

1989  
POLICY AND RESEARCH  
INITIATIVES

## MARKET HOUSING

<u>ISSUE</u>	<u>RATIONALE</u>	<u>ACTIVITY</u>
1. The Renovation Industry	<ul style="list-style-type: none"><li>• Housing researchers and industry representatives have underlined the need for better data on the condition of the Canadian housing stock, the way it performs and, the operation of the residential renovation industry.</li></ul>	<ul style="list-style-type: none"><li>• Define and develop market oriented data.</li><li>• Develop methodology for measuring house condition.</li><li>• Initiate development of information for renovation and conversion work.</li></ul>
2. Labour and Materials	<ul style="list-style-type: none"><li>• Basic up-to-date information regarding labour and materials used in new residential construction is important to CMHC as well as to other federal agencies and members of the housing industry.</li></ul>	<ul style="list-style-type: none"><li>• Develop information on off-site labour requirements.</li><li>• Develop a system to facilitate ongoing monitoring and forecasting of labour and material requirements.</li><li>• Examine the comparative costs of producing different forms of housing and utilizing different production techniques.</li><li>• Analyze trends in housing types, construction systems, and materials.</li></ul>
3. Regulatory Reform	<ul style="list-style-type: none"><li>• Canadian housing markets will change appreciably over the next twenty years. It is not clear that the existing regulatory structure will be able to cost effectively accommodate this change. CMHC has sponsored a</li></ul>	<ul style="list-style-type: none"><li>• Develop, monitor, evaluate and disseminate information on projects carried out to date.</li></ul>

MARKET HOUSING

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3. Regulatory Reform (cont'd)	study by the FCM/CHBA/CHRA tripartite association to establish a plan for evaluating and improving the Canadian regulatory environment related to residential construction. Issues relating to intensification and lot levies will be addressed.	<ul style="list-style-type: none"><li>. Initiate work to develop more cost-effective and responsive codes for housing construction, residential renovation, and conversion work.</li><li>. Examine municipal taxation.</li></ul>
4. Projections of Potential Housing Demand.	<ul style="list-style-type: none"><li>. The long term socio-economic and demographic outlook continues to have important implications on future housing demand and supply. The last comprehensive long term projection of housing requirements was produced by CMHC in 1981 based on 1976 Census data. 1986 Census data are now available to update projections at both a provincial and metropolitan area level. In addition, the assumptions and projection techniques underlying the current model need to be reassessed in light of recent socio-economic developments.</li></ul>	<ul style="list-style-type: none"><li>. Continue participation in the Health and Welfare three year study of Canada's demographic future.</li><li>. Complete work on updating housing requirements projections using 1986 Census data.</li><li>. Begin long term work on improving the model.</li></ul>
5. Innovations in the Mortgage Market	<ul style="list-style-type: none"><li>. One legacy of the high and volatile interest rate environment of the early 1980s is the increased interest in alternative mortgage instruments. There has been pressure on the federal government to assume an increase role</li></ul>	<ul style="list-style-type: none"><li>. Develop a position paper on alternative mortgage instruments.</li></ul>

MARKET HOUSING

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5. Innovations in the Mortgage Market (cont'd)	in facilitating new mortgage designs in the market place. Recent examples of innovations include mortgage-backed securities and the index-linked mortgages.	<ul style="list-style-type: none"><li>• Engage the private sector and relevant government departments/agencies in discussion.</li></ul>
6. Housing the Elderly	<ul style="list-style-type: none"><li>• The growth in the elderly population, particularly in the over 75 group, could result in heavy demands on public funding for housing and related support services if past patterns of need are maintained.</li></ul>	<ul style="list-style-type: none"><li>• Identify effective ways of meeting the needs of elderly people.</li><li>• Identify ways of designing new dwellings that can be adapted to the changing needs of older people.</li><li>• Explore ways in which new technology can help elderly and disabled people to maintain independent lifestyles.</li><li>• Implement and evaluate the emergency response system demonstration project.</li><li>• Undertake case studies of demonstration projects, or other innovative projects for seniors.</li></ul>
7. Land Supply Issues	<ul style="list-style-type: none"><li>• In some cities lot prices are increasing at as high a rate as they did in the early 1970s. Some municipalities are gradually increasing the cost base of serviced lots by elevating lot levies. In eastern and central Canada, there are sporadic claims by smaller builders that they are unable to maintain adequate sources of serviced lots to</li></ul>	<ul style="list-style-type: none"><li>• Explore the potential for improving data bases, encouraging wider and more flexible distribution of information concerning the land supply, and augmenting the automation of such information systems.</li><li>• Monitor the findings of local land studies and integrate these into occasional, timely reports which assess national trends.</li></ul>

MARKET HOUSING

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7. Land Supply Issues (cont'd)	assure their production. Some larger urban regions will need major sewage treatment facilities and/or sewer trunks within a few years in order to accommodate the demand for urban expansion.	
8. CMHC as Federal Urban Advisor	<ul style="list-style-type: none"><li>• Housing is impacted by the action and non-action of many other actors and sectors of the economy. The quality of life that the 83% of Canadians who live in urban areas enjoy is dependant upon the extent to which towns and cities are good places to live. The quality of cities, therefore, is an important concern of the federal government, and better harmonization is required between public and private actors to ensure that federal housing objectives are met. Public policy prescriptions must get at the causes and not just respond to the situation once the urban fabric has been eroded.</li></ul>	<ul style="list-style-type: none"><li>• Focus on the need to ensure compatibility of local and regional goals with national objectives.</li></ul>
9. Taxation and Housing	<ul style="list-style-type: none"><li>• Stage I of the federal personal and corporate tax reform has now been implemented. The transitional measures need to be monitored. The effects of Stage II, a multi-stage sales tax, on housing affordability</li></ul>	<ul style="list-style-type: none"><li>• Continue work on the CMHC/CHBA/Department of Finance tripartite study on the consequences of sales tax reform on housing, and the study on municipal taxation.</li></ul>

MARKET HOUSING

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9. Taxation and Housing (cont'd)	and CMHC commercial activities and programs need to be assessed and measured. The Minister of Finance stated that the tax will not be allowed to prejudice the reasonable opportunity for homeownership that Canadians would otherwise enjoy and that actions (direct assistance or modification to the operation of the tax in the area of housing) will be undertaken to address any demonstrated barriers to affordable housing caused by the tax.	
10. Free Trade	<ul style="list-style-type: none"><li>• While free trade will be beneficial for the housing sector globally there will be a need to monitor closely the impacts of the agreement on individual housing markets.</li></ul>	<ul style="list-style-type: none"><li>• Undertake work to meet CMHC's needs in fulfilling its market analysis functions.</li><li>• Monitor the impacts of agreements on individual markets.</li></ul>
11. Sources of Costs of Instability of the Housing Sector	<ul style="list-style-type: none"><li>• Apart from monetary policy, the effect of the other main causes of instability in the housing sector are unknown, both nationally and locally. In addition, there are a number of other unknown factors: i.e. to what extent have variations in net international migration contributed to instability? How has international migration contributed to instability? What has</li></ul>	<ul style="list-style-type: none"><li>• Review the type of policies other industrialized countries have put in place to stabilize their housing sector.</li><li>• Review the effect of immigration on the stability of housing markets.</li></ul>

MARKET HOUSING

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11. Sources of Costs of Instability of the Housing Sector (cont'd)	been over the years the cost of industry instability and what can we learn from other countries? Are there measures that would be effective in stabilizing the housing sector.	
12. Forecasting Economic and Housing Market Activity	<ul style="list-style-type: none"><li>. In order to fulfill its national mandate, it is incumbent upon CMHC to produce comprehensive, complete and accurate forecasts of economic and housing market activity.</li></ul>	<ul style="list-style-type: none"><li>. Review and assess the current theoretical and technical knowledge with regard to modelling and forecasting the housing sector.</li><li>. Develop and test a macro-economic model(s) of the housing sector on a national level.</li></ul>
13. Local Market Analysis Methods	<ul style="list-style-type: none"><li>. Based on market analysis reports prepared for resource towns and for other communities whose economies are dominated by a certain industry, a need has been identified for a better understanding of the theory and mechanics of employment multipliers. In order to forecast total local employment as accurately as possible, market analysts need to understand the theory and methodology of employment multipliers for various industries.</li></ul>	<ul style="list-style-type: none"><li>. Undertake a literature review of local employment multipliers by selected industries.</li><li>. Prepare a report on the theory, development of the method and calculation of employment multipliers.</li><li>. Prepare case-studies which demonstrate the use of employment multipliers.</li><li>. Prepare an analysis guide to document the steps in forecasting total local employment and, provide an assessment of the anticipated impact of the employment forecast on housing activity.</li><li>. Prepare a training course for CMHC market analysts on how this method can be useful to them.</li></ul>

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14. Symposium on Developments in Pure Socio-Economic Research	<ul style="list-style-type: none"><li>CMHC is concerned with all aspects of research, pure or theoretical as well as applied. Currently, CMHC is playing a leadership role in the area of applied research. The key instrument used by CMHC for this purpose is the National Housing Research Committee. This Committee is proving to be an effective vehicle in the area of applied research, both in coordinating research efforts and in developing a consensus on research priorities. The Corporation should also assume a leadership role in the area of theoretical housing economic research.</li></ul>	<ul style="list-style-type: none"><li>Prepare for holding a symposium/seminar on socio-economic research.</li><li>Issue "Challenge Papers" to 3 or 4 academics who would discuss what they believe are the main limitations of existing theories and models in the area of housing economics.</li></ul>
15.- Cost Comparison - Manufactured vs. On-site Housing	<ul style="list-style-type: none"><li>It has been argued that manufactured housing has little or no future in Canada. This view stems from the decline in manufactured housing production from an annual level in excess of 50 000 housing units in the mid-1970s to less than 10 000 units in the last few years. In spite of the declining trend in production, there are many people who believe that manufactured housing could play a key role in the years to come in providing superior quality housing at an affordable price.</li></ul>	<ul style="list-style-type: none"><li>Obtain information on the labour and material content and cost of panelized housing produced in Canada.</li><li>Obtain similar information regarding the production of panelized housing in Sweden.</li><li>Compare information with data relating to panelized housing produced in the U.S.</li></ul>



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16. Homeownership Access/ Security	. Access to, and security of homeownership have been recently reaffirmed by the federal government as its housing objectives. There may be innovative and cost effective approaches in meeting these objectives.	. Activity will focus on analyzing various alternative housing finance schemes, innovative cost-savings ideas and the leveraging of surplus federal lands.
17. Tripartite Risk Sharing	. CMHC is working toward increasing borrower access to NHA-insured financing on special risk communities whose economic characteristics suggest a potential of unacceptable claim losses to the MIF. Through adding provincial/ territorial governmental and companies providing major employment into the risk sharing equation, NHA insurance can ensure that borrowers living in special risk communities obtain the same housing finance terms as others living elsewhere.	. Activity will focus on analyzing various policy scenarios and their impacts on mortgage availability in special risk communities.
18. Enhancements to NHA Mortgage-Backed Securities	. The reappearance of longer-term mortgage money is one of the primary public policy objective of NHA mortgage-backed securities. A cheaper source of funds for the financing of social housing, and promoting an adequate supply of mortgage funds are the others.	. Identify and analyze various ways and means, without causing major interruptions to the present program design, with a view to ensuring that the program can achieve its maximum potential.

MARKET HOUSING

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19. MRPP Enhancement	<ul style="list-style-type: none"><li>. During the early 1980s, many homeowners renewed their mortgages at unexpectedly high interest rates. The federal government's response to volatile interest rates was the establishment of the Mortgage Renewal Protection Plan (MRPP). Increased program participation would result in improved security for homeowners.</li></ul>	<ul style="list-style-type: none"><li>. Report to Cabinet on the results of the review of MRPP including options for change, where appropriate.</li></ul>
20. Public/ Private Partnership Opportunities	<ul style="list-style-type: none"><li>. Because of today's fiscal reality, governments are putting increased emphasis on the harmonization of private profit-making with societal interests in the achievement of public policy objectives. This strategy is particularly evident in projects requiring large capital outlays, long planning and implementation time and actors with diverse expertise. However, public/private partnerships, as a local housing policy instrument, have not been widely-used.</li></ul>	<ul style="list-style-type: none"><li>. Prepare a paper identifying potential public/private partnership opportunities.</li></ul>
21. Contingency Policy Planning	<ul style="list-style-type: none"><li>. The Corporation ought to position itself with respect to the ability to manage the changes associated with economic cycles.</li></ul>	<ul style="list-style-type: none"><li>. Undertake an analysis of the consequences of what-if scenarios and identify initiatives that would be appropriate given certain economic and housing conditions.</li></ul>

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22. Housing, Environment and the Economy	<ul style="list-style-type: none"><li>• CMHC should initiate an ongoing program of research to monitor and become involved in critical developments that are emerging in the field broadly known as "environmental concerns".</li></ul> <p>After careful review in the recent 3-year study by the World Commission on Environment and Development, serious fundamental problems are gradually catching the attention of world leaders. This UN study found there is an urgent importance for economic planners to attend to certain environmental and conservation issues.</p>	<ul style="list-style-type: none"><li>• Undertake preliminary research to produce syntheses of existing work, to draw implications for housing and to recommend areas for priority investigation.</li><li>• Initial review of housing risk associated with climate changes as identified by Environment Canada.</li><li>• Undertake a review by economists/planners specializing in energy issues to consider the potential of housing energy audits for utility planning, and user guidance.</li></ul>

SOCIAL HOUSING

<u>ISSUE</u>	<u>RATIONALE</u>	<u>ACTIVITY</u>
1. Preservation and Maintenance of the Existing Public Housing Stock	<ul style="list-style-type: none"><li>• There are approximately 200,000 units in the public housing stock. Some of this stock may be in poor physical condition because of initial inadequate construction or maintenance. It may be inferior in space and amenities to housing built under current construction standards. It may also be inappropriate or unsuitable for the current and future social housing population.</li></ul>	<ul style="list-style-type: none"><li>• Complete the evaluation of the condition of the public housing stock and its sensitivity to the needs of Canadians. This will be followed by the development of appropriate policy recommendations.</li></ul>
2. Reduction in Subsidies of Public Housing Stock	<ul style="list-style-type: none"><li>• Ways to more cost-effectively manage subsidies on the existing public housing stock, through economies in maintenance and operating budgets need to be explored.</li></ul>	<ul style="list-style-type: none"><li>• Review and assess how other governments have handled similar problems.</li><li>• Evaluate the public housing operating and maintenance practices identified as presenting opportunities for savings.</li><li>• Prepare a paper for discussion with the provinces and other federal agencies.</li></ul>
3. Life Cycle Costing	<ul style="list-style-type: none"><li>• There is increasing concern that the emphasis now placed upon controlling the initial capital costs of subsidized housing is having a detrimental effect on ongoing costs. Suggestions are that the principles of life-cycle-costing (i.e., the combination of capital and ongoing costs over the life of a project) be reflected in the MUP creation/application process.</li></ul>	<ul style="list-style-type: none"><li>• Modify the CMHC2 system so that it can also deal with the repair and replacement aspects of life-cycle-costing.</li><li>• Develop life-cycle-cost guidelines.</li></ul>

SOCIAL HOUSING

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4. Housing Needs and the Joint Planning Process	<ul style="list-style-type: none"><li>. The development and implementation of an inter-provincial social housing allocation model, the joint planning process, and the new social housing programs generally, have emphasized the requirement for up-to-date estimates of core housing need. As a result, improved indicators of housing need must be developed not only for the purposes of the current social housing programs but also must be developed to enhance assessments of housing need in more general terms.</li><li>. During discussions with the Provinces/Territories regarding the development of a needs-based model, opportunities have been identified for improving the existing national data bases in terms of their timeliness, frequency and reliability at lower geographic levels.</li></ul>	<ul style="list-style-type: none"><li>. Continue work on the development of a more equitable needs-based allocation formula.</li><li>. Examine the core housing need population in further detail.</li><li>. Continue work on the development of improved indicators and data bases for measuring housing needs.</li></ul>
5. Housing the Non-Traditional/Special Needs Population	<ul style="list-style-type: none"><li>. One of the more important results of demographic, social and economic change over the last thirty years, has been the increasing number and proportion of single person households, particularly in the non-elderly category. More recently the plight of those single people not living in structurally separate</li></ul>	<ul style="list-style-type: none"><li>. Continue work to examine the housing conditions of single persons and households with special housing needs.</li><li>. Initiate work to address some of the "research gaps".</li><li>. Assess the impact of non-housing programs on the housing situation of singles.</li></ul>

SOCIAL HOUSING

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5. Housing the Non-Traditional/Special Needs Population (cont'd)	dwellings - roomers, boarders, lodgers and the homeless has increased in visibility as a result of their socio-economic conditions, and the loss of rooming house accommodation in the major centres. Many single person households are in core housing need. There is a need to better understand the requirements of these groups and to develop alternate forms of housing to accommodate their requirements.	<ul style="list-style-type: none"><li>• Initiate work to seek ways of extending the range of appropriate accommodation options available for groups with special needs.</li><li>• Undertake work to determine the most effective ways of coordinating accommodation and support service needs.</li></ul>
6. Self-Help	<ul style="list-style-type: none"><li>• Self-help in its broadest sense implies the participation of the user in housing, i.e. the responsibility for the construction and/or operation of the unit.</li><li>• Government's involvement in social housing will be directed toward core need groups. The current social housing program approach places little responsibility on the tenant. Thus there is little opportunity for him or her to develop skills which would be useful both in terms of maintaining the unit or perhaps even in improving personal economic prospects.</li></ul>	<ul style="list-style-type: none"><li>• Evaluate alternate ways of facilitating self-help in new construction and renovation.</li><li>• Evaluate alternative approaches for incorporating the self-help concept into a variety of social housing programs.</li><li>• Continue to monitor and evaluate on-going experience with the RNH Demonstration Program (1986-1991).</li></ul>

SOCIAL HOUSING

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6. Self-Help (cont'd)	<ul style="list-style-type: none"><li>. The alternative of self-help housing offers these opportunities by requiring individuals, groups of people and communities to become more self-reliant when looking for solutions to their housing problems.</li></ul>	<ul style="list-style-type: none"><li>. Initiate pilot projects with a greater degree of participation by the user.</li></ul>
7. On-Reserve Housing	<ul style="list-style-type: none"><li>. Following its evaluation of the On-Reserve Housing Program, and CMHC's evaluation of its on-reserve housing programs, the Department of Indian and Northern Affairs (DIAND) has established a task force to develop housing policy and programs for Indian reserves.</li></ul>	<ul style="list-style-type: none"><li>. CMHC will support DIAND by participating on the On-Reserve Housing Policy Liaison and Steering Committees.</li></ul>
8. The Definition of Income	<ul style="list-style-type: none"><li>. The definition of income used for determining program eligibility and level of federal assistance has not been reviewed since 1980. It is unknown whether the current deductions or inclusions are consistent with the intent of the social housing program.</li></ul> <p>In addition to the CMHC definition of income, there is the question of consistency with the treatment of income under such federal programs as veteran's pensions, Canada Assistance Plan, Income Tax, etc.</p>	<ul style="list-style-type: none"><li>. Undertake a comparison of provincial rent-to-income scales and definition of incomes.</li><li>. Examine how income is defined in the programs of other federal departments and agencies to determine inconsistencies.</li><li>. Investigate provincial variations in the treatment of assistance payments.</li></ul>

SOCIAL HOUSING

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8. The Definition of Income (cont'd)	Furthermore, provinces deliver programs on our behalf which we cost-share, but provinces also utilize their own RGI scales, which include different definitions of income.	
9. Limited Dividend Housing Entrepreneurs	<ul style="list-style-type: none"><li>• Low-rent accommodation is supplied by Limited Dividend projects through agreements with CMHC. The targeting of these units to those in need is being evaluated and, if necessary, policies will be developed to ensure that this program remains a cost-effective method of supplying affordable accommodation to low and moderate income Canadians.</li></ul>	<ul style="list-style-type: none"><li>• Complete the evaluation of the Limited Dividend Program and determine its success in supplying low-rent accommodation for Canadians in need. Develop appropriate policy recommendations.</li></ul>
10. Re-assessment of the Rural and Native Housing Programs	<ul style="list-style-type: none"><li>• Since the RNH Program was introduced in 1974, some 22,000 units have been built or acquired. The evaluation of the Program was scheduled to begin in 1989 but was accelerated because both federal and provincial governments are anxious to resolve problems being experienced in the RNH stock. It is now underway and results will be available by mid-1989.</li></ul>	<ul style="list-style-type: none"><li>• Evaluate RNH ownership, rental, emergency repair and demonstration programs.</li><li>• Initiate public consultation on RNH issues and options.</li></ul>



HOUSING QUALITY

<u>ISSUE</u>	<u>RATIONALE</u>	<u>ACTIVITY</u>
1.	<p>ven though most parking structure and cladding failures are repaired before safety is compromised, the repair costs of each type of failure place marginal buildings into the risk of bankruptcy. Problems with balconies can be extensive to repair, and lack of action can result in safety problems. Corrosion of the ties holding many claddings to the structure seems to be accelerating with the increase in rain acidity and may result in a rash of major repairs before the most cost-effective repairs have been identified.</p> <p>Experience with low-rise air quality suggests that the comfort, health and safety of occupants may be at risk in many high-rises. It is important that we know the strength of pollutant sources and the direction and amount of the inter-floor and inter-unit air flows taking place throughout high rises if we are to advise on effective remedial measures.</p> <p>Renovation may make some units so air tight that occupants leave balcony doors and bedroom windows open most of the time, defeating any possible energy savings and introducing new comfort and health problems.</p>	<ul style="list-style-type: none"><li>• Continue evaluating repair schemes.</li><li>• Initiate phase II of the field study of carbonation problems.</li><li>• Field test and monitor the improved wall designs.</li><li>• Investigate the requirements, and practical designs, for ventilation systems in high rise buildings.</li></ul>

HOUSING QUALITY

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1. High Rise Residential (cont'd)	In addition, poor sound control between units of a multiple unit dwelling can have a strong negative impact on the value of the units, and in the length of time they remain unrented.	<ul style="list-style-type: none"><li>. Undertake field tests and evaluations on floor assemblies.</li><li>. Undertake research on internal noise sources.</li></ul>
2. Northern and Remote Housing	<ul style="list-style-type: none"><li>. Conventional building products, systems and construction techniques used and proven in the southern and urbanized areas of Canada do not necessarily perform well in Arctic and remote locations, where severe environmental conditions and heavy duty use promote rapid degradation or breakdown of the housing components, including windows, doors, and structural framing. Various heating and ventilation strategies have been implemented by CMHC in the north over the past several years. New technologies have emerged and concern over indoor air quality has been expressed. The objective of underlying research and development work is to present those technical options that have been proved in the northern and remote environment and that offer greater performance at less capital and operating costs.</li></ul>	<ul style="list-style-type: none"><li>. Take the problems and improved design specifications to manufacturers and designers to produce improved prototypes for field testing and evaluation.</li><li>. Field test new heating and ventilation equipment and measure the quality of indoor air in a number of Arctic communities.</li></ul>

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2. Northern and Remote Housing (cont'd)	<ul style="list-style-type: none"><li>. The "North File" is a compilation of data and assessments of northern technology that can be referenced by designers and contractors, to produce a cost-effective quality housing product. The file was started last year and needs further documentation to capture new techniques in construction.</li></ul>	<ul style="list-style-type: none"><li>. Upgrade the "North File" by adding and assessing data.</li></ul>
3. Ventilation/Air Quality/Moisture	<ul style="list-style-type: none"><li>. Housing has changed significantly over the last few decades: it has become tighter; and is now made and furnished with an array of synthetic materials, many of which emit small quantities of chemicals of uncertain effect on human health and comfort. Instead of some houses being too leaky for comfort, the complaint is now more likely to be that many are too tight for elimination of odours and trace chemicals. Without an effective ventilation system, domestic indoor pollutant levels have sometimes been measured above those recommended as undesirable by HWC. With increased air tightness, indoor humidity levels can also be too high, both for the health of the occupants and for the safety of the structure. With excessive</li></ul>	<ul style="list-style-type: none"><li>. Continue developing a better understanding of the problems which have been found and build a data base on field performance.</li><li>. Continue work to improve the theoretical understanding and practical solutions needed for passive ventilation systems and for demand-controlled ventilation.</li><li>. Undertake a study of wood stoves and a survey of the pollutants found in soil gases.</li><li>. Undertake a study of the evolving class of houses designed and built for people with a sensitivity to chemicals found in many new and existing houses.</li><li>. Field test designs of trouble-free basements.</li></ul>

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3. Ventilation/ Air Quality/ Moisture (cont'd)	levels of ventilation, however, humidity levels can become too low, or combustion products can spill into the indoor air, possibly causing air quality problems.  • Moisture in walls and attics can result in rot problems, with both structural and indoor air quality consequences. While much has been learned in recent years, not enough is known to give advice on cost-effective solutions.	• Undertake attic moisture research in the field.  • Upgrade the "WALLDRY" program to include phenomena found to cause problems in some low rise walls, and define wall assemblies that resist moisture problems in the many different climates of Canada.  • Conduct a Canada-wide survey of moisture content of framing lumber in housing at the time of installation.