is a matter of the province making it a priority and of the provincial court system making it a priority and of the provincial government, the Attorney-General, and this government saying it's a priority to prosecute slum landlords because they are destroying the core area of our city and because they are working against what the natural trend is and we are going to make sure that court space and court time is available to these people.

Mr. Chairman, I have an awful lot more to say but the hour is late, and with these very few suggestions, I would hope the Minister would take them to heart. I think he has done a fine job so far. I don't share the Member for Fort Rouge's opinion of this Minister at all. I think he has done a good job with a very difficult problem, and a problem which he inherited and which the previous government inherited yet, a problem which started after the second world war.

Mr. Chairman, I hope that we can continue with this debate and I hope that people will offer some positive approaches to solving the problem, because it's not just this Minister's problem, it is all of our problem, because Winnipeg is the heart and soul of Manitoba. Rural members will understand that. If Winnipeg suffers and if Winnipeg is hurt, all of Manitoba is hurt.

**MR. CHAIRMAN:** The Honourable Member for Winnipeg Centre.

**MR. J.R. (Bud) BOYCE:** It seems that Wolseley constituency is getting an awful lot of attention tonight and it has prompted me to say a few words relative to the area.

Mr. Chairman, the Member for Wolseley mentioned about law enforcement in his remarks. There is a problem. A week ago last Saturday, my wife and I returned from shopping and my neighbour said, "Don't go in the house, somebody has broken into your house and is in there and the police have been called." The events proceeded, the police arrived, and it was a young woman who was stoned on something. I couldn't smell alcohol but she was really out of it as far as I am concerned. The two officers who attended did a marvelous job, in my estimation, and the thing was dealt with. The damage was minor in that there was only about 8.00 worth of glass broken in getting into the house. It's regrettable that neither one of the constables or my wife or I noticed that she was wearing a pair of shoes that my daughter had paid 125.00 for.

Mr. Chairman, the Member for Wellington, in his remarks, prompted me to enter the debate because what he has said is right on. It brings to focus the lack of planning, really. I live today two blocks from where I lived in 1936. I grew up in this particular area. In 1936, we had green space, and in that whole area, it was single-family dwellings. There were large families; families were larger then. But we had ample green space in that you had empty lots on the corners all over the place.

As was mentioned by one of the members opposite, there are some parks. There is a park directly across the street from me on Preston Avenue, Vimy Ridge Park; there is a park there, and there are school yards and things of this nature.

Nevertheless, from 1936, that's 44 years, how society has changed and how people come up and say, you know, if you proceed in a particular way, certain events will take place. For the last 15-20 years, there has been irrefutable evidence that if you pack people closer together and don't give them a way out to express themselves or do whatever, they get sick in the head, incidents of crime increase, suicides increase, all these things increase. The evidence is there.

But planners, for some reason or other, refuse to accept and look at this evidence and lead in the direction which will reduce these incidents which are increasing. The focus given by the Member for Wellington is an excellent point to start, because this is but a manifestation of the whole problem, the ignoring of irrefutable evidence.

Mr. Chairman, you and I are of an age — some people tell me I'm getting on but I don't think I am — but nevertheless we are of an age that we used to park along Portage Avenue and Main Street and watch the people go by. There used to be people around. What we are talking about in this regard is people. Somebody brought into this debate shopping centres. You know, our generation, believe it or not, in my estimation, had more sense in planning without all the sophisticated tools that they have available, because what it used to be, if they built a shopping centre, which was the corner store, they built the corner store on the ground floor and they put a residence above it.

You take a look at the shopping centres which are being built today, the cost of these things, single-storey units. Up and down Sargent Avenue, Ellice Avenue, all over the city, they are building single-storey units. All it is based on is strict economics. It has got nothing to do with social problems or the problems which will accrue as a result of having vast areas — take for example St. Vital Shopping Centre — single-storey units all over that place. During the day, there are people there; at night, there isn't a soul. There is not going to be vandalism? Mr. Chairman, how stupid, how stupid are the people that there is not going to be vandalism. If they had built a two-storey structure, put the business on the bottom and a residence on top, there would be people there. Our generation had more sense. We had our little grocery store and we had the residence upstairs.

Just one point — they totally ignore air space. The Member for St. Matthews talks about moving people back downtown. Certainly they should. Planners on city council, they talk about the utilization of air

space. Oh, well, you know, "We don't want to interfere." Nobody likes to be regimented; nobody likes to be told what to do. But what we need, Mr. Chairman, is leadership, because what is happening is, the evidence which is there, just as sure as if I drop that book it is going to fall, you pack people closer together and they're going to get sick in the head.

What did this government do when they first came into government? One of the first things they increased was the police government, the law enforcement budget. You know, they built the jails tighter so they can pack more people into them. That isn't the solution. The solution is as pointed out by the Member for Wellington. You know, you don't keep hauling people out of the river, if somebody is drowning people, you go to find out who is throwing them in.

The lack of comprehensive planning in dealing with some of the social problems we are incurring because of the lack of leadership, and our government was no shining example in this regard either.

Mr. Chairman, I was just prompted to enter the debate because of a historical prospective relative to the constituency of Wolseley, I suppose. You have more MLAs in that particular constituency than you have in any other constituency in the province. But the Minister I would encourage to challenge his planners, not just the strict economics of it in immediate terms, but some of the social benefits which can accrue by changing some of the policies, having convinced people that they should change. I have to disagree with the Member for Fort Rouge. I'm sorry, the Minister in handling any of the problems I have drawn to his attention, has always handled them expeditiously, whether it was a leaking refrigerator or a squeaking door, and the staff at the MHRC has been most co-operative in dealing with the problems on a day-to-day basis as I refer them from constituents of mine.

**MR. CHAIRMAN:** The Honourable Member for Ste. Rose.

**MR. A. R. (Pete) ADAM:** Thank you very much, Mr. Chairman. I just have a few comments to make and suggestions to the Minister. I'm primarily interested in obtaining information in regards to what is happening in the rural areas of Manitoba, and of course I'm primarily interested in my own constituency of Ste. Rose. I want to support the suggestion by the Member for St. Matthews when he indicates that the Critical Home Repair should be revamped. I think that I should first ask the Minister what is happening, how much funds are being provided for the Critical Home Repair programs throughout the province. It would seem to me that it is probably winding down because of the fact that many families and senior citizens have availed themselves to the first round, and I would perhaps suggest that it may be time, as the Member for St. Matthews suggests, that we look at the possibility of looking at a second round, because those repairs that were done over the past number of years, some of those houses now again need repair, probably critical home repair. We are receiving requests by people asking if they can apply for critical home

repair in order to make some repairs to their house, and we have to tell them, that I'm sorry, if you've already had one application, that disqualifies you until such a time as additional funds are provided in another round, to go around a second time or the third time, or whatever. I would ask the Minister to give us some information on that when he stands up to reply.

I would like to also ask the Minister what is happening in the family housing, if that program is still going, or has it been discontinued. I know that looking in the annual report, I see that some of the areas in my area, I'm not familiar with other communities, but everything seems to be at a standstill. Does this indicate that the need is not there, or has the need suddenly disappeared? I know that in the town of McCreary, I believe the long-term planning was for six family housing units. I know that there was one that was completed. I believe it is occupied. I see it is probably three or four years ago that that one was completed, and I see now that there is still only one in the village of McCreary. I believe that perhaps the Minister could advise me how many applications have been received.

How many applications have been received in my area for senior citizens' housing, family housing, etc? I understand there has been some discussion that has taken place with the housing committee in Ste. Rose in regards to additional senior or elderly persons' housing, and in fact I spoke to the chairman of the committee just this last week and was advised that there had been some people out to discuss the additional units for Ste. Rose, and that as far as they understood, everything was set to go, that the next step, the architects would be out to start laying plans for what is really required. Now I'm not sure whether this was for enriched senior housing, or whether that is for standard or regular senior citizens' housing. I understand there was some discussion that it could be, since there was land available on the Gendreau memorial property, that perhaps it should be handled through the Gendreau Memorial Nursing Home. I would ask the Minister whether he could give us a report, or whether that's in his department or some other department. I would expect it's in his department.

I understand also that Ste. Rose has applied for family housing, and I see that nothing has changed since the last report. I would also ask the Minister if he can give us some information as to where housing has taken place in the constituency of Ste. Rose, either under MHRC or under the Remote Rural Housing, if he does have that information. And perhaps he could me a report on what's happening at Winnipegosis in regards to elderly persons' housing there. I know that there was a plan to purchase the senior citizens' home, which is the property of the BPO Elks, I believe, and that we would be able to add another 10 or 12 units to that facility, providing that it was taken over. I don't know whether or not under the new programs of this government that the BPO Elks have undertaken to expand the facility there, but perhaps the Minister would be able to enlighten me on what has taken place.

**MR. DEPUTY CHAIRMAN, Albert Driedger (Emerson):** The Member for Trancona.

**MR. WILSON PARASIUK:** Mr. Chairperson, before we get too far further with the estimates, I'm wondering if the Minister could give us a breakdown of the expenditures for 1980 — I think they probably have that on paper and you can just send it over — and give us a similar type of breakdown for the requests for 30,686,000. This way we'd get some idea of what's in CRRP, what's in the rural and native program. Then I'd like to see whether in fact there is anything recoverable from Canada on this, or whether the moneys we get from Canada is part of the cost sharing of this subsidy, is shown on a different form in the estimates book. I'll wait until I look at this and let some of the other members speak, because I'll probably have some other points to raise later on.

**MR. DEPUTY CHAIRMAN:** The Honourable Minister.

**MR. JOHNSTON:** If I may at this time try to answer some of the questions. I have been taking down notes and I may not have them all, but I'll certainly try. The staff has been supplying me with a lot of papers. The Burrows Court and Salter, and Lenore and Wolseley, both of those units would have cost an extra 20,000 per unit to put into shape. When you add that on to what was paid for it, the units became very very expensive. We could certainly build new units for more. CMHC would not loan that type of money because they wouldn't have an asset; they would have an asset that wouldn't have as much value as the money that was put in it. I might say that Salter and Burrows — we would have ended up with units that at the most would be 250 square feet, so we didn't choose to do the renovations on those buildings. As a matter of fact we would be quite willing to negotiate with the city if they want to put a tot lot on. We may be able to swap some land if they want to do that. We've had some discussions with them. We have also supplied two tot lot areas, on Arlington Street and on Furby Street in the last two years for playgrounds in the core area.

Mr. Chairman, the core area is what has been discussed mainly by the members here tonight except for the Member for The Pas, and the Member for Ste. Rose, and I have said for years, or I have said even in opposition, and I said last year, that there was necessity in the city of Winnipeg to have a group of people that would tie all of the groups together that are involved in the development of the core area of Winnipeg and get one program going in the core area. I have said that there seems to be 100 different associations down there all going in different directions, and as far as we were concerned, we chose to help the city of Winnipeg rehabilitation program. We have chosen to carry on with the NIP program, under the new program that is now available with the city of Winnipeg, and we have chosen to add our Hope Program, small as it may be, to the City of Winnipeg rehabilitation program, so that we can assist people into buying those houses.

You must remember that Manitoba Housing and Renewal Corporation is a corporation that is responsible to supply accommodation or shelter to people who are deserving or who qualify under the programs. We do not build the general housing construction in the area or in the city. We do own

land. At the present time we are dealing with our, I guess you'd call them our partners, but our neighbours in the ownership of that land, to see if there can be an overall development put through in St. Boniface. At the present time we have several lots, in fact I'm not just too sure, over a 100 or so in Inkster that are not sold at the present time, and we've had problems with that. We haven't really moved in to what you'd call a real housing program, because at a four percent or nearly five percent vacancy rate in the province it would be absolutely sheer lunacy to start building units at the present time when they're not required. But naturally we have to keep our options open and watch our planning, as I said in my opening remarks.

In the core area of Winnipeg under the Minister of Urban Affairs, he has been meeting with the Minister of Finance, who leads the committee of DREE for the Ministers in the province, and he has had discussions with the city of Winnipeg and the honourable Mr. Cosgrove who was here and presented a program for core area redevelopment in the city of Winnipeg, and I quite welcome the step forward so that the three governments are now sitting down and getting together to try and put forward a comprehensive plan for the core area of Winnipeg. It can be done no other way. We can have 100 little programs, or different programs involving working with the city etc., but it won't be any more successful than what has been done to date until everybody gets together, the three governments sit down and plan it the way it should be done properly and pull everybody together to do it.

We did introduce the SAFER Program. The Honourable Member for Fort Rouge, who seems to worry about whether I smile or not. I really don't care what she worries about. I'm really only worried about whether my wife worries whether I smile or not, but the thing is that the SAFER Program is a completely funded provincial program. She says, what have we done on our own, and the Minister of Finance announced the extension of the SAFER Program, and as we said, we will announce what the greater benefits are by January 1st. The extension of the program to assist low-income families is just a tremendous step as far as assisting low income families in the province, and that is provincially funded. It is a program to help people with their shelter, low-income people with shelter.

The Member for Elmwood, he wants to know about the housing starts. If he had read the same pamphlet from Inland Cement, at the same time, about this time, in 1958, he would have found we were 58 percent up in our housing starts. And with those figures that he quotes to me, and I have them all here, they are all in the reports that we get annually, and we know that the housing is down, but the amazing thing, and he mentions we are down 6 percent overall, I believe he said, and then said 70 percent down in housing. I would suggest that there is something else taking up the slack and that is the commercial and manufacturing investment that is going on in the province that is taking up the slack.

Great West Life — I have no objection to people if it doesn't have to do with housing, but if Great West Life wants to have a head office in the United States, the same as American companies have head offices in Canada, that is their privilege. But the main head

office is still in Manitoba, and if he doesn't think that construction program that has been announced across the street is not a multi-million dollar program, I don't know what is.

We are overbuilt in office and floor space downtown and, of course, that is not housing either, but there is no sense in the government walking in, building houses, or building offices, or building floor space of any kind while you are overbuilt. And we built in the downtown area of the city of Winnipeg, we committed and built more units in two years than the previous government did in eight, and I say that in all sincerity. Many of them had been planned by the previous government, we could have cancelled them, we didn't, we went ahead, we knew there was a need in the core area, and we have managed to get some smaller lots from the city of Winnipeg and we have put units on those.

We, at the present time, can house somebody in three months. You know, that is almost the same as getting your notice, you know you give notice to move, you give a month's notice and then you move; we can house people in three months, and that is done by when we have units available we pick up the phone to our applications and we say we have a unit available for you. And if they will go where the units are available, we are averaging three months. If they say to us we must live in a specific area of the city, that could take longer, but if they will take space that is available at the time we can tenant in three months at the present time in the city of Winnipeg, because our applications, as I said, have dropped down. And applications, they are there, but when we contact the people, many times they have found other accommodation, many times they have decided that when they find that our rentals are higher than they would have to pay somewhere else, they decide not to move in, but we are tenanting in three months' time. So it really doesn't necessitate any building program for public housing at the present time in the city. What it does necessitate is what we have done is to supply shelter allowances to let people take up the existings good stock that it out there at the present time.

The Focus II — I am sorry the Honourable Member for Fort Rouge is missing again — but Focus II is being worked on with Qualico Construction for the Kennedy and Assiniboine apartment block at the present time, and we are hopeful that we can have another 15 units for wheelchair people in that particular building.

The sensitivity she mentions, I can tell her that Ellice, when it opens, it has a full ground level of commercial space on the Ellice Senior Citizens' accommodation.

Garry and York that she mentions, where there is no grocery store, would be six to ten blocks away from most of the elderly housing units that are in that area, Heidelberg House, Carlton House, all of those. The only one that is close up there is 185 Smith Street, and 185 Smith Street people still are requesting, that is our largest request for people to move into that area. So when they talk about the grocery store, the honourable member has been critical about the fact that somebody calls up and gives a proposal; well, the proposal that we got, our carrying charges on that property at the present time are 44,000 a year, and we got offered 12,000 for a

25-year lease for that piece of property. That is the offer that the honourable member was speaking about during her election campaign, etc., and we informed them if they come to us with a proposal that would mean housing, and we have told four people that, if they come to us with a proposal which is housing, we are willing to sit down and talk to them.

Putting a grocery store on Garry and York for the benefit of the senior citizens at the present time would mean they would have to come all the way from nearly this area here up to the northeast corner, the furthest corner of the constituency. And I might say, I told the honourable member that the Manitoba Housing and Renewal Corporation is not in the grocery business, and we have no mandate to be in the grocery business. We will build space with commercial space under it if we get a proposal that will do that on that property.

The honourable member could ask, why are we waiting for a proposal? There is no more Section 43 money from the federal government. We would have to do it under a non-profit program and anyway the program would be considered very seriously and could be a priority one from a non-profit organization, because of its good location.

Mr. Chirman, the Member for The Pas brings up the Rural and Native Program. Just before I mention that, I would like to answer the question of the Member for Fort Rouge again, that we do not have, we do not have a building program in MHRC this year for more public housing units. But we have worked with the non-profit program, which the federal government has, and there have been 697 units built in the Winnipeg area under the non-profit program for senior citizens, and that is Bethel Mennonite, Keystone, Austin House, Astra House, United Lutheran, McClure United, which is on Greenwood. The Member for Wolseley mentioned Park Manor in Transcona is approved, but Park Manor in Transcona withdrew their application, because they felt they couldn't fill 103 units and they are re-assessing it, I am told. —(Interjection)— Well, if it is not true, I heard the member say, if it is not true — I can only say that if the Member for Transcona knows it is not true, we are willing to sit down with the people from Park Manor again and find out what their status is with CMHC at the present time, but that is the information we have been given.

The Rural and Native Program — Yes, Mr. Chairman, we have been sending back applications on the Rural and Native Program. We wrote to CMHC informing them of 12 that we didn't approve. We had 17 more applications come in today, we approved ten about last month, I believe. The program works like this: when the Rural and Native Program came into being, the CMHC administered some towns in the province and the province administered others. It was split up, the names of the towns of 2,500 or over were listed and the CMHC took some and we took some. I think the move on the part of the Member for Seven Oaks, when that happened, was a very good move as a matter of fact.

We pay 25 percent, the federal government pays 75 percent, and the federal government turned their

administration of the Rural and Native Program over to the Metis Federation of Manitoba.

The program, Mr. Chairman, means that if a person puts up 600 in money or sweat equity and then would have to pay 25 percent of their income towards the mortgage, in other words, they are buying the house. We have found ourselves in the position, Mr. Chairman, in the Rural and Native Program, of buying houses for people. We have not been receiving the information that we need, no family budget is provided, undertaking by income securities to absorb costs, home ownership not provided, negative prospects regarding earnings, no family budget provided — these are all standard questions that have been there for years.

The payments on the Rural and Native Program are 52 percent in arrears, Mr. Chairman. We are basically buying houses for people, and a person on welfare can apply for this program. We have said if you are on welfare we won't approve it unless we get a letter from the Community Services Department saying that they will be responsible for the rents, because we haven't been getting our rent. We have been buying houses in the neighborhood of between 55,000 and 60,000 a house, Mr. Chairman, for people that put up 600 of sweat equity and mainly sweat equity, or 600 cash, but mainly sweat equity. Twenty-five percent of their income is paid towards the mortgage, the balance is subsidized by the province and the federal government, 75/25, and we are 52 percent in arrears of our payments at the present time. That type of a program just can't be overlooked. We have a responsibility to the taxpayer to take a look at these applications.

The houses that were being built were split-level houses. Some of them got as high as 75,000, the ones that were administered under the federal program. We, in our program, before we do it, we go down and we talk with the councils, we interview the people, we find out what their income is, and you know they are not all perfect, because it is a shelter program, but at least we insist that the applications that come in are filled out properly and we have the information that we request.

Now the honourable member says the Rural and Native Program in 1977, this is both, I don't have the breakdown between CMHC and ourselves, but this is what we participated in. In 1977 it was 1,030; in 1978 it was 1,127, a 97 increase; in 1979 it was 1,474, a 347 unit increase; in 1980, Mr. Chairman, CMHC has allowed 200, 100 for our side and 100 for their side. We have told them we will take more, but they haven't allotted any more. In other words, they have said we just will not allot any more than 200 units on the Rural and Native Program in Manitoba this year.

So I say to the honourable member, he has probably had a complaint. Mr. Lavasseur, who is with the Metis Federation, and CMHC, has been very vocal. But I assure you, Mr. Chairman, that we are not going to approve applications and buy 60,000 for people and they don't put any money in it and then we're going to make sure that we get our payment. Even if you're on welfare, or even if you're making 100 a month, we charge you 25 percent. And we haven't been getting it, Mr. Chairman. 52 percent are in arrears. And that's taxpayers' money, Mr. Chairman, and the instruction from my office as far as the MHRC is concerned, and the discussions that

have been held at the board, is that we want the information before we make any approvals. It's bad enough that we're buying houses for people with the taxpayers' money under this program. I think it should be changed to some other type of program, with some other type of units. But we are going to demand our information, Mr. Chairman.

The Critical Home Repair Program, and I have been questioned by the Member for Transcona and I've been questioned just now by the Member for Ste. Rose, we get about 200 applications in a month, there's about 140 of them that qualify. We have 2 million in the program for 1980-81, and that's what we had basically in the previous year. The program is a popular program and I have said we have continually looked at it. The board has made certain recommendations on changes to the program, but we just haven't really felt that we've got it right at this time to make those changes, and I might say that at the present time, any expansion of programs will be looked at very very hard because of the amount of money we have had to put under the unfortunate circumstances of drought in the province at the present time. I'm not saying it can't be done, but I'm saying that any programs have to be looked at very seriously at the present time.

McCreary has one public housing unit and we have one application at the present time. Winnipegosis is having 12 units built, they're under construction at the present time, and they're under the rural and native program of senior citizens and it is presently being done.

Ste. Rose has 24 units proposed. You have 50 eligible people in there, and the policy of the government has been for years, we build 50 percent of the eligible applications and 24 units have been approved for Ste. Rose du Lac. The member asks me for figures of the applications that are coming in in different areas. He mentioned his constituency; we don't do it by constituency. But I would say to the honourable member, if he would write down a list, or just give us some names of towns, and we have the information available to him at any time. We have it on file. If he wants to tonight, I can open this book and I can list the towns and how many units are in each town, and vacancies and everything if he wants me to give that list. But we have it available to him any time he wants it.

There is no change in the criteria of the rural and native program, and I think the Member for The Pas, other than the serious problem that was mentioned of the core area of Winnipeg which seemed to take most of the time, brings up and identifies a real problem. And we have sat down today with CMHC and we've had our people over having discussions with them to try and solve this problem, and nobody wants to see it solved more than myself or the board of MHRC. But I think that I have to say that they are responsible people and their recommendation is that we should get our information when applications come in, or we can't possibly approve, put the MHRC approval on it.

I think I've come close. If I've missed anybody, I would be very happy to try and answer them.

**MR. McBRYDE:** Mr. Chairperson, there were a number of questions I asked the Minister and I wonder if he had the information available. I think

the Minister indicated in his answer that MHRC would be responsible for construction of 100 units this year, 1980, under the program? Surely the Minister has there the information I asked for in terms of how many houses were constructed by MHRC last year.

**MR. JOHNSTON:** 100 units are budgeted for 24 family and 74 senior citizens' accommodation under the Rural and Native program, and the Rural and Native will be St. Claude 14; Amaranth 6; Brookdale 4; Prawda 5; Petersfield 10; Ste. Rose du Lac — pardon me, I'm giving you the . . . St. Claude 6; Amaranth 2; Brookdale 2; Prawda 2; Petersfield 4; Ste. Rose du Lac 24; Oakburn 4; Treherne 4; Birch River 6; Waterhen 2; Pikwitonei 2; Glenella 4; Norway House 4; Nelson House 4; Cranberry Portage 6.

I'll have to get the information on the family units for this year, Mr. Chairman, but we have the number of units that our side has built all listed, if the member would like to request any information that he wants regarding where we have built rural and native units in the province, we have that all available for him. But the 24 units, the area they'll be going into this year, as far as the Manitoba Housing and Renewal Corporation is concerned, I'll have to get that for him.

**MR. McBRYDE:** Mr. Chairperson, one member suggested that I speak up, and I think I better because I don't think the Minister heard my question. Does the Minister have the figures for how many houses under the Rural and Native Housing Program were built for MHRC for 1979? How many were built by MHRC as the contractor, as the delivery agency, in 1979? How many are under way now for 1980? The Minister indicates that he hopes to build 100 I think this year, for 1980. Are any of those under way yet or is he going to build them all in the fall?

**MR. JOHNSTON:** Last year we built 67, two in Binscarth, one in Birch River, one in Bowsman, two in Elkhorn; one in Emerson; one in Eriksdale; one in Fork River; seven in Gimli were built in the 1979.

The 24 units for 1980, as far as the Manitoba Housing and Renewal Corporation is concerned, the funds are appropriated, but as I told the member that we go out and we examine each one, and where the 24 units will be exactly, I don't know. And I don't know, Mr. Chairman, where the CMHC units are listed to go. CMHC is operated by the Metis Federation. The applications that we held up are listed, I mentioned to him some of them, but we communicated with them, 14, and the numbers of them are there. I don't have, it's No. 10, 380, 376, and they all have a number to them, but I can't give the honourable member a listing of where they're located by CMHC under their program.

**MR. McBRYDE:** Mr. Speaker, I'm not clear now, the Minister says that 67 units under the Rural and Native Housing Program were built by MHRC as the contractor in 1979, and I wonder if the Minister is talking about these individual family dwellings that were built in 1979? Now the Minister talked about, I thought 100 units under plan for this year by MHRC, and then he's talking about 24, and I'm having

trouble putting the two figures together. What is the 100 and what is the 24, exactly?

**MR. JOHNSTON:** First of all, it's a total of 200 units have been approved by CMHC for 1980. They are doing 100 and we are doing 100. Out of our 100, 24 of them will be family units and 76 will be senior citizen units.

We are informed that 70 of the CMHC units will be family, and 30 will be senior citizens. But we haven't been given any indication by CMHC where their units will be.

**MR. McBRYDE:** Mr. Chairperson, I initially asked a number of questions that the Minister didn't deal with, and I wonder, maybe he could just indicate if they don't have that information, or if he just overlooked the questions, or didn't catch the questions when I first asked for it. I had asked, Mr. Chairperson, and maybe the Minister doesn't have it, if he could give me a yearly breakdown of how many houses were built by MHRC and how many yearly figures since 1976 for the whole program. I also asked the Minister the number of applications that have been received, and I asked that on a yearly basis as well, both the numbers received, of applications received, and the numbers approved. And then I asked for an updating of that, so right now, how many applications are in with MHRC? How many are on your plate right now and what is the average time that you receive those applications before that application is approved. And then I further subdivided that and asked the Minister, how many of those applications were sent back where MHRC wanted more information of one type of another, and then resubmitted.

The other thing that's very important, Mr. Chairperson, in the questions I asked before, and that the Minister didn't deal with, is what is the Minister's understanding of the original agreement and the original guidelines, or the original purpose of this program? Who was this program aimed at? Who was supposed to benefit, or what was the need that was being met by this program? And then I asked the Minister, what are the new guidelines that have been established during his term as Minister responsible for MHRC in terms of which applications are rejected. The Minister mentioned, for example, Mr. Chairperson, that they are communicating with the Social Services Department, whether or not people in receipt of social assistance would or would not be approved. Has the Minister, in 1980, has MHRC in 1980 approved a single application of someone in receipt of social assistance, or do the guidelines state that nobody on social assistance will be eligible for the program?

So I would like the Minister's guidelines right now. He mentioned 12 rejected applications. What are the criteria that caused the rejection of those applications? What is the criteria that MHRC is now using in terms of approvals for this program?

**MR. JOHNSTON:** I think I said to the honourable member the criteria hasn't changed except that as far as people on social allowance are concerned, we are asking that the Community Services Department give us a letter. But the overall criteria has never changed. The information that we have been

requesting has been requested for years, Mr. Chairman. The program, as it was designed, Mr. Basford dropped into town one time about 1972 or 1973 and announced the program without any consultation, I understand, with the Minister at that time, as a matter of fact. Houses, units were built up north, Mr. Chairman, that we are still sorting out and CMHC are having trouble because they were built on property that wasn't even surveyed, Mr. Chairman. We are still sorting those out.

But the criteria and the information requested has never changed, and it was a program so that people on low income would be able to purchase houses, purchase a house and own it. That was the criteria of the program, for shelter; and there are some areas that are not good in the program and they are not working well. As I said, we are 52 percent arrears in our rent at the present time and we are building houses with, as I said 55,000, 60,000, and they have gone as high as 75,000, Mr. Chairman, for 600.00 of sweat equity down and 25 percent of the income, and we haven't been getting the 25, and that's taxpayers' money, Mr. Chairman.

**MR. McBRYDE:** Mr. Chairperson, I did phrase a number of questions at once and I wonder if — the Minister answered in part the last question I asked — I wonder if I should repeat those earlier questions or whether the Minister doesn't have the information with him at this time.

**MR. JOHNSTON:** Mr. Chairman, the department has all of the information the member is requesting. If he wants the information tomorrow, I would be glad to provide it. Maybe if he would just put it on paper, the type of information he wants, and we would be very pleased to supply it for him. Otherwise, we have got to go sorting through these books tonight and do it, but it's not impossible for the department to do it. If he would just jot it down and send it to us, we would be very pleased to provide the information to him.

I know that he has brought up the Rural and Native Program because he believes there is a problem and Manitoba Housing and Renewal Corporation are holding up applications. We will give all the information that he wants, because it is available. But I'm telling him why we have held up applications and I think that was the basis of the reason for his questioning originally. We will give him all the information on the numbers of the units that have been built by ourselves and we'll get the numbers from CMHC that they built, Mr. Chairman.

**MR. McBRYDE:** Mr. Chairperson, the figures that the Minister gives in terms of the repayments or the required payments, 52 percent in arrears. Those figures, Mr. Chairperson, are appalling and I know that at the time, when we were still in government, that I raised a concern with the Minister responsible for Housing in terms of arrears and payment of arrears. Because what happens, Mr. Chairperson, in some communities, some people start to view the program as a welfare program as opposed to a housing assistance program, and once they became to regard it as a welfare program, then they stop making their payments and they think, well, it's a government program, the government put in the

House and we don't have to make our payments. The leaders in those communities, in some of those communities, Mr. Chairperson, were very worried about what would happen to the program if in fact there was not strict enforcement in terms of the payments.

Mr. Chairperson, I know that there are resolutions — I have been at meetings where there are resolutions passed saying that people who do not make their payments should be kicked out of their houses, and that's by the community people themselves, those resolutions that have been passed. Because they say, this is a program that is designed to meet the needs of our community; this is a program that is good for our community and we don't want this program destroyed by some of our people not making the payments. What happened, Mr. Chairperson, in some communities, that was not the attitude. Those are the communities that had to be talked to at the leadership level, at the community level. The other communities where the community attitude was those payments should be made and, if not, the people should be kicked out, then it was a requirement in terms of the administering agency to go ahead and do the work. Once one or two people are kicked out, then the other payments would be coming in.

I wonder if the Minister could just bring me up to date, Mr. Chairperson, in terms of the procedure, in terms of the responsibility for the collection and the enforcement of non-collection, and where that responsibility lies. Is MHRC responsible for the houses in the communities they have been involved in, collecting those arrears? Then is the 52 percent he talks about for the total program or is it for the program administered by MHRC? I wonder if the Minister could fill us in in terms of those arrears.

**MR. JOHNSTON:** The 52 percent is about the same on both sides, Mr. Chairman, the Manitoba Housing and Renewal Corporation side of the program, and the CMHC side of the program, the arrears are about 52 percent. Yes, I am aware, Mr. Chairman, that there have been meetings where the leaders have said that people should pay. Those meetings have been held. There was a letter went out from Central Mortgage and Housing to Mr. Nabis of Sandberg, Vivier of Erickson, Mr. Pelletier, Mr. Courchene, Mr. Bayliss, outlining the facts of the problems that are involved.

Yes, and I do know there were meetings held. My colleague, the Member for Roblin, was at one meeting when it was discussed, and arrears were brought up. But the fact still remains, Mr. Chairman, that the arrears are there and we haven't outright, you know, when we say rejected, we haven't outrightly rejected any applications at the Manitoba Housing and Renewal Corporation. We have basically sent them back and said we want the information that has always been requested under the terms of this program.

**MR. McBRYDE:** Mr. Chairperson, I am having some trouble with the Minister, because I don't think he is being completely candid in terms of what is happening, Mr. Chairperson. I understand that he has a problem with the arrears and if it is his intention, then, to cancel the program because of

those arrears, then the Minister should come out and state that's his clear intention. If it's the Minister's intention, and it's the action of MHRC to put severe restrictions on eligibility because of those arrears, then the Minister should come out and say it. But the Minister is saying to us tonight that there are no further restrictions on who is eligible. I think the Minister was quite clear on that. He stood up and said there is nothing different now than ever existed in terms of eligibility, Mr. Chairperson. That's what the Minister has said.

In a letter from John Morrisseau, President of the Manitoba Metis Federation to an applicant under the program, explaining why the program, why their application had not been approved yet, Mr. Chairperson, says to them, and I'll quote from this letter, which is in direct disagreement with what the Minister has told the house: "Approximately a year ago, the Lyon government began to curtail the program, demanding to review and approve each individual application and increasingly using every roadblock imaginable to avoid approving applications. In addition to holding applications for months for signature at various levels and sending applications back for more and more additional information, they have established unofficial regulations to eliminate applicants. People on social assistance, on Unemployment Insurance, or without regular monthly income (including most fishermen, trappers and construction workers) are eliminated. People without a year of clear credit rating are eliminated and this is sometimes extended to five years. In fact, the very people the program was intended to serve are eliminated."

Mr. Chairperson, that is in direct disagreement with what the Minister has told this House, in a letter, Mr. Chairperson, which I would table if it is requested or wanted, from Mr. Morrisseau to applicants, explaining to them why their application has not been approved. These two particular applicants live in the constituency of my colleague for the Interlake area and their original application was put in in October and it arrived at MHRC in February of this year and has not yet been approved. They meet all the former criteria and it appears that they may not meet the new criteria because the income is not high enough.

So what we have, Mr. Chairperson, is what I think, what I interpret as an underhanded way, a less than honest way to get rid of the program or to curtail the program back. Mr. Chairperson, as the Minister said, this program developed over a long period of time. The first experimental project of this nature was done under a Conservative government; it was done under the Roblin government, Mr. Chairperson, and I was involved at that time as an employee of the province in assisting the Metis communities near The Pas to get the program. The MLA for the area, Mr. Carroll, was involved in making sure that program got there. Mr. Chairperson, that was done because of an overwhelming need. People were living in shacks. They were unsanitary. People were getting sick. Children weren't able to go to school. People weren't able to get to work. The housing was seen as one of the core problems, one of the key problems in the remote areas and in the Metis settlements, that unless housing was improved, a lot of the other things that had to happen to bring about change in

that community, to upgrade the lifestyle and the opportunity for people in that community, could not happen. When Mr. Roblin was the Premier of the province, the word "Progressive" was still contained within the thinking of the government of that day.

What has happened, Mr. Chairperson, is that under this Minister, and under this government, the whole procedure, one for applying for the program, was changed. I am not sure — the Minister indicated that he was pleased and satisfied with the way my colleague, when he was Minister for MHRC, the Member for Seven Oaks, made an agreement that CMHC would basically administer the program, that CMHC would get the applications and do the approvals for the program. Mr. Chairperson, if the Minister had those figures available, they would show that the approvals were much higher under that system than under the existing system.

The basic system has basically come to a standstill, and I think this is the Minister's way, or his department's way of doing away with the program, or of cutting the program so drastically that they will be able to save money in doing that, because, Mr. Chairperson, there is a subsidy involved, it's 25 percent of the person's income. People on low income are subsidized in the program and the province has to put up 25 percent of those funds. Although, Mr. Chairperson, you could argue, in terms of the province's investment in those houses, because the federal government is putting up 75 percent of the subsidy in those cases where a subsidy is required, the province is putting up 25 percent.

In a house that is constructed, for example, the Crane River Housing Project, their price for a four-bedroom home under this program is 40,000.00. The breakdown of those costs are 13,000 for materials. Those materials are purchased through local building supply agencies. In that case they are purchased through the Ste. Rose Co-op, they are purchased through Winnipegosis Lumber or they are purchased through Norseman Supply out of Winnipeg. But those supplies are purchased within the province of Manitoba. Mr. Chairperson, this housing program employs people from the local community; the direct labour cost is under 5,000, that is dollars directly available to people in the community. The sub-contracting and the sub-trades, Mr. Chairperson, is the biggest cost in the contract, and in the case of the Crane River Housing Project which is the delivery agency for the program, the Member for Ste. Rose would be well aware that the sub-trades people, the plumbers, the electricians, etc. are basically people from the Ste. Rose-Dauphin area. Those are the people that are employed, and those are the people that bring in their supplies through their own company in terms of — so, Mr. Chairperson, the money that is generated for the province putting up one dollar out of every four is very considerable, and it's very important to the local area.

Mr. Chairperson, I was very surprised at the figures by MHRC. I was not aware that MHRC in fact constructed any homes last year, because I know their operation at The Pas is strictly doing repairs. They are not doing any new construction. I am not aware of them having done any new construction in the last while. So Mr. Chairperson, I was surprised that they had in fact delivered 67 houses last year. I

not sure if those were completions from the year before or last year itself, but I was surprised at the number that were delivered because MHRC had basically stopped delivering the program as far as I was aware. Mr. Chairperson, you have a real benefit to the people of Manitoba and you have a real need.

Mr. Chairperson, some people sometimes in this Chamber in the past have said the Member for The Pas is always demanding things in terms of the north and he is fairly radical in terms of changes within the community but, Mr. Chairperson, in travelling in the remote communities I think would make anyone that way. And the housing has been one of the worst problems and one of the biggest. Mr. Chairperson, I can remember going into a small clapboard house in the wintertime. There was a family of six or seven people living in this very small one-room house and the potbellied stove was, in order, I think, to make the chimney reach or something, was standing up on tobacco tins. It was red hot. It was blazing red hot, and one of the children was riding his tricycle around the potbellied stove, and all he had to do was catch his wheel on one of those tobacco tins and that stove would have gone over and that house would have gone up in flames.

Mr. Chairperson, that was the situation in the northern communities. In every community in my constituency someone would burn to death over the winter. That is enough to make you kind of radical, and that is enough to make you appreciate the kind of program with its problems, with the kind of program that was available, because, Mr. Chairperson, I go into Moose Lake now, go into Easterville now, go into Umperville Settlement, go into Big Eddy Settlement, go into Comorant, and people are at least living in decent houses. They are at least living in decent houses with proper safety precautions, with fire extinguishers, etc. Mr. Chairperson, that at least is one area where there has been a drastic change, a dramatic change in terms of the remote communities and people having some opportunity to live a decent life in those communities. Mr. Chairperson, that is when I get upset. That is when I get annoyed with this Minister, MHRC, and this government, when in fact through subtle means, without coming out and being straight with the people of Manitoba, without being straight with the people who benefit from the Rural Native Housing Program and say look, we really don't want to spend this money any more; we are really cutting back on this program. To stand up and say, well, everything is the same, we are still running the program, it's still available to people.

Mr. Chairperson, there are presently as best as I can figure, 55 applications sitting in MHRC's hands now for approval. The date that I got this information, 22 of those applications were received by MHRC, not made out by the applicant, not reviewed by MMF, not approved by CMHC, Mr. Chairman, which are the steps they have to go through. A person goes and helps a person fill out the application. It's a detailed application. You have to try and project their income for the next five years and, Mr. Chairperson, that's pretty hard when you are working in a seasonal kind of work, as many people are. It goes through a number of stages. It goes through the field worker helping the people to fill out that application. It goes into MMF offices. It is

reviewed again. It is sent back if anything is missing, asking for more information. Then, Mr. Chairperson, when they are satisfied that it meets all the criteria, that application is forwarded to CMHC, the federal agency, and the federal agency then goes through that application fully once again. When they are satisfied that application meets all the criteria, then they forward it to MHRC. Mr. Chairperson, that's only been recently, that's only been with the last 10 months. Previously CMHC was the approval agency, when CMHC approved, the house was built.

The Minister talked about, earlier in his comments, three months from a person needing a house. Mr. Chairperson, there are very few applications that have been processed by MHRC in three months, let alone gone from stage one to final approval. Mr. Chairperson, those applications have to be signed by the general manager of MHRC before they are approved; ones that used to be approved by CMHC now have to reviewed and signed by the general manager of MHRC. Mr. Chairman, there is the rub, because that's the instrument this Minister is using, that's the image MHRC is using, to thwart the process, to eliminate the program, to cutback on the program, because what they are doing is taking applications that have been through three stages already and are sending them back again for whatever excuse they can find. Mr. Chairman, I am not sure what the Minister has told his staff — look, don't approve so many of those applications, because that's exactly the way it appears to the people that are applying. The 22 people that have had their applications at MHRC since 1979, probably started in the spring and summer of 1979 with their original application, and the Minister talks about three months turn around. Applications can be sent back again saying, look, we need some more information on your budget for the next five years; look, we need some more information . . . Mr. Chairperson, these are very complicated applications, because there has to be a lot available. The land has to be surveyed, lots available, etc., so a person will put in that they want to move into Manigotagan, lot 7. MHRC will look at the application and say, we don't want to approve this one, send it back and tell them they have to move into lot 9. Mr. Chairperson, the application goes back again. It's another month or so before it gets back into MHRC's hands, and they can find another reason to turn that application back again.

Mr. Chairperson, the person might say, I don't care what lot I live on, I just want a house. I want this house built. I am desperate for a place to live in. It gets to MHRC, and they'll send it back and say, well, there's no lot number on this application, so we can't accept this particular application. Mr. Chairperson, the applications are so detailed and so technical that there are a thousand reasons that the Minister or the Minister's staff can send an application back and just keep delaying that. Mr. Chairperson, how else could you explain that 22 applications have been sitting in MHRC's hands since 1979, and there are presently, if my figures are correct, 55 applications sitting in their hands at this time waiting for their approval.

Mr. Chairperson, that is one technique, that is one method to do away with the program when you don't really want the program in the first place and, Mr.

Chairperson, it appears that that is the situation. Mr. Chairperson, the other way is to set guidelines and criteria that are so rigid that only the people who that don't need housing under this program, only the people that could get it somewhere else, are the ones who qualify. Mr. Chairperson, the Minister said when I asked him for the general guidelines, the program was designed for low-income people. The program was designed for people that had no other way to get a decent place to live. The program is a subsidized program, Mr. Chairperson. It is to deal with those clapboard, or log cabins or shacks that people had to live in under dangerous, unsanitary, unhealthy conditions. That's what the program is designed for, and now, Mr. Chairperson, the Minister doesn't have the guts to admit to this House, that MHRC has established new guidelines — nobody on social assistance can get this housing now; nobody who's unemployed can get this housing now; nobody on UIC can get this housing now; nobody who is seasonally employed can get this housing now; nobody who is low income can get the housing now.

Mr. Chairperson, that's the people that the program was designed to serve. It was designed to get at people with serious problems, social economic problems. That's what the program was designed for, and, Mr. Chairperson, if the Minister doesn't want to deliver housing to those people, doesn't want those people to have that opportunity for housing, then have the guts to come out and say so, and don't play around with those applications so that people think they're going to get something and then they get nothing. So if somebody applies in October and this afternoon phoned my colleague, the Member for St. George, and said, could you see what you can do to help me to get this application approved? We've met all the criteria. All the criteria have been met, and the only ones, when the member phoned over to try and find out what was going on, was that perhaps the person's income was not high enough to qualify for the program under these guidelines, which the Manitoba Metis Federation, Mr. Chairman, said they're in existence, and which the Minister says there are no such criteria.

Mr. Chairperson, if there are no such criteria, how come there's been so many rejections? How come there's been so many long delays in the program? Mr. Chairperson, I guess I'm going to have to say I don't quite believe the Minister in terms of what he has said, in terms of those guidelines, in terms of what's happening.

I would like, Mr. Chairperson, to give a couple of examples of the kind of situation. One, Mr. Chairperson, was last fall. There was a family living in a tent, and there were stories in the newspaper etc., etc. Mr. Chairperson, those people had their application in for a long time. The application was sitting in MHRC's hands, waiting for MHRC's approval. Somehow, Mr. Chairperson, I don't know whether it was just good luck on the part of the agency, or whether it was a very calculated and well done political feat, but somehow CMHC got the blame for that situation. The blame clearly was with MHRC, their slowness and inability and unwillingness to process that application when it was on their desk; that application having gone through other stages already and sitting on the desk at MHRC, as are 55 applications at this time, 22 from 1979.

The only conclusion that I can come to, and the only conclusion that the people that have applied for the program can come to, is that the government in a systematic, underhanded way are trying to do away with this program, are trying to do away with it with administrative technicalities in terms of the applications, with guidelines. Secondly, now all applications have to be approved and signed by the general manager of MHRC; and thirdly, by applying guidelines that eliminate the people that the program was aimed at helping in the first place. I think that's the kind of deplorable situation we're at, Mr. Chairperson. I think that it does show that this government and this Minister in the case of this program, clearly, is a callous and uncaring government and not willing to be honest with the people in terms of what they are doing.

**MR. CHAIRMAN:** The Honourable Member for Ste. Rose.

**MR. ADAM:** Just a couple of more questions. I wish the Minister would indicate, the proposal for 24 units at Ste. Rose, at what stage that is at the present time? Also, the Minister indicated to a previous question that there were 697 non-profit senior citizens units for Winnipeg. I would ask the Minister if he could give us a figure as to how many are in the rural areas as well? Because we did not receive that information, I believe.

I would also ask the Minister if he could provide members with a kit indicating the programs that are available, in the form of a kit, if that's available. I think it was available in the past, to give us an outline of all these programs that we have listed on this sheet.

**MR. JOHNSTON:** Mr. Chairman, Ste. Rose is in the design stage, and if the honourable member wants me to read the eight or nine pages I have here of where the rural and native houses are located in the province of Manitoba, I will, or else I would be prepared to supply him with the information.

**MR. ADAM:** Mr. Chairman, that information I will try to obtain later. The question I asked was, could he give us a total of how many were in the rural areas, if he had a total number, because he did give us a figure of 697 non-profit senior citizen housing for Winnipeg, and I'm asking how many non-profit senior citizen housing were constructed in the rural areas of the province. A total figure. I'm not asking where they are built, I'm just asking for a total figure.

**MR. JOHNSTON:** The non-profit units that were built in the rural area were Carman 40; Roblin 32; Teulon 25; Anola 12; Virden 45, Morden 30, Gladstone 12; Brandon Ojibway Tribal Council 10; Rosensfelt 14; Altona 23.

That's 143 units, Mr. Chairman.

**MR. PARASIUK:** I know it's late and this is the last department. However, there were a number of statements made by the Minister through the evening that I think deserve some comment. I think he is trying to gloss over a whole set of very serious problems that we have, making particular mention of a vacancy rate that on average is 4.8 percent and

has decreased somewhat over the last year. What he fails to take into account when he does that is the extent to which the vacancy rates are actually lower in certain sections of the city.

The figures that I have from CMHC, and they just came out last week, indicate that in Transcona, which is my constituency, there is a vacancy rate of 1.4 percent, which frankly is lower than the vacancy rate that exists in the nursing homes of Manitoba, because they have some frictional vacancy, and the vacancy rate of 1.4 percent is virtually zero vacancy. 1.4 percent means that that's the vacancy when people have moved out and people are coming in, so it's very, very low. In a sense, it takes into account the one month or two months turnover.

That's particularly serious when you have no senior citizens' housing being built, or very little senior citizens' housing being built, especially in many of these communities, and when you have rent controls coming off. And through the night I was called out because two different people from Transcona phoned to indicate that they have received rent increase notices, they're elderly people, they're pensioners, they are trying to get into senior citizens' housing, they can't because there's a long waiting list. In one instance, the increase is from 196 to 260 as of October 1st — 33 percent. Another instance, it goes from 227 to 285, a 26 percent increase. 58 in one instance, 64 in another instance, and these are pensioners, and they do not have that flexibility in their income. And their suites aren't under the SAFER program. And there are a lot of negative aspects to the SAFER program with respect to the fact that what's deducted is their property tax credit.

We don't have a clear enough indication as to why in fact, if you assume that some 9,000 people will be eligible for the program, why only 2,400 are taking it out. And the reason why I was particularly concerned when the Minister said that Transcona has been approved is that there are a number of things that have been happening with respect to Transcona. Transcona was cancelled, there was one project that was approved for Transcona, it was cancelled, it was cancelled with a letter being sent out to the church group in February of 1978, and it was turned down because the board felt that the site wasn't good enough. It said, the staff of the corporation were instructed to investigate alternate sites in your community for future consideration of a senior citizens' complex. This investigation will be dependent on a documented needs study which will determine the size of the complex and the size of the site required.

No study was ever done by MHRC. MHRC never contacted this church group; this church group wrote MHRC one full year later. Soon after receiving that letter, they in fact had written a letter to Fil Fileccia, Chairman of the Board. That was on February 13, 1978. They received the original letter January 24, 1978. No response. They contacted the Minister now, on December 3, 1979, saying, "Our committee feels there is a greater need than ever for this type of housing in Transcona. We urge you to keep our name on the top of your list, as our church group is both willing and able to manage a facility of this type. Our group has worked very hard for almost three years prior to February 1978, and came close to seeing our dream fulfilled. We sincerely hope your

government will reconsider the decision made in 1978 and decide to start work on a home for the elderly in Transcona as soon as possible."

So when the Minister starts coming along and saying, we don't really have problems, or that the number of people waiting to get into senior citizens' housing has decreased, and I listened to the comments made by my colleague, the Member for The Pas, and I look at this type of exchange of letters, and all I can say is that there has been a heck of a lot of deception perpetrated on elderly people in Manitoba by this government.

That concerns the All Saints Parish proposal for senior citizens' housing. I can appreciate, the Minister just said that Park Manor Nursing Home, which has asked for something somewhat different, and it's quite an interesting proposal, what they're putting forward, namely enriched senior citizens' housing, in conjunction with an existing nursing home, to provide for accommodation for elderly couples, one of whom needs intensive care, so that one of the couples can use the intensive care in the nursing home, but be in a position where the family, or that couple, who possibly have lived together for 50 or 60 years, won't be split up. It's a superb idea, it's an excellent proposal, it should be duplicated. It should be cloned really throughout Manitoba. There are many nursing homes who could provide that.

I just went out now, and I phoned the Executive Director for Park Manor Nursing Home, because the Minister said that it's been approved. I said, "Have you received approval from MHRC?" He said, "No."

Now, I am asking the Minister to clarify that statement, because I think it's quite important. Because if the Minister tells us publicly here that it's approved, and if I phoned the Executive Director and say, has your group received formal approval and they say no, one of the two people is lying.

I wouldn't want to call anyone a liar. It's supposedly unparliamentary, even if it is factual. — (Interjection)— We have a little pipsqueak, a little boy. We have a little boy trying to interrupt. A little boy looking for a bottle, trying to interrupt. All I can say to the little boy who is trying to interrupt is that, juvenile as he may act all the time, he should try and have a bit more respect for this Legislature. Try and have a bit more respect for the elderly, whose case I'm trying to put right now. He just might grow up a little bit. He can't rely on daddy all of his life.

So I ask the Minister to clarify whether in fact Park Manor Nursing Home has received formal approval for enriched senior citizens housing, because if so, fine, I commend the government for doing that. After all these years of negotiation, I would have to commend Park Manor for taking the initiative to overcome a whole set of obstacles. But if that is the case, then the difficulty that I have as well is that Park Manor has been told by CMHC that they should also, for purposes of economy, try and fit the personal care home expansion to the enriched senior citizens' proposal in order to achieve some economies with respect to cafeteria, economies with respect to other facilities.

And the interesting thing today is that we have the Department of Health, the Minister of Health, saying he won't consider personal care homes if they're run by non-proprietary groups like the Seventh Day Adventists or the Salvation Army or the Lions Club,

or any of these non-profit groups; the bias of this government will be solely for private and profit-making institutions. So we have 444 units approved today, at an additional cost to the Manitoba taxpayer, of 1.3 million per year, and the Minister said that today, while this nursing home, desperately trying to meet the needs of the elderly, desperately trying to come up with some innovative developments like enriched senior citizens' housing, like an expansion of the nursing home program, can't get the go ahead.

So if the Minister has in fact given approval to Park Manor, and that approval hasn't been formally communicated to the home, fine. That's only one step. That's still not confirmed. And I'll give the Minister an instance, possibly right now, before I take this any further, to get a clear clarification from the Minister. Is Park Manor formally approved or not, and have they been formally notified?

**MR. JOHNSTON:** If I said CMHC approved, I believe I said Park Manor is approved. I don't know that I said CMHC. If I did, I would correct that. MHRC has informed CMHC that Park Manor, that we would be willing to put forward our 5 percent equity, as we have in the other projects, for Park Manor. MHRC has approved Park Manor for putting in the Manitoba Housing and Renewal Corporation 5 percent that all of the rest of the program works on.

We received a letter yesterday from a Mr. Bill Olson, Manager of Park Manor, to the effect that they are not proceeding with their original project, and are scaling down the project size to between 65 and 70 units, and will be dealing with the Health Services Commission to add some personal care facilities. They themselves state that they originally overestimated the potential demand. Now, the reason why they hadn't been approved by CMHC, we said we'd go along with the 5 percent on the 103 units, but they couldn't satisfy CMHC to the demand, and CMHC are the people who guarantee 90 percent of the funds, and write down the interest as their part of the forgiveness, or donation, or whatever we want to call it. Anybody who would live in the Park Manor would also qualify for the SAFER Program, as all the others do. So we said that the province of Manitoba would go along with the 103 units with our 5 percent equity, and certainly anybody, if it was built, certainly anybody who wanted to apply for SAFER can, but apparently they have decided to make some changes to their program. Mr. Chairman, that is what we know at the present time, according to a letter that we received yesterday at the Housing Corporation.

**MR. CHAIRMAN:** If I could ask you to bear with us for a very short time, we will adjourn for just a couple of minutes to change the tape.

We are ready to proceed. The Honourable Member for Transcona.

**MR. PARASIUK:** I thank the Minister for that information, in that what he had said that Park Manor was approved. By his statement, what you are saying now is that MHRC has approved 5 percent equity into Park Manor. The problem is that the economics of that development are largely predicated on a personal care home, which cannot

receive approval or won't receive approval by a section of this government, so I am not going to criticize the Minister for that lack of approval with respect to Park Manor.

I would hope that the enriched senior citizens' housing and the personal care home expansion can go hand in hand in that the enriched senior citizens' housing is very innovated and fills that gap between regular senior citizens' housing and nursing homes, especially when it comes to preserving elderly families. Whenever we talk about families, we talk about young families usually, but we tend to forget that you can have elderly families that are 80 and 85 years old, people who have lived together for such a long time they are probably much more dependent on each other than in many instances younger families, and when you split them up, when you drag one away because one has to receive that intensive care and goes into a nursing home, but the other person can't, both tend to fail very quickly and Park Manor is trying to fill that gap.

The Minister still hasn't explained why, after sending All Saints Parish Church a letter saying that we don't approve of this site, we are looking for alternative sites, and there will be a documented needs study, why nothing happened after that, leaving that particular group in the air, which I think was really quite unfortunate. It is really quite unfortunate, when you get local groups coming forward like that. They have been left in the air now for three years. They have been talking to architects, Green, Blankstein and Russell; they have been trying to sort out alternative plans; they themselves have been looking at alternative sites; and to me it is not essentially the responsibility of church groups and non-profit religious or community groups to be the catalysts. I would hope that the government would be the catalyst to try and define senior citizens' housing needs, and that it would welcome the participation of non-profit religious and community groups to help provide management, to help provide an extra input, to help provide volunteer services, to help provide certain extra services that these will.

I firmly believe that you don't have to have all of your housing, in a sense, run by one bureaucracy, the Winnipeg Regional Housing Authority; that you can go a long way by decentralizing some of that responsibility out to non-profit religious and community groups, provided that they provide universally accessible senior citizens' housing to all. That has not happened, and I think that group has been willing — there are other church groups, they are willing to get together, because all of these people who are living in a number of these apartment blocks that were built about 20 or 25 years ago in Transcona, who are facing rent increases of 25 to 35 percent won't be able to afford them next year, and they are basically elderly people. If they have nowhere to go and they can't pay their rent, and the Minister of Consumer Affairs doesn't have a monitoring mechanism, we have a fairly significant crisis developing, and the statistics of 1.4 vacancy rate, which are valid for Transcona, create very serious problems. That is one issue, namely, the specific one of senior citizens' housing in Transcona.

Some other points were raised, especially by some of the government backbenchers, the Member for St. Matthews said that we should be proceeding with the

CHRP program. I have been calling for an expansion of the CHRP program for a long time. I have said that it is important that pensioners especially try to retain their housing stock in fairly good condition and that an excellent way of doing this, improving pensioners' housing stock for future generations, while at the same time providing for some activity in the construction industry, which is very depressed, is to expand the CHRP program and to allow people to reapply if they have received a grant or a loan over the last seven or eight years. The Minister's statistics indicate that the program has gone from a 1978-1979 actual of 2.375 million to a 1979-80 approved of 2 million — I don't know if it was all spent — to a proposed 1980-81 estimate of 2 million. Well, if you take into account inflation, you are having a 10 percent decrease in those programs each year, which shows a lack of commitment to that particular type of program, which was excellently received, which worked very well, and really which killed two birds with one stone. More, even kept private ownership of homes in the hands of elderly. I would have thought that this government would have been in favour of that. I now find that there are certain backbenchers on the government side supporting that position that we have been calling for for three years.

The Minister, in my estimation, gets up and tries to use the drought as an excuse for a past decision made last fall or last winter in the estimates process to cut back on the CHRP program. What concerns me when the Minister says, well, you know, we are cutting back on CHRP, or we can't expand CHRP, or really we are cutting back on CHRP, because of the drought, is that I wonder whether in fact that is the start or the sign of things to come with respect to high priority programs like health care and nursing home care, etc. Are we now going to witness a whole set of cutbacks as the decrease in revenues and the increase in expenditures creates a conservative deficit of well over 200 million? In that situation, given this government's attitude to that, I wonder what their priorities will be as they cut back programs, and that is why I hope the Minister can bring forward supplementary estimates or revised revenue estimates so that we can have a chance in this House to debate some of the priorities, so that we don't have the House session end and the government then in the month of August slash a whole set of very critical and necessary programs because we know what their priorities have been in the past. I don't think it is appropriate for Ministers to get up and say that their programs, in fact, in a time of economic recession and depression in the construction industry, are being cut back because of the drought. The programs were cut back beforehand. —(Interjection)— Yes, they were. If you look at your own submission here, it went from 2,375,000 to 2 million. If you take into account an inflation rate, you effectively had a cutback, you effectively had a cutback. You know, you had a pretty significant one. You had an absolute cutback from 2,375,000 to an absolute figure of 2 million, but if you take into account inflation rates of 10 percent each year on an average, you really had a 20 percent reduction in this program.

When we come to the Minister talking about 185 Smith Street and the downtown development, I am really quite surprised at his comments. He said that

the 185 Smith Street, and I quote him, I think, exactly and accurately, is the most in demand by senior citizens. It is the most popular senior citizens project in the city. Remember what this government did when it got in? It cancelled all the downtown senior citizens' projects that were on tap, and said, we don't want to force all our senior citizens to live downtown. We don't want to create ghettos downtown. I remember when he was saying that three years ago, he was saying that two years ago, and now he turns around and says, well, 185 Smith Street is our most popular senior citizens' project. It means that the government was quite mistaken when it cut back on the program at Fort and Garry, because you have a number of senior citizens, and we shouldn't minimize the fact that 1,000 senior citizens, even according to their gerrymander figures, 1,000 senior citizens are waiting to get into senior citizens' housing. That is the figure that we got from the Minister right at the beginning.

Now we turn to one other area. I am just skipping around. It is past midnight, but I want to put some of these points on record. The Minister indicated that the province is trying to do something about inner-city development, inner-city housing, and I would like the Minister to table for our perusal here in the Legislature a copy of a letter sent last winter by the Chairman of the Board, Fil Fileccia, to Jim Ernst, regarding the City of Winnipeg Non-Profit Housing Corporation. I am wondering if the Minister has a copy of that letter available right now. — (Interjection)— Could I get a copy of it? Or do I have to contact Jim Ernst to get a copy of a letter sent by the Chairman of the Board of MHRC? — supposedly stating government policy with respect to the city of Winnipeg Non-Profit Housing Corporation, because if you can recall, and this is what I want to clarify from the Minister, whose policy was it? In that letter, the Chairman of MHRC stated that there is no need for a non-profit housing corporation. Jim Ernst read that letter out, and luckily there was some progressive forces on council, and by a very narrow margin, with the Mayor casting the tie-breaking vote, the city of Winnipeg established a Non-Profit Housing Corporation, but the position of the Chairman of MHRC, at least, was that the city of Winnipeg didn't need a Non-Profit Housing Corporation. What I want to know is, whether that was the position of the Chairman, whether that was the position of the Minister, whether that was the position of the government, or whether that was the position of MHRC; or of all those things, if all those groups were in fact covered by that letter sent by Fil Fileccia.

I think that is very important. You can't get up here and say, well, we are in favour of inner-city housing development, and then at the same time, or previously, some very short months ago, try to scuttle a small, somewhat embryonic program, namely the city of Winnipeg Non-Profit Housing Corporation. I was surprised when that happened; that struck me as an attempt to get involved, supposedly on a technical basis regarding an issue that has been analysed by a lot of technicians, that we surely need a set of programs and a comprehensive policy for inner-city housing redevelopment. When we talk about what is happening, and when I see the Member for St. Matthews get up and talk about what is happening, I

wonder if he goes to the CBC Building, and when he is going there looks across the street and sees those boarded-up houses that have been there for a number of years, and they are probably in his constituency.

So we need a lot more infill housing, we need a lot more input from the federal government, we need a lot more input from the provincial government, and we need a lot more action from the city. What has been happening over the last three years is that there has been a lot of buck-passing between all three levels of government. I can recall, because I had been the critic for Housing, I can recall the Minister saying, "Well, the rules of the game are changing. Ottawa is promising us more flexibility." The Minister I don't think answered what share of our housing costs are being paid by the federal government and what share is being paid by the provincial government, because I want to know what happened over the last three years with the Minister negotiating on behalf of Manitoba's interests. Has Ottawa slipped over a bigger share of housing costs onto the province, because if so I think that's unfair.

What concerns me is that there is no level of government taking the initiative with respect to meeting the social housing needs in this province. The federal government has passed the buck very effectively for a few years. There is no initiative coming from them. The provincial government has passed the buck very effectively for years as well. There is no initiative coming from them with respect to meeting social housing needs. And the city had to go through a whole set of convulsions in order to approve a 1 million non-profit housing corporation, which won't do very much and in some respects is more symbolic than real, but it's welcome anyway because at least it shows some movement.

So there is no initiative, and that's what concerns me. The initiative then somehow has to fall on somewhat unorganized, non-profit, religious and community groups, groups like the Social Planning Council, the Institute of Urban Affairs, or an isolated professor at the university, and nothing is happening, there is no catalyst, there is no initiative, there is no leadership at all three levels with respect to a housing problem which really is a crisis in the inner city. That is the great problem, Mr. Chairperson. I regret it and I don't think that my haranguing the Minister at 12:25 in the morning will do much to resolve that. I think we need other mechanisms to resolve that and that's why we would welcome an election. I think that we surely need a change.

**MR. CHAIRMAN:** (a)—pass — the Honourable Member for St. George.

**MR. BILLIE URUSKI:** Thank you, Mr. Chairman. The Minister, in his remarks about the Rural and Native Housing Program, in his budget that he distributed, in the breakdown of the budget that he distributed, there is nowhere in that budget that makes provision or identifies funds for this program. I wonder if the Minister could indicate what he has in the budget for this year's program in the Rural and Native Housing Program, and where is this identified?

While the Minister is looking for the figures dealing with this program, I have had representations made

as late as this evening, Mr. Chairman, from a constituent of mine, dealing with their application under the Rural and Native Housing Program. As mentioned by my colleague, the Member for The Pas, I was told by the lady that she made her application in October of 1979 to the MMF, which took them several months in getting all the applications. The Minister may — I don't know, he was quoting from some numbers before, whether those were the account numbers on there. If he has the account numbers, I would like him to check his records and explain to us the reason why the Manitoba Housing and Renewal Corporation has actually been sitting on this application. It went to CMHC on January 22, 1980 for approval, and CMHC sent this on to MHRC on February 7 of 1980, which is a matter of approximately 10 or 11 days. And yet to this day, the lady in question started phoning several weeks ago, trying to pinpoint where the application was and what additional information was necessary for it to be approved.

She is going to document all the discussions she had with the staff at the Metis Federation, at CMHC, and at MHRC, but I can tell you by my discussions with her this evening, and this, frankly, was coincidental, Mr. Chairman, that I happened to receive this phone call from my constituent, but I can tell you that without going into too much detail, what she got was the proverbial runaround. That would be putting in mildly, in terms of whether her income was right, whether she lived in a too-small community, she was too far from Gimli. These are the kinds of stories and statements that she got from the staff as to why it wasn't being approved. "Well, give me another two days and it should be done." Two days went by and nothing happened.

Mr. Chairman, if the Minister, as he has explained to us, has indicated that the program has had no changes, I would like to know — the Member for The Pas made mention — there are 55 applications sitting in MHRC hands today. Is that a wrong figure? Were those figures wrong? There are 22 dating back to 1979; are those figures wrong? I gave him one account number. I can give him three others of people in my constituency. I would like to know where they are. These are all dating back to late 1979 or early 1980. I'll give you three other account numbers, since the staff has a computer printout. I will give you three other account numbers and you check them out: 10-380-533; 10-380-541; and 10-380-558. Those, all three of them, and I'll go back to 533, they were sent to MHRC on October 29, 1979; on 541 they were sent on December 28, 1979; and on 558 on October 29, 1979, all dating back to the fall of 1979.

The Minister wants to indicate to us that the program is going ahead. Let him show us. I want to believe the Minister that he is as sincere as he says he is, that he is intending to make this program work. He intends to proceed with 100 homes. I'd like to know where those homes are going to be built, in addition to whether the figures that we have provided are wrong, and then maybe we can accept the Minister's word. But certainly, up to this point this evening, the Minister certainly hasn't demonstrated that he is as sincere and as determined to make the program work as he has attempted to make us believe. He should provide the

answers to the questions that were raised, and then certainly the public can judge and we can judge whether he is as determined as he is to make this program work, Mr. Chairman.

**MR. JOHNSTON:** By the way, I might mention the application form is not as the Member for The Pas stated. It is one page, the application form. I didn't get the number he mentioned of the lady he spoke of first. I don't think he gave that.

**MR. URUSKI:** 10-391-019.

**MR. JOHNSTON:** Mr. Chairman, on two of the numbers that he gave me, I can tell him that the first one he spoke about, that I just asked him for the number for, about the lady, is approved now.

10-380-533, we haven't received the complete application. If the applicant owns the property, why is there no cash down payment? That information wasn't given to us. Applicant owns the property, which should be considered. Income declaration does not agree with the credit report. His wife employed, what is total family income? No family budget provided.

On 3850, no family budget provided, no record of employment, limited opportunity of gainful employment in Crane River, undertaking by Income Security to absorb cost associated with home ownership not approved. We haven't received the answers to those questions, Mr. Chairman.

And as I said, he talks about 55 applicants, there might be 55 there today. The staff will check. That was a figure used today by someone, I believe. We received 17 today, so that may total 55. Pardon me, we received the 17 on Monday for the first time, Mr. Chairman. I have listened to the members say that I am trying to get rid of the program. Their statements, as usual, are assumptions. We are not trying to get rid of the program. We have to take a look at taxpayers' money; we have to take a look at the program. When our arrears get to 52 percent, we have to start to take a close look at it. It's all very well for the Member for The Pas to get up and talk about the program, but either we start to receive the 25 percent monthly payments on income, no matter what the income is, or we then must turn it into a straight social program. Mr. Morrisseau gives all the reasons in his letter. I would invite Mr. Morrisseau to come and meet with our staff and go over that letter. We would be very happy to meet with him, or go with the CMHC people and ourselves to meet with him. I have absolutely no problem with that at all.

Mr. Chairman, I repeat, we are buying 60,000 homes for people on a program which was supposed to have a payback of 25 percent of income, no matter where the income comes from, and we haven't been receiving it, Mr. Chairman.

The budget figures, Mr. Chairman, that the honourable member requested, the capital for the new program, the large figure in the budget under Housing Unit Operation covers the subsidy for the present units, and the new program, the 100 that I mentioned, will be a capital commitment of 1,965,000 and it will have 259,572 in annual subsidies.

**MR. URUSKI:** Mr. Chairman, the one comment the Minister made prompts me to ask him a question. I wonder if the Minister could confirm that a meeting was arranged between the Minister and the Manitoba Metis Federation for December 11, 1979, and a brief was forwarded to the Minister on December 5, 1979, and that this meeting was cancelled on December 10 by the Minister's office and no date for a replacement meeting was ever set by the Minister or his office.

**MR. JOHNSTON:** I'll check and find out the circumstances of the cancellation of the meeting, Mr. Chairman, but I would be very surprised if another time wasn't tried to be arranged for, but I will check.

**MR. URUSKI:** Mr. Chairman, the Minister, in giving us some information on the questions that I posed with respect to the specific files, I would like to ask the Minister whether or not CMHC's criteria is different than that of the province, whether CMHC peruses those application forms, as I suspect they do, in terms of the information that they require, whether there is a difference in the criteria between CMHC and MHRC. Because if I recall the Minister's comments, he indicates that the program is the same, the questions are basically the same that are asked by both agencies. Now, if the application form is gone over by CMHC, is the Minister suggesting that CMHC is not doing their homework with respect to this program in terms of the initial approvals of the applications? Is that what he is suggesting, that they are not doing their job in terms of the initial applications in the time that is spent by CMHC, or what is he really saying with respect to these applications? — that the information isn't complete.

**MR. JOHNSTON:** Mr. Chairman, it would seem that up until the first quarter of 1979, the applications that came from the Metis Federation were accepted and just rubberstamped and went through. They were accepted by CMHC and accepted by ourselves. And then when we find that our arrears are 52 percent, I think that's time for ourselves to start questioning whether the information is all there; we should start checking to make sure that the application forms are properly filled out and all the information we require and the assessment is made. Up until that point we were accepting the applications from the Metis federation and all of a sudden we have 52 percent arrears. I repeat again, this is taxpayers' money; we are going to take a look at the program, make sure all the applications from now on are filled out properly, all the information is available and they are properly assessed.

**MR. URUSKI:** Mr. Chairman, I am assuming that the 52 percent that the Minister talks about is of the units that the province built, as well as those built by the MMF. Am I correct in that assumption as well? I'd like to know, Mr. Chairman, whether or not the 52 percent in arrears has changed at all in terms of the new program, and what is the procedure that is — well there is a new program, because the Minister says that we are now going to do the checking and we are going to assure ourselves that there will not be those arrears. I don't know how the Minister will be able to assure himself that of the applications

they approve, there will be no arrears, and the applications that someone else approves, there will be arrears. I think what will happen is, that if the individual, regardless of who approves the program, doesn't make the payments, then there has to be a collection process in place. Whether you can determine whether someone is going to pay before you even start, I think, Mr. Chairman, if they meet all the existing criteria, the Minister's guess certainly won't be any less accurate than anyone else in the field of approving applications.

Mr. Chairman, I would like to know from the Minister what kind of contact MHRC makes, and with who do they make that contact with, MMF, with CMHC or with the applicant, if they wish additional information, because if it takes four months and the information is inaccurate, what's the process that is involved. Where does the applicant go? To who should they go to find out, to say, here, what other information do you need, or will MHRC get on the phone or send somebody in the field and say look, your application isn't complete, here is what we require additionally? Is there a letter that goes out, or is there a phone call made, and these are the reasons, or what is the process? Because, Mr. Chairman, to be at least charitable to the Minister and his department, an eight-month delay in terms of the application going to CMHC and then their checking it out, and then an additional, between four and a half and five months, at MHRC. Now surely there should have been some correspondence, some telephone calls, some information to the applicant saying look, you're just not providing the information, you're not going to have approval. But, can the Minister show me, is the Minister prepared to say, here's the documentation that we sent this individual and the information hasn't been provided and that's the reason that the application is being held up. If that's the case, let's have it.

Now if there are 55 applications on file, then surely it leads one to believe that there isn't adequate staff within MHRC to give the attention to these applications. The Minister says the program is going ahead — either he doesn't have the staff within MHRC saying look, we'll look at it; do the detailed investigation that this government now wants, and at least notify the people. Tell the people where they stand. Don't leave them hanging on the string the way you have done in the last year and a half, because all that does is frustrate people, and it certainly shows that this government is lacking the compassion that it says that it has, Mr. Chairman.

It seems that this application, the last one that I gave the Minister, the application 10391019, Mr. Chairman, the family in question have really attempted to provide all the information that is necessary. They have been prepared to do what is necessary to get the approval. They have gone around and worked on this, I would say, as hard as anyone else who can put this project together, and yet they have not been afforded, as far as I can understand, any concrete information from the last source, MHRC, as to why that application was not approved. So they have put the pressure on. The Metis Federation is saying look, can you help us in this application? We don't know where we stand. Where do we go from here?

Mr. Chairman, I'd like to read into the record, this lady has really gone around and attempted to get to the bottom of the situation with respect to their application, and she finally went to the president of the Metis Federation and said look, why are you holding up my application? Why are you sitting on my application, because I've been told by MHRC that you people are the ones that are holding my application up? Mr. Chairman, the president of the Manitoba Metis Federation wrote this lady on June 18th, 1980, which is just about a week ago, and he writes — it's to Mr. and Mrs. Greg Fisher, Chatfield, Manitoba — "Sometime ago our housing branch staff assisted you in applying for housing through the Rural and Native Housing Program. The purpose of this letter is to explain the program and let you know where the delay is in getting your application approved. In the early 1970's the Manitoba Metis Federation and other organizations across Canada pressured government for an ownership housing program to meet the desperate housing needs of low-income families in rural and native communities. The result was the Rural and Native Housing Program, in which families qualified for a house on the basis of need and paid for their house through monthly payments based on 25 percent of their income. A federal-provincial agreement provides that the difference between the recipients' payment and the full monthly cost of principle, interest, taxes and insurance, will be paid by the government partners at the rate of 25 percent by the province, and 75 percent by the federal government. The Manitoba Metis Federation signs an agreement each year with the Canada Mortgage and Housing Corporation to do the field work for them in delivering the program. Each year we have remained within budget while exceeding the objectives. We have found CMHC to be fair and efficient in approving the applications.

Under the Schreyer administration, regulations were established by the federal and provincial governments, and so long as these regulations were met, CMHC could deliver the program without getting provincial approval for each application. Approximately 3,000 families in Manitoba have had their housing needs met by this program. The federation has supported, and in fact encouraged CMHC to evict families who do not make their monthly payments, so as not to jeopardize the availability of the programs to those willing to pay. Approximately a year ago the Lyon government began to curtail the program, demanding to review and approve each individual application and increasingly using every roadblock imaginable to avoid approving applications. In addition to holding applications for months for signature at various levels, and sending applications back for more and more additional information, they have established unofficial regulations to eliminate applicants. People on social assistance, on unemployment insurance, or without regular monthly income, including most fishermen, trappers, and construction workers, are eliminated. People without a three-year clear credit rating are eliminated, and this is sometimes extended to five years. In fact the very people the program was intended to serve, are eliminated.

The Lyon government will not put these regulations on paper, because they know they are contrary to the agreement with the federal government, and they

would be open to appeal to the Manitoba ombudsman. They allow the occasional application through in each category to confuse the issue. They give no thought to the turmoil they cause to applicants who are unable to plan because they don't know what will happen through their application. They go out of their way to make it look like the delay was caused by CMHC or the federation. In the fall of 1979, I arranged to meet with the provincial Minister responsible for Housing and prior to the meeting submitted a brief to him suggesting how the program could be administered more fairly while cutting the costs to the provincial government. The government cancelled the meeting the day before it was to be held, has not rescheduled the meeting and has not replied to the brief.

The Rural and Native and Housing Program is an excellent program, and there are at least four major reasons why it does not make sense for the provincial government to undermine this program; (1) It is not a giveaway program. Applicants pay 25 percent of their gross income each month for the unit. Few if any civil servants or MLAs pay as much as 25 percent of their income for housing. Applicants have a heavy investment in their house and take better care of them than if they were free or rented; (2) The program is designed to create employment in rural areas where unemployment is greatest. As well as employing local labour, it brings a great deal of business to local tradesmen and building supply stores at a time when other construction is slack; (3) For every dollar of subsidy the province puts in, the federal government puts in three dollars. The provincial government more than recovers its investment as federal dollars move through the economy of the province; (4) It has been demonstrated time and time again that decent and adequate housing must be in place before you can approve the health, education and employment conditions of low-income families. The investment in housing is soon recovered through reduced costs in other programs.

I can only conclude that it is a negative and punishing attitude towards low income and native people on the part of the Lyon government that is causing them to undermine this program and many other good programs that were established during the Roblin and Schreyer administrations. The federation will continue to fight for approval of each application so that this program can be available to Manitobans, as it is to people in the other nine provinces. In the meantime, I would encourage you to call your MLA and enlist your MLA's support. He or she can be reached at one of the following numbers" — and the member knows which numbers they are — both the NDP, Conservative and Liberal caucus room numbers were given. "If you wish to contact the ombudsman at 774-4491, our staff will be glad to assist you in providing information to him. Yours truly, John Morris, president of the Manitoba Metis Federation."

Mr. Chairman, I believe the Minister has to come clean before this committee and indicate that he is prepared to approve and that he has approved those applications that are before him. He admitted tonight that there are 55, and there may be more than 55 applications in the system. Now he said there are 17

more that he has just received lately. Mr. Chairman, he has told us that they have certainly a number of questions. He hasn't answered how MHRC deals with the process of making sure that those applications are either rejected, or how they are approved. All he says is that there are a number of questions that we have. Has his staff gone out to the people in the field and have asked them, the people who are making applications, asked those detailed questions that MHRC feels it is required to have before it can give its blessing to these applications. Have they gone out and done their homework? Have they checked out these applications? How long does it take for someone to get on the phone or get into a car? They have people that are out in the field to check these applications out. What is the problem?

Does it take five months to contact an individual after the application is in MHRC, or is he saying that MHRC are not even looking at the application? They are sending them forward. They are blanket applications and we don't believe that MHRC are administering the program accurately. The MMF is not doing their job in terms of looking at those applications, and only MHRC is going to be the protector of provincial funds and taxpayers' dollars and we are going to be the saviour in the province of Manitoba of protecting the taxpayers by not approving these applications. Is that what the Minister is saying? I believe that he had better to indicate to CMHC and the federal Minister, if he says that they are not doing their job. Did he write the federal Minister of Housing and say look, your people are not doing their job in approving these applications? Has he written to the MMF and said look, we're not accepting any of these applications because you're not doing your job in doing the necessary preparatory work and approving those applications? What is the provincial role in this program? Are you going to just sit and let these applications die in terms of the length of time that they have been under your care, or are you going to allow this program to continue, as you profess, or at least you have indicated that there are funds?

I believe what will happen, Mr. Chairman, is that you will see at the end of the budget year that there will be a saving, that the province had a saving. You know, they were such good managers that they saved hundreds of thousands and millions of dollars in their housing program. Mr. Chairman, there is a clear indication of how the province will save. In this program they will save by what? Sitting on applications, playing the bureaucratic runaround. That's a way of saving the money. They save money in the Critical Home Repair Program — no advertising, cut out the field inspectors so that they can't deal with the applications if they are dealing with them. The people don't know whether there is a program or not. Cut out the reserve communities from the program.

That's a good way of saving money, Mr. Chairman. At least the Minister should get up and say, yes, by the end of the year we're going to save money under this program; even though we are telling you that we have got 2 million for this program, we're not going to spend it because we don't think that the other two levels, agencies, are doing their job so we're going to do the job alone.

Mr. Chairman, if the province is going to do the job alone, get off your butt and do it. Get in the field and do it, and do those applications to your satisfaction, but do it. Don't leave the people hanging that have made applications months ago, and get the program on the road.

**MR. CHAIRMAN:** The Honourable Member for Transcona.

**MR. PARASIUK:** I would like to get some clarification from the Minister, especially following up my colleague's comments about leaving people hanging. In view of the fact that All Saints Greek Orthodox Church has been left hanging now for two years, much to the amusement of the Member for Pembina, could the Minister —(Interjection)— I am asking a question of the Minister, if he would please answer me, is that project still on file? Has a study been done by MHRC, as was promised in a letter of January 24, 1978? What is the status of that particular project? I think that All Saints Ukrainian Greek Orthodox Church should be informed.

**MR. JOHNSTON:** I believe he is speaking of the one where it was to be a provincial project to build public housing, if I am not mistaken. It was in an area that we didn't believe the housing should be built. If the All Saints people want to make an application under the non-profit program which is available to them, they can. I would be very surprised, though, if the Park Manor people can't fill 103 units, how All Saints can fill some units, unless people want to specifically live in specific units. But the All Saints people can make application the same as anybody else under the non-profit program.

We have, at present, 10 applicants in Transcona for family housing at the present time, and I believe the Knights of Columbus units — that's the ones that we participate in. We don't have the records on the others because we're not involved with them. The Knights of Columbus have, I believe it is 20 applications on file at the present time, but the other people can make application on the non-profit program, the same as anybody else, and we will take a look at the project.

Mr. Chairman, what I perceive to be a letter that I would personally think was very very political because it's not accurate in this point of view. When we send the applications we get from CMHC back for more information, it is the responsibility of CMHC, and I imagine, because the Metis Federation runs the program, that they would have their workers in the field that would make an effort to get the applications filled out properly and get them back to us. In our own case, in the ones that we manage on our side, if the application is not filled out properly, we give it to our people, who go out and see that we get all the information. We don't operate the CMHC side of the program.

Again, the members can say all they want, that we're trying to kill the program and use silly arguments that we are trying to save money on housing, which are not true. They are assumptions, as I said before. We are not trying to kill the program; we are trying to have it operate properly. The Minister used words in the letter like it's an ownership program where you pay, and the

applicants pay 25 percent, was in the letter. We haven't been receiving our payment, Mr. Chairman, and we are going to try and do some things possible, and certainly one of the things that must be done in the beginning is see that the applications are properly filled out. We are, as I said, 52 percent in arrears and if we want to make it a social program, Mr. Chairman, that means we just write off the money and build the houses for nothing and give them to the people. That is something that we don't think is right; we don't think that that's the way the program was meant to be.

**MR. CHAIRMAN:** The Honourable Member for The Pas.

**MR. McBRYDE:** Mr. Chairman, I wonder if the Minister could indicate whether there is any difference in the problems of collection between those administered by CMHC and those administered by MHRC. Is there a difference in the problems of collection between the two administrative bodies?

**MR. JOHNSTON:** As I said earlier, it's 52 percent, approximately, on both sides. I mentioned that earlier. We make certain that our applications are filled out properly before they are assessed.

**MR. McBRYDE:** Mr. Chairman, it looks then, of course, that MHRC isn't doing any better than CMHC; they are having the same problems even though they are following the Minister's new directives. The other thing that strikes me, Mr. Chairman, the arrears are a real problem and I don't disagree with the Minister that the arrears are a real problem and that something should be done about those arrears. What I disagree with the Minister on is taking those arrears out on new applicants. They don't have any arrears yet and punishing the new applicants for the arrears that the Minister hasn't been effective in collecting, even through his own agency, and then not being straight with the people then about the fact that they are taking it out on them and pretending that they are approving everything normally, when in fact all the figures show that they are not approving them normally.

**MR. CHAIRMAN:** The Honourable Member for Winnipeg Centre.

**MR. BOYCE:** Mr. Chairman, I have been listening to the Minister's response to several questions and he has said, and I don't want to put words in his mouth, but in my mind he has said that if this is to be a social program, then it should be changed to a social program. If he, in administering his department, and he reaches an arrears level of 52 percent, I can understand the tightening of an application system to try and prevent that 52 percent increasing, albeit I would agree with my colleague, the Member for The Pas, that those people who are applying haven't been in arrears.

In this context, albeit the hour, Mr. Chairman, the province of Manitoba is in dire straits. We are in a recession, compounded by a drought, compounded by inflation. I would just like to put briefly on the record how we can swing the economic capacity of

the province, and I have faith in the ability of the people of the province of Manitoba to get through all those three difficulties, the recession, the drought and inflation. But here we are, with the drop of the pen, we say 40 million in assistance to the farmers, and I support it. I support it. But I want, Mr. Chairman, the Conservative Party to stop and think of what we are talking about in this context, because here again we have a historical manifestation of who takes the brunt.

Who takes the brunt? I agree with the Minister that if there is a need to change the program, that the people that the program was initially designed to help, as set forth by the Member for The Pas, the Member for St. George, the Member for Ste. Rose, the Member for Wellington, the Member for Transcona, the Member for Wolseley, the Member for St. Matthews. When we are talking about the Manitoba Housing and Renewal Corporation, it is not fulfilling its mandate as far as it was originally designed. I do not fault the Minister for some of the procedures that the bureaucracy has felt compelled to implement, to screen the applicants so that that 52 percent doesn't slide to 100 percent in arrears.

I would suggest, Mr. Minister, there has to be put into play some other type of program and if this is the case, then we have to do it. I, as a city member, I speak in self-defence. We put into play, or put out a White Paper, on the Stay Option, and one of the problems in my area that was alluded to earlier, that if we don't solve the problems there, they come here. It's as simple as that; it's as simple as that.

So whether a particular application is caught in that squeeze that they didn't dot an i or they didn't cross a t, or whatever mechanism. And I'm not faulting the staff and the bureaucracy because I have been in the position where I had to go and take an Order-in-Council for a Special Warrant, where I needed some more money because of inflation, the food that had been budgeted, it wasn't there. So I know what the Minister is up against when he has to argue with his colleagues as far as money is concerned.

The whole thrust of the Opposition's argument relative to the Manitoba Housing and Renewal Corporation is that it is not fulfilling its mandate in the present circumstances. As far as the Member for The Pas, and I don't want to embarrass my colleague the Member for The Pas by giving my annual speech about how he led me by the hand through the constituency to show me what he was talking about earlier, that these people were now living in houses and how their attitudes were changing. It's a long, slow, costly road, Mr. Chairman, costly in immediate dollars, but if we don't address ourselves to it, the future costs for future generations are horrendous.

A number of years ago, a former member of one of the constituencies in the north, and I'm not going to identify the individual, used to brag that they had no welfare cases in his constituency. It was true. They were harrassed out of town and where did they end up in? In my constituency.

This is what we are talking about. These people, they get heated up about the argument because they deal with these individuals on a personal basis; they know them individually. But, Mr. Chairman, the Minister is put in the position — I think he is a good

administrator. If I was in business and I was looking for an administrator, one of the people I would like to have as an administrator is the Member for Sturgeon Creek, because he is an efficient administrator. He and I disagree philosophically in some areas, but he is still an administrator. He said, I think four times, we near twigged to it the second time, I think, so I counted it — he says, "If you want to change the program, change the program," or have the government change the program. He, as an individual, can't do it, and it is in my mind, and that's why I rose at this late hour to put this just argument to my friends, the Conservatives, on the other side of the House.

Yeah, things are tough. We have a drought; we have a recession; we have inflation. But you ask us urban members to support spending 40 million, and it probably will be more than that, in assisting people in the farm community maintain themselves, well, for gosh sakes, look at what we're voting at the moment. We're talking about the people who are least able to defend themselves in society. They have really no political clout as individuals, and these are the kind of people that haven't got decent houses. The Member for The Pas didn't finish his story, and I was waiting on the edge of my seat for him to finish, what happened to the family in the tent last fall?

The former Member for Pembina was in this afternoon, and with all due respect to the present Member for Pembina, we really miss him. Because he was what you would consider a hard-liner as far as "welfare" was concerned. But yet, if he figured somebody needed help, he would be the first man there. In fact, as an individual, I think he is involved with some of the refugee programs. But we were talking across the hall about the current conditions, and he knows what we're talking about, and he would be the first one to say, sure, we'll help them. All we'd want is to insist that nobody gets a free ride. Nobody plays us for suckers. And I don't think anybody would argue against that. Nobody likes being put through.

So, to the government, through the Minister, not at the Minister but through the Minister, the program should be changed. The bureaucracy shouldn't be put in the embarrassing positions where they have to keep putting the applications in a revolving door. If there has to be some modification to these programs to fulfill the immediate need, then the government has to address itself to that program, because it was a good program. The concept, or idea of people being able to stay in their constituencies, to help them stay outside of the city of Winnipeg, it makes good sense, Mr. Chairman.

This is a rather obtuse idea, I do admit, but nevertheless, that's what I spoke about earlier. We can't just think of the immediate economic circumstance, or the economic considerations or ramifications of anything. Everything is so inter-related that we have to try as best we can to look at all of the ramifications. And when we're talking about decent housing through the instrumentality of the Manitoba Housing and Renewal Corporation, the concept that people pay 25 percent, I think it was a good concept and still is. People should strive. Maybe that's old-fashioned. But I still think it has utility, that people should strive. The Member for St. George said, when people are in their own homes

treat them differently than if it's just another place to stay. There's an identification with the physical asset and the community.

So through the Minister, I know everybody is anxious to wrap this up, but I just wanted to put this into juxtaposition with Manitoba Housing and Renewal Corporation, the idea that when people in our community need help, that we should muster all of our resources, whether it's the farmers at this present time, they have my support, as the Member for Winnipeg Centre, to help them get through the buffeting of the drought and all the other things that are happening to them in 1980. All I'm asking is that we be fair and equitable when we talk about assistance, and when we're talking about the Manitoba Housing and Renewal Corporation which has a mandate to provide affordable housing to people, that we use the same basic criteria — fairness.

**MR. URUSKI:** Mr. Chairman, the Minister, in answering, or attempting to answer some of the questions that I have posed, I would like to ask him specifically if he can give me some information that I can pass on to Mr. and Mrs. Fisher in the application, the account number of 10-391-019. What is the status of their application, what reasons, or what information is still lacking for MHRC to approve that application? What can I tell these people in terms of how long it will take for that application to be approved, or where is it at in the process?

**MR. JOHNSTON:** It was approved June 17th, Mr. Chairman.

**MR. CHAIRMAN:** (a)—pass; 3.—pass; Resolution No. 49—pass. Resolve that there be granted to Her Majesty a sum not exceeding 30,686,200 for Economic Development and Tourism, the Manitoba Housing and Renewal Corporation — pass.

I would ask the honourable members to turn to Page 35, Resolution No. 47. Item 1.(a) Minister's Compensation—pass; Item 1.—pass; Resolution No. 47—pass. Resolve that there be granted to Her Majesty a sum not exceeding 2,453,300 for Economic Development and Tourism, Executive — pass.

Thank you, gentlemen. That completes the estimates of the Department of Economic Development and Tourism.

Committee rise.

The Chairman reported upon the Committee's deliberations to Mr. Speaker and requested leave to sit again.

## IN SESSION

**MR. SPEAKER:** The Honourable Member for Radisson.

**MR. KOVNATS:** Mr. Speaker, I beg to move, seconded by the Honourable Member for Springfield, report of Committee be received.

**MOTION presented and carried.**

**MR. SPEAKER:** The Honourable Minister of Economic Development.

**Tuesday, 24 June, 1980**

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**MR. JOHNSTON:** Mr. Speaker, I move, seconded by the Honourable Minister of Highways, that the House do now adjourn.

**MOTION presented and carried** and the House adjourned and stands adjourned until 2:00 o'clock tomorrow (Wednesday).