

FHA HOMES IN METROPOLITAN DISTRICTS

CHARACTERISTICS OF

- MORTGAGES**
- HOMES**
- BORROWERS**

**UNDER THE FHA PLAN
1934-1940**

FEDERAL HOUSING ADMINISTRATION

WASHINGTON, D. C.

FHA HOMES IN METROPOLITAN DISTRICTS

CHARACTERISTICS OF MORTGAGES • HOMES • BORROWERS UNDER THE FHA PLAN 1934-1940

Federal Housing Administration
Division of Research and Statistics

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SEPTEMBER 30, 1941.

HONORABLE ABNER H. FERGUSON,
Federal Housing Administrator,
Washington, D. C.

DEAR MR. FERGUSON:

The attached study covers the insuring activities of the Federal Housing Administration for the years 1934 through 1940 in the 140 areas designated as metropolitan districts by the Bureau of the Census in the 1940 census of population.

The growing volume of insured mortgages in each of these communities makes the insuring activities of FHA increasingly representative of the total home financing business in the area. Since the inception of insuring operations FHA's business has been concentrated within the boundaries of metropolitan districts, partly as a result of the fact that during the 1930-1940 decade the increase in occupant nonfarm dwellings within these areas was 19 percent as compared with 12 percent in nonfarm areas outside metropolitan districts. The arrangement of the data presented in this study will, it is believed, enable builders and mortgagees to evaluate their own programs in the light of FHA's home mortgage insurance experience in areas in which they are operating.

In transmitting this report, I wish to express my appreciation for the cooperation received from the State and District Insuring Offices and the staffs of the Mortgage Insurance and Underwriting Divisions in Washington in furnishing the necessary statistics on individual insured cases and from the Comptroller's Division in making the extensive machine tabulations summarized in this study. Special acknowledgment also is due the Bureau of the Census for its cooperation in furnishing a considerable amount of unpublished data without which it would have been impossible to prepare numerous population and dwelling unit estimates.

This monograph, which I recommend for publication, was prepared under the direction of Mr. William K. Wittausch, chief of the Operating Statistics Section. Mr. Paul F. Coe, with analytical assistance by Mr. James E. Victory and statistical and general assistance by Mr. Julian J. Joyce, Mr. Herbert Shapiro, and others in the Division, carried a considerable part of the load in the preparation of the monograph. Advice and assistance were given by Mr. I. Lee Amann in processing and adapting Bureau of the Census data to the needs of the study. The large number of items and the detailed calculations necessary in the compilation of the tables and in the preparation of illustrations used in this report represent unstinted labors on the part of the calculating, typing, and drafting personnel of the Division. Many hours of overtime were contributed in order to complete this assignment and at the same time carry forward an increasing volume of projects connected with the defense effort.

Very truly yours,

SHIRLEY K. HART, *Director,*
Division of Research and Statistics.

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FOREWORD

The National Housing Act imposes on the Federal Housing Administrator the obligation to “* * * cause to be made such statistical surveys and legal and economic studies as he shall deem useful to guide the development of housing and the creation of a sound mortgage market in the United States * * *”

The lack of information on the characteristics of residential construction and home mortgage financing in individual housing markets has been of grave concern to lending institutions, home builders, and planners of local housing programs. Recognizing the usefulness of even fragmentary data wherever they are available, the Administration has presented in its past annual reports to Congress an increasing amount of statistical information on its insuring operations each year for the States and the areas designated as metropolitan districts by the Bureau of the Census, as well as for the country as a whole.

The uniform procedure established by the Federal Housing Administration has made possible for the first time the compilation of certain home-financing statistics on a comparable basis for all parts of the country, especially in the nonfarm areas, which comprise FHA's principal field of activity. The increasing volume of FHA insurance in most communities makes analyses of FHA operations fairly representative of the entire home financing business in the individual areas.

In April 1940 the Bureau of the Census, as part of its usual decennial census of population, initiated for the first time in the history of the United States a fairly complete census of housing, including certain basic dwelling unit data for an enlarged number of individual metropolitan districts. As a consequence, the FHA undertook to present for this same year detailed statistics available on its own insuring activities in the 140 delineated metropolitan centers in which 62 percent of the total nonfarm population of the United States make their homes. The attached monograph prepared by the Division of Research and Statistics, therefore, anticipates the publication by the Bureau of the Census of extensive data covering all housing in the United States.

Our entrance into the war since the compilation of the data presented in this monograph may have altered to some extent the needs which this material may serve. Because of the increase of defense activities in almost all metropolitan districts, and the consequent change in local housing requirements, data representing conditions as of 1940 may be considered somewhat out of date. Nevertheless, the very fact that these data cover a period just prior to the beginning of the current, all-out war effort should facilitate the measurement of dislocations resulting from the war. Moreover, the need for uniform housing statistics during the present emergency is as great, if not greater than in more normal times; and the availability of these data should prove of value in formulating present as well as post-emergency housing programs in the individual localities analyzed.

Both as a quantitative and a qualitative record of the housing supply in individual metropolitan districts and in each of the geographic regions of the United States, the data presented in this monograph substitute facts—limited though they may be—for guesswork which otherwise would be the prime basis for judgment. As an examination of the subsequent pages will show, the purpose of this publication is not to draw conclusions and make recommendations, or to present plans for dealing with various housing problems; rather it places at the disposal of those vitally concerned with the housing problem—the lender, the home builder, the home purchaser, the municipal planner—as much of the basic statistical information as is available at the present time on a uniform basis for each of the major housing markets in the United States.



ABNER H. FERGUSON,
Administrator.

JANUARY 26, 1942,
Washington, D. C.

INTRODUCTION

In the course of its insuring operations the Federal Housing Administration has accumulated an increasingly important body of information regarding the characteristics of both new and existing dwellings and the insured mortgages they secure, the income and housing outlays of borrowers financing their homes under the FHA Plan, and trends in the volume of new home construction and property improvement operations.

The national and State totals of these data have been widely used as indicators of home building and financing trends, and State totals have proved of considerable value to builders and mortgagees in analyzing real estate and home building markets and in discovering significant trends in these markets.

Fundamentally, however, the local character of a housing market differentiates dwellings from other consumer's durable goods. They are produced where they are used. It is the purpose of this publication, therefore, to present for a number of such local housing markets, data which heretofore have been available only on a national and State basis.

Metropolitan district markets. The 140 metropolitan districts, which include all cities of 50,000 or more inhabitants, provide a satisfactory approximation of the most important individual local housing markets. Within each of these districts housing requirements and demands have common characteristics of geographic and climatic locale, their boundaries are specifically delineated by the Bureau of the Census definition, and quantitatively the combined 140 areas comprise the bulk of the housing business in the United States.

These 140 metropolitan districts contain within their boundaries 63,000,000 of the 102,000,000 nonfarm population and over three-fourths of all new nonfarm homes built during FHA's six-year history. Almost all subdivision development has taken place in these areas. In fact, four-fifths of FHA's business has been secured by

properties located within these metropolitan districts.

Organization of the material in this monograph. In order to meet the anticipated use of the data contained in this monograph, the material has been divided into four separate parts. National, regional, individual district, and population size statistics are presented in order.

Chapter I.—Metropolitan housing markets. Although the national statistics presented in this chapter are limited to mortgage and home building transactions financed by means of FHA-insured mortgages, they nonetheless are believed to give a representative picture of the home financing and building field. Single-family dwellings have constituted 81.4 percent of the total new nonfarm privately financed residential construction in the past two years, and it is estimated that approximately half of the new single-family nonfarm homes are constructed under FHA inspection. Since FHA data are typical of a large part of the housing market in the United States, this sample is large enough to constitute a fairly accurate cross section of the mortgage and home building operations of the country.

Variations between the characteristics of insured and uninsured mortgages and homes are mainly qualitative in character, and trends in the characteristics of insured mortgages may be assumed to mirror trends taking place or which may be expected to take place in the home financing field in general.

Chapter II.—FHA regional comparison of homes. Sectional differences are significant in housing as in other fields. Between one section of the country and another, variations in housing characteristics are sufficiently well recognized to make the qualitative and quantitative comparisons presented in Chapter II of this publication particularly important.

Nine geographic divisions, each consisting of several contiguous States, have been established

by the Census Bureau for purposes of differentiating the various local regions of the United States. The data presented in this part of the report highlight the basic variations in property and mortgage characteristics in these nine geographic regions.

Chapter III.—Data for individual metropolitan districts. While the data in Chapters I, II, and IV of this monograph will, it is anticipated, prove of particular interest to students of housing in general, this study has been organized to meet the local needs of builders and mortgagees. To aid the reader interested in only one specific area, therefore, the factual data for each metropolitan district are contained in tabular form on a single page, and the 140 individual areas are grouped according to their geographic division location. In this way, the reader is able to find not only the particular city in which he is interested but also to make comparisons with other cities located in the same region. Chapter III, containing these detailed statistics, is, consequently, the main part of this monograph.

Chapter IV.—Comparisons by population

size groups. To supplement the data presented in the first three parts a recapitulation of the material according to population size of district is presented in Chapter IV. In this section variations in the volume of dwelling construction, financial institution activity, and property and borrower characteristics are shown for metropolitan districts of different sizes regardless of their location. Variations in housing requirements and outlays depending upon population size of areas are clearly indicated.

Limitations of the data. In attempting to present the mass of statistical data contained in this monograph the very real limitations of this study have not been overlooked. Not only are errors expected to come to light as attention is focused on specific items, but also improvements in arrangement of the data, to say nothing of their coverage, will suggest themselves as they are applied to various uses. The purpose of these tabulations is, however, to indicate a pattern within which common statistics on housing may be analyzed, and to serve as a basis for decisions which in many cases are simplified when such elementary facts as these are available.

CHAPTER I

METROPOLITAN HOUSING MARKETS IN CONTINENTAL UNITED STATES

The market for housing differs fundamentally from the markets for other commodities since it is, by its very nature, completely local in character. The supply of dwellings within the boundaries of a local housing market is not affected by the supply in other areas. The demand for dwellings in one area can be satisfied only by houses within that area.

It is readily apparent that the housing market for the nation as a whole is composed of several hundred such individual local housing markets, the larger ones usually comprising at least one principal central city immediately surrounded by a number of smaller suburban places which together represent a self-contained housing market area.

For the purposes of this monograph in which is presented FHA's initial analysis of its program in local areas, one hundred forty such individual housing markets, corresponding to the 140 metropolitan districts designated by the Census Bureau in 1940, have been selected. This selection includes all cities of 50,000 or more inhabitants, which, as will be shown later, account for the bulk of the nonfarm housing business of the country.

The inclusion in this monograph of experience in these areas only, was dictated also by the very practical requirement that its contents be kept within limits convenient for publication.

How metropolitan districts developed. Cities may be defined as concentrations of people who have grouped together to facilitate the common exchange necessary to the maintenance of individual livelihood. The tremendous growth of cities in the United States during the last century and a half parallels the constantly increasing complexity of our social order, and relies on a highly developed agriculture for its food supply and on a closely integrated industrial economy for the many material foods and services that go to make up our modern standard of living. Today, a majority of the American people are city dwellers, pursuing an essentially urban way of life.

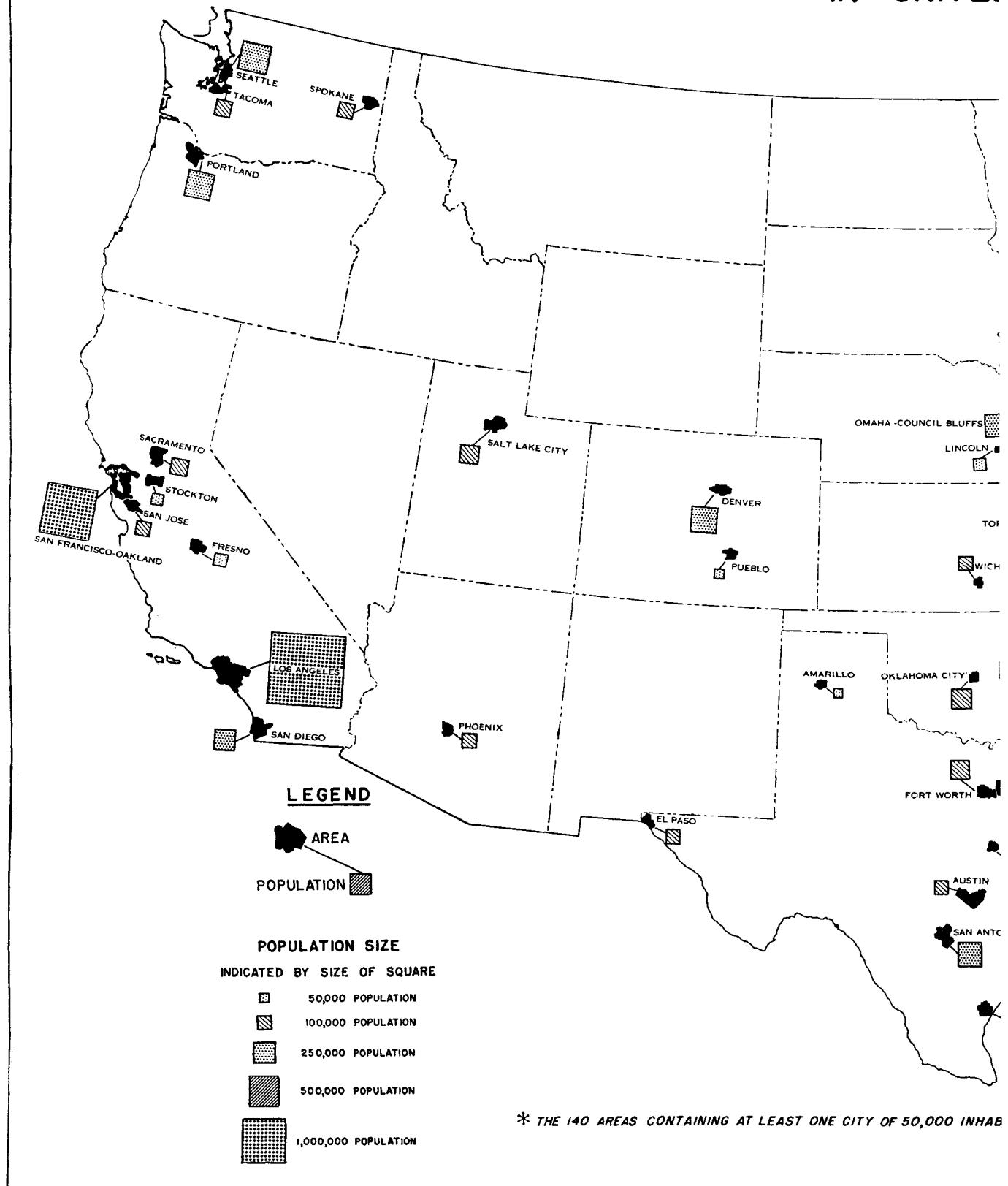
Metropolitan districts are not delineated according to the political boundaries of a city, but include all the surrounding territory which partakes of the urban character of that center. This is purposely so. It is a matter of personal knowledge to many readers that the growth of a city today occurs most frequently in the outskirts rather than inside the central city itself. In fact, these suburbs and surrounding areas outside the central city are in every sense other than a legal one a part of the larger "central" city. The Census Bureau, therefore, recognizes the existence of these clusterings of population which in a socio-economic sense form one single, large community, by publishing in addition to the statistics for corporately separate cities, data for the suburbs and surrounding areas in which the population density warrants its inclusion in the metropolitan district boundaries.

As was stated by the Bureau of the Census, "The suburbs are from many standpoints as much a part of the (central) city as is the area under the municipal government. The suburban residents share in the economic and social activities of the city; many of them have their business or employment in the city, and to a less extent persons residing in the city are employed in the suburbs."^a Thus, while from a nose-counting standpoint the census must necessarily deal with political units within legally established limits of a city or a town, the combination of these separate units for purposes of presenting the relative importance of the areas inside and outside the central city within a metropolitan district allows many significant analyses, several of which are especially pertinent to the study of local housing standards.

The 140 metropolitan districts for which the population and land area are shown in the map on the following page, comprise a major portion of the nonfarm housing business in the United States.

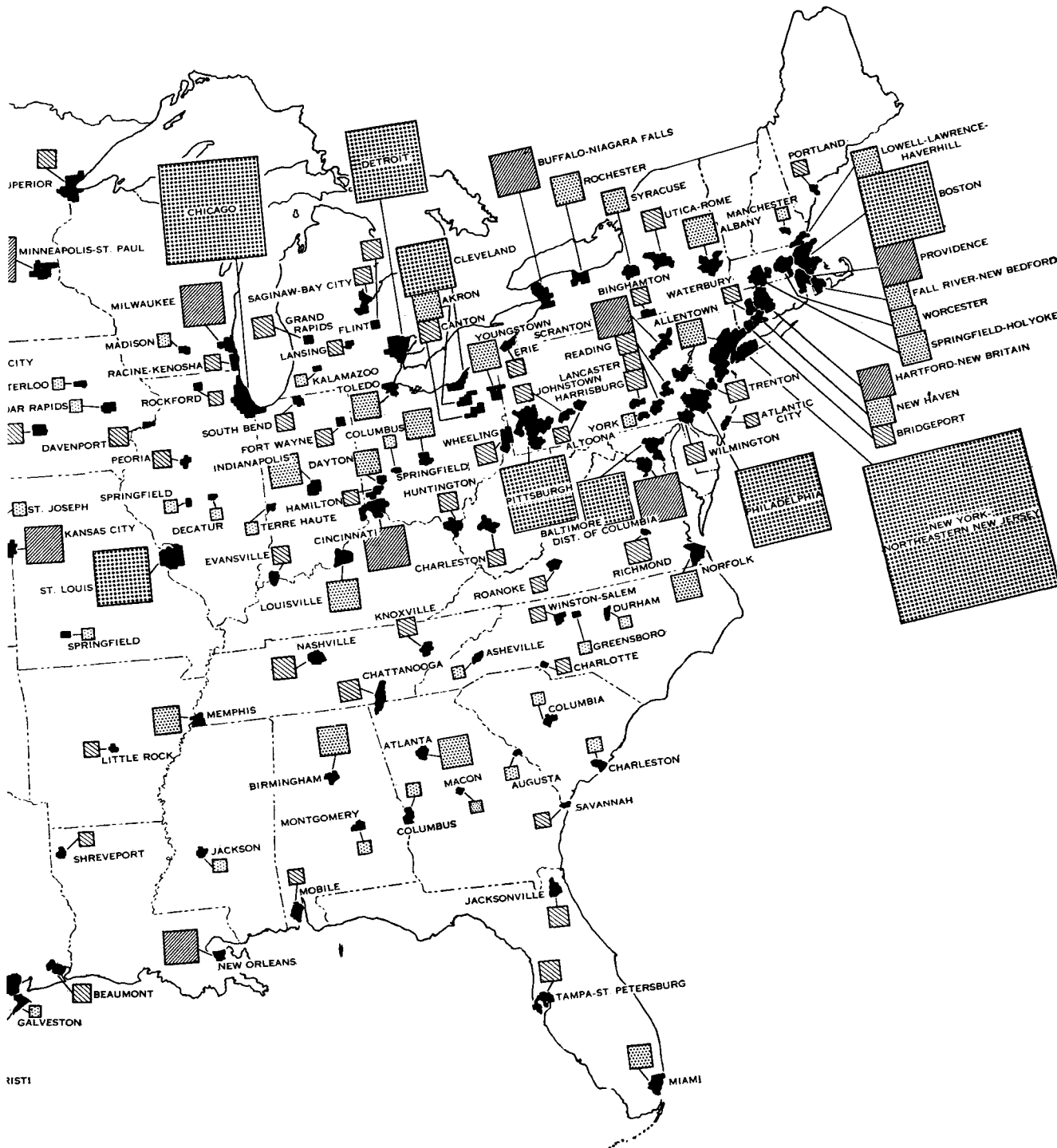
^a *Metropolitan Districts 1930*, Department of Commerce, Bureau of the Census, p. 5.

AREA AND POPULATION OF 19 IN UNITEI



METROPOLITAN DISTRICTS*

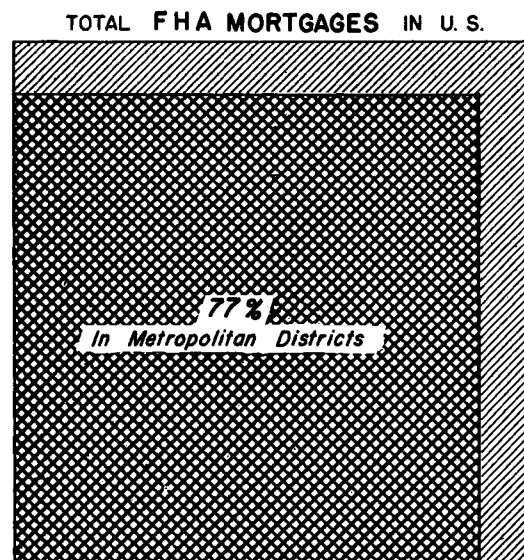
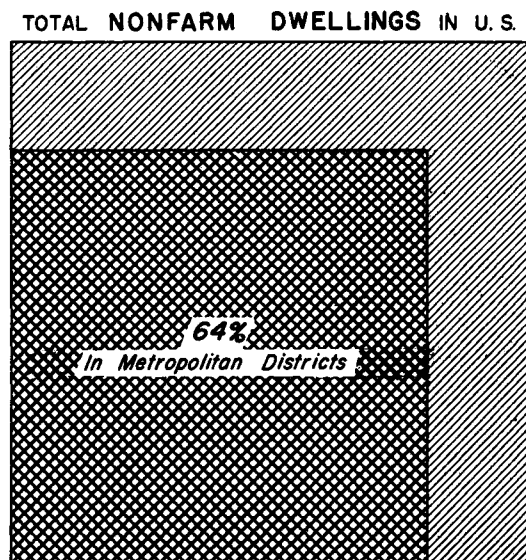
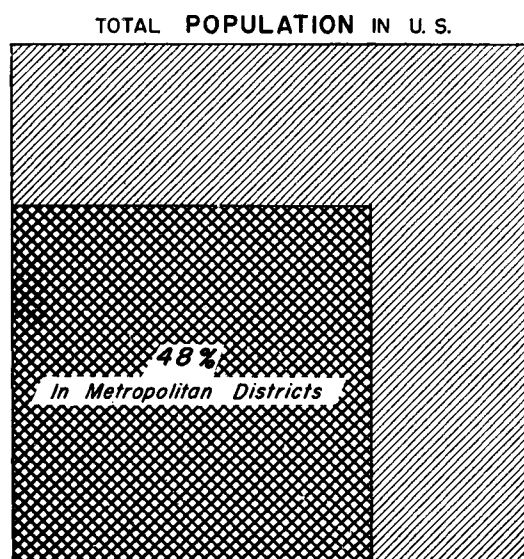
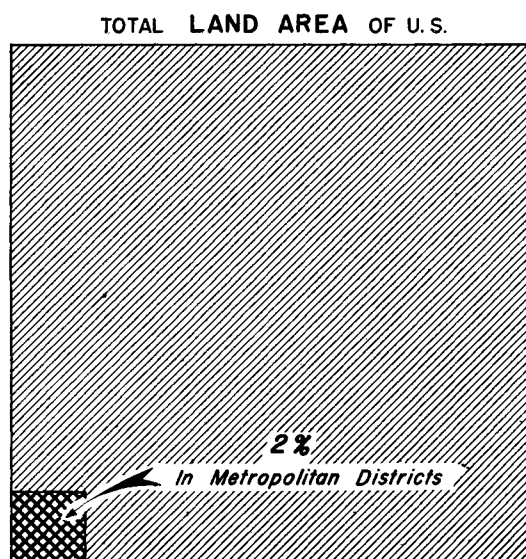
TATES



LIST 1

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PERCENT OF TOTAL LAND AREA, POPULATION, DWELLING UNITS
AND FHA MORTGAGES FOR THE UNITED STATES
IN THE 1940 METROPOLITAN DISTRICTS



The preceding chart illustrates progressively the increasing percentage of the total land area, population, nonfarm dwellings, and FHA home financing in the United States which occurs within the 140 metropolitan districts. The metropolitan districts comprise only 2 percent of the total land area in the United States, contain 48 percent of the total population, and 64 percent of all nonfarm dwellings in the United States.

These figures indicate the extent to which the urban housing market is concentrated within the metropolitan districts, foreshadowing the 77 percent of FHA insured home mortgages which have been secured by properties located in these areas.

FHA's function in the urban housing field. The Federal Housing Administration was established under the National Housing Act in June 1934 to encourage the investment of private funds in long-term amortized home mortgages secured by new or existing one- to four-family dwellings and multi-family rental projects, and in short-term character loans for the repair and improvement of residential properties. In carrying out its program, the FHA has, in the relatively short period since its inception, assumed an increasingly important position in the private home financing business throughout the country. Today, the FHA is associated in the public's mind with the monthly payment plan which it sponsors and which has become the accepted mode of financing home repairs and home purchases in most communities.

Although the statistics contained in the tables which follow are mainly descriptive of the mort-

gages, the properties, and the borrowers under the FHA Plan, and therefore, for the most part are qualitative in character, FHA's record from a purely quantitative point of view is significant.

Of the occupied nonfarm dwelling units of all types added to the national inventory during the 1930-40 decade, **one** in every **eight** represents a newly built home financed with an FHA insured mortgage. If FHA new home activity is related to the number of nonfarm dwelling units added 1935-40, as estimated by the Bureau of Labor Statistics, the proportion is **one** in every **four**. Also, **one** in every **nine** existing properties was repaired or modernized with the proceeds of a short-term property improvement loan insured under FHA's Title I provisions, and **one** in every **forty** nonfarm dwelling units standing today is financed with a long-term amortized mortgage insured under FHA's Title II provisions.

These accomplishments are especially noteworthy inasmuch as they reflect the progress of the FHA during a span of but six years. These ratios do not take into account the large number of uninsured monthly payment loans which have been made as a result of FHA's efforts to popularize this type of lending in the housing field, nor do they illustrate the record in some local communities in which FHA financing represents the bulk of the home mortgage business in the area. FHA homes have become so nearly typical of the housing market in many areas that the data in this metropolitan district monograph should prove helpful in evaluating the market in each of the areas analyzed.

HOUSING STATISTICS PRESENTED IN THIS CHAPTER

Statistics dealing with the nonfarm housing market for the country as a whole which form the basis of discussion for Chapter I are summarized on page 8. Chapter II includes corresponding data for each geographic region.

The national statistics shown here illustrate the part metropolitan districts play in the total nonfarm housing picture for the United States and how FHA's business in these areas compares with that in places outside the metropolitan districts.

The six tables included in the summary contain certain basic housing statistics from the 1940 Census, data on the volume of various types of FHA insurance, and data on the characteristics of FHA mortgages, properties, and borrowers.

Table 1.—Nonfarm population and dwellings in the United States. The number of persons to be housed and the number of dwelling units available for them are basic data in any discussion of housing. In 1940 the United States nonfarm population of almost 102,000,000 lived in over 27,000,000 dwelling units, or an average of 3.7 persons per family. The 27,000,000 occupied nonfarm dwelling units plus the 2,000,000 enumerated as vacant represent the entire nonfarm housing inventory consisting of some 29,000,000 units in continental United States, as reported by the Census of April 1940. (See Table 1.)

Of these nonfarm totals, 62.0 percent of the population and 63.5 percent of the occupied dwelling

units are within the 140 metropolitan districts, with the remainder in smaller cities, towns, or rural areas. It is obvious therefore, that metropolitan districts represent the bulk of the nonfarm population and of the nonfarm dwelling units in the United States. In these nonfarm areas, vacant housing units for sale or rent represented 4.9 percent of the total for the entire country, but only 4.7 percent inside metropolitan districts compared with 5.4 percent outside. Vacancies inside the metropolitan districts were slightly higher for the central cities, with 4.8 percent, while outside these cities, in the suburban cities and towns around the metropolitan central city, vacancies represented 4.5 percent.

Also indicated in Table 1 is the fact that nonfarm population for the continental United States increased by 8,900,666 persons, or 9.6 percent in the ten-year period 1930-40. During the ten years, the number of occupied nonfarm dwelling units increased by 3,800,599, or 16.3 percent, over the 1930 total. This increase of 16.3 percent is based on the difference between the number of nonfarm private families as enumerated by the Census Bureau in 1930 and the number of occupied nonfarm dwelling units enumerated in 1940. The number of new nonfarm dwelling units provided 1930-40, exclusive of demolitions and conversion adjustments, is estimated at 2,199,000 by the Bureau of Labor Statistics. If the BLS estimate is used, the percentage increase of occupied nonfarm dwelling units 1930-40 would probably be less than 10 percent. Nonfarm population increased within metropolitan districts by 8.1 percent compared with 12.1 percent outside of metropolitan districts. The suburban areas of these metropolitan districts increased by 15.1 percent, whereas the central cities of the areas increased by only 5.1 percent. This more than average increase in nonfarm population in suburban areas resulted in active residential building and as a consequence the major portion of home mortgage financing under the FHA has been in these areas.

Table 2.—Volume of FHA insurance, 1935-40. Table 2 shows that from August 1934 through December 1940, the FHA reported a total of over \$4,400,000,000 of privately made loans insured under the various Titles of the National Housing Act. This includes 3,000,000 property improve-

ment loans amounting to \$1,250,000,000 financed under Title I; mortgages accepted for Title II insurance on 700,000 individual home properties for \$3,000,000,000 under Section 203; and \$125,000,000 of rental housing mortgages financing 33,000 dwelling units insured under Section 207 and the now repealed Section 210. By far the largest proportion of FHA's total dollar volume of insurance activities covered properties located inside the 140 metropolitan districts, which account for 81.2 percent of its home mortgage volume, 68.5 percent of its property improvement volume, and 93.4 percent of its rental housing volume.

Table 3.—Financial institutions originating FHA insured mortgages. Table 3 shows the types of lending institutions active in making FHA mortgage loans. Since FHA insured mortgages represent funds advanced to individual borrowers by private lending institutions, the types of institutions originating FHA mortgages correspond more or less to established institutional sources of long term funds in the community. The percentage distribution of mortgages on new homes and on existing homes by type of institution shown in Table 3 compares the proportion accounted for by each type of lender on properties inside and outside of metropolitan districts. While the percentages are quite similar for both groups, savings banks, reporting 4.6 percent of new home mortgages on properties inside metropolitan districts, accounted for only 0.9 percent of the mortgages insured on new homes located in areas outside metropolitan districts. National and state banks, mortgage companies, and insurance companies are types of lenders which have invested sizeable amounts of money in long term amortized home mortgages insured by the FHA. While these institutions are the primary source of funds as far as the individual borrower is concerned, a great many mortgages are constantly being transferred to institutional investors who are not in a position to service these loans as conveniently as some of the financial institutions operating through branch offices in various localities. Thus, either directly or indirectly, abundant long term mortgage credit has been made available to individual families in all parts of the United States through FHA approved local lending institutions. This is evidenced by the fact that on December 31, 1940, FHA

mortgages covered properties located in 2,849 of the 3,098 counties of the United States.

The distribution by ratio of loan to value also shown in this table compares the proportion of mortgages on new and existing homes inside and outside metropolitan districts, and shows the proportion for amounts representing close to the 90 percent and the 80 percent loan limits, respectively.

Table 4.—Structural characteristics of FHA homes. Since homes with FHA insured mortgages represent a sizeable proportion of the entire new small home construction volume in the United States, some facts about the type of house financed under the FHA Plan, such as the exterior material used in its construction and the number of rooms such a house contains are of general interest. Data on structural characteristics of single-family FHA homes financed in 1940 are presented in Table 4. Brick exteriors are found more frequently on new homes than on existing homes, especially inside metropolitan districts, whereas wood is used more often as an exterior material on existing properties financed under the FHA Plan, particularly in places outside metropolitan districts.

The size of the house, expressed in terms of the number of rooms it contains gives an indication of the trend in home design for the metropolitan housing market. Thus, the fact that smaller new homes predominate both inside and outside metropolitan districts, while larger homes are more often found among existing properties, points to the frequently noted trend toward smaller homes built for the typical suburban family purchasing its home under the FHA Plan.

Table 5.—Property and land valuation of FHA homes. The trend toward lower initial cost homes seems indicated by the fact that half of the new home properties financed with insured mortgages are valued at less than \$5,000. Land as a percent of valuation of the entire property represents an increasing proportion of the total valuation for the higher priced new homes both inside and outside metropolitan areas, and an even higher proportion for existing homes. The latter results in part from the depreciation of the structure in comparison with the property as a whole, but is undoubtedly due mainly to the fact that

existing homes are located in the more established, older neighborhoods of a city where lot values tend to be higher than do those in suburban areas.

Table 6.—Incomes and payments of FHA borrowers. Of considerable importance is the analysis of the annual incomes of families financing their home purchase with an FHA insured mortgage. Table 6 shows the distribution by income groups of borrowers purchasing new homes and existing homes inside and outside metropolitan districts. That home ownership under FHA's monthly payment plan has been made feasible for families of moderate and low incomes is substantiated by the fact that fully half of FHA's borrowers reported incomes of less than \$2,500 a year. Both inside and outside metropolitan districts a greater proportion of lower income families purchased new homes than existing homes, again demonstrating the popularity of small new homes in the eyes of this large segment of the home buying market. The monthly payment made by these borrowers averaged around \$37 a month, ranging from \$40.68 for existing homes inside metropolitan districts to \$29.75 for existing homes located outside metropolitan districts. Inasmuch as the gross FHA payment includes interest on the mortgage, mortgage insurance premium, and hazard insurance, as well as the monthly cost of the local real estate tax on the property, and land rent, if land is leased, this figure corresponds most nearly to the shelter rent paid by these families in the various income brackets. This payment, exclusive of heating and repairs, gives an indication of the costs of owning typical homes financed under the FHA Plan.

Conclusions. The facts described summarize on a national basis the more important data presented in this monograph. As mentioned at the beginning of this chapter, the local character of the housing business makes data published for individual regions, and especially individual cities, of even more significance.

The tables in Chapter II, therefore, which contain the same information on a geographical division basis, and the tables for each of the 140 metropolitan districts in Chapter III provide more nearly definite answers to the questions a builder or a mortgagee institution may have regarding FHA homes in his particular region or city.

CONTINENTAL UNITED STATES, INSIDE-OUTSIDE METROPOLITAN DISTRICTS

Table 1.—Census nonfarm data on population and number of dwelling units

Area	Nonfarm population				Number of nonfarm dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
Inside metropolitan districts:												
In central cities.....	42,796,170	40,713,656	2,082,514	5.1	11,903,510	10,239,480	1,664,030	16.3	38,995	596,935	4.8	12,539,440
Outside central cities.....	20,169,603	17,527,889	2,641,714	15.1	5,317,321	4,237,010	1,080,311	25.5	79,277	254,420	4.5	5,651,018
Total inside districts.....	62,965,773	58,241,545	4,724,228	8.1	17,220,831	14,476,490	2,744,341	19.0	118,272	851,355	4.7	18,190,458
Outside metropolitan districts.....	38,552,426	34,375,988	4,176,438	12.1	9,879,794	8,823,536	1,056,258	12.0	340,977	578,661	5.4	10,799,432
Grand total.....	101,518,199	92,617,533	8,900,666	9.6	27,100,625	23,300,026	3,800,599	16.3	459,249	1,430,016	4.9	28,989,890

Table 2.—Net volume of FHA activity, cumulative from beginning of operations in 1934 through December 1940

Item	All places		Inside metropolitan districts		Outside metropolitan districts		Inside as a percent of all places	
	Number	Amount	Number	Amount	Number	Amount	Number	Amount
Home mortgages accepted for insurance under Title II:								
On new homes.....	457,673	\$ 2,087,621,124	358,587	\$ 1,702,233,203	99,086	\$ 385,387,921	78.4	\$1.5
On existing homes.....	251,199	949,655,762	188,255	763,190,803	62,944	186,464,959	74.9	80.4
Total.....	708,872	3,037,276,886	546,842	2,465,424,006	162,030	571,852,880	77.1	81.2
Property improvement loans insured under Title I:								
Total.....	3,008,045 ^b	1,242,123,941 ^b	2,054,318	850,819,725	945,690	391,604,204	68.5 ^c	68.5 ^c
Rental housing units insured under Title II:								
Total.....	33,204	126,952,675	30,674	118,597,775	2,530	8,354,900	92.4	93.4
Grand total.....	3,750,121 ^b	4,406,353,102 ^b	2,631,834	3,434,841,506	1,110,250	971,811,984	70.3 ^c	77.9 ^c

Table 3.—Mortgages on 1- to 4-family homes distributed by type of mortgagee and by ratio of loan to FHA valuation, 1940

Type of institution originating mortgages	Percent distribution				Mortgage as a percent of property valuation	Percent distribution			
	New homes		Existing homes			New homes		Existing homes	
	Inside	Outside	Inside	Outside		Inside	Outside	Inside	Outside
National banks	22.5	26.2	26.5	33.6	86 to 90	69.0	62.3		
State banks	19.1	21.6	23.8	26.0	81 to 85	12.7	13.5		
Savings and loan assns.	9.0	8.7	7.5	7.3	76 to 80	10.8	14.8	65.6	57.0
Mortgage companies	25.5	21.2	20.1	14.8	71 to 75	3.2	4.2	16.0	16.7
Insurance companies	12.4	14.0	12.6	11.8	61 to 70	3.3	3.9	12.6	15.2
Savings banks	4.6	9.3	4.8	2.1	51 to 60	.8	.9	4.0	7.1
All others	6.6	7.4	4.7	4.4	50 or less	.4	.4	1.8	4.0
Total	100.0	100.0	100.0	100.0	Total	100.0	100.0	100.0	100.0

Table 4.—Structural characteristics of 1-family homes, 1940

Material of exterior construction	Percent distribution				Number of rooms	Percent distribution			
	New homes		Existing homes			New homes		Existing homes	
	Inside	Outside	Inside	Outside		Inside	Outside	Inside	Outside
Wood	39.1	65.0	46.0	69.9	4 rooms or less	21.4	27.4	6.2	11.9
Brick	30.3	13.6	27.0	12.0	5 rooms	47.4	45.4	32.1	33.6
Stucco	19.9	10.1	22.6	12.4	6 rooms	27.1	21.2	37.1	29.6
Other	10.7	11.3	4.4	5.7	7 rooms or more	4.1	6.0	24.6	25.5
Total	100.0	100.0	100.0	100.0	Total	100.0	100.0	100.0	100.0

Table 5.—Property valuation and land valuation characteristics of 1-family homes, 1940

FHA valuation of property	Percent distribution				Land value as a percent of property value			
	New homes		Existing homes		New homes		Existing homes	
	Inside	Outside	Inside	Outside	Inside	Outside	Inside	Outside
\$2,999 or less	1.9	7.7	6.9	24.4	11.1	10.0	17.4	14.2
3,000 to \$3,999	16.2	28.8	19.2	30.6	11.4	9.9	16.5	14.0
4,000 to 4,999	25.9	30.0	22.9	20.7	11.8	10.1	17.2	14.1
5,000 to 5,999	25.3	17.6	18.9	11.9	12.7	10.7	18.3	14.5
6,000 to 7,999	24.6	12.6	19.6	8.6	14.0	11.7	19.2	15.6
8,000 to 9,999	4.1	2.2	6.4	2.1	15.4	13.0	20.8	17.5
10,000 or more	2.0	1.1	6.1	1.7	17.5	14.9	24.4	19.0
All groups	100.0	100.0	100.0	100.0	13.1	10.7	19.2	14.8

Table 6.—Borrower income distribution and monthly payment by income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution				Average gross monthly payment			
	New homes		Existing homes		New homes		Existing homes	
	Inside	Outside	Inside	Outside	Inside	Outside	Inside	Outside
\$1,499 or less	4.4	11.4	3.6	10.1	\$ 24.24	\$ 21.93	\$ 23.26	\$ 19.39
1,500 to \$1,999	25.8	31.4	19.9	27.5	30.13	27.16	28.39	23.74
2,000 to 2,499	29.8	26.5	24.7	25.2	35.63	31.89	33.11	28.01
2,500 to 2,999	18.0	10.7	13.2	10.6	39.78	35.46	37.85	31.69
3,000 to 3,999	17.5	13.6	20.1	16.7	45.51	40.16	44.27	35.70
4,000 to 4,999	4.6	3.5	7.6	4.7	53.60	47.62	53.24	42.75
5,000 or more	3.9	2.9	10.9	5.2	66.92	59.80	74.00	55.54
All groups	100.0	100.0	100.0	100.0	38.06	32.13	40.68	29.75

Note: A glossary of terms used is included in the Appendix. ^aThe 1930 data for 35 metropolitan districts were estimated on a basis approximating the 1940 metropolitan district boundaries, and for 18 metropolitan districts the 1930 data were based on the metropolitan district boundaries as established in the 1930 Census. ^bIncludes adjustments of +\$6,037 and -\$300,388; for explanation, see "Title I notes insured" on p. 236. ^cPercentages based on unadjusted totals.

CHAPTER II

REGIONAL COMPARISON OF FHA HOMES INSIDE AND OUTSIDE METROPOLITAN DISTRICTS

In this chapter is discussed the quantitative distribution of FHA's mortgage insurance business by the nine geographic divisions into which the continental United States is divided by the Bureau of the Census, as well as the qualitative differences in the character of FHA homes inside and outside metropolitan district areas in each of these divisions.

Housing data for the nine geographic divisions. A discussion of FHA housing statistics by regions is presented because: First, in a country as large as the United States the climatic and physical differences among geographic regions influence the type of housing prevalent in the various sections of the country. Second, the natural resources and topography which typify a region, influence its social and commercial character, and thereby determine where and how its population is housed. Third, a segregation by geographic divisions brings into closer perspective, specific land areas which are similar enough in character, compared with that of the entire continental United States, to make it possible for a private or public organization operating in one of several phases of the housing business in that area to plan and adopt policies particularly suited to the one region which might not be applicable elsewhere. Fourth, the boundaries of several geographical divisions delineate almost exactly, and to some extent even chronologically, the westward movement of the settlers of the country during the last 150 years of its history.

Although focusing attention on the housing problem in one region at a time seems advantageous in several respects, it is debatable whether the particular system of dividing the country into the geographic regions defined by the Census Bureau also corresponds to a regional division of the housing business in the United States. However, since housing depends first of all on the size and location of the population in an area, and since the Bureau of the Census deals largely with these very same statistics, these geographic divisions were used in grouping the data on FHA homes in metropolitan districts.

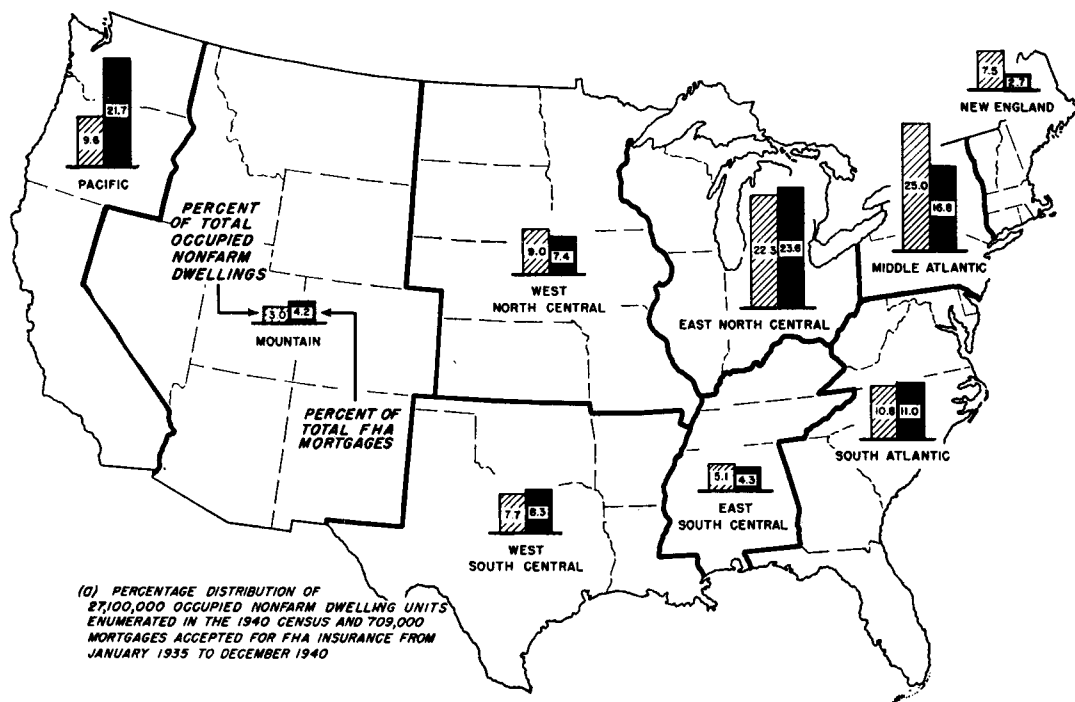
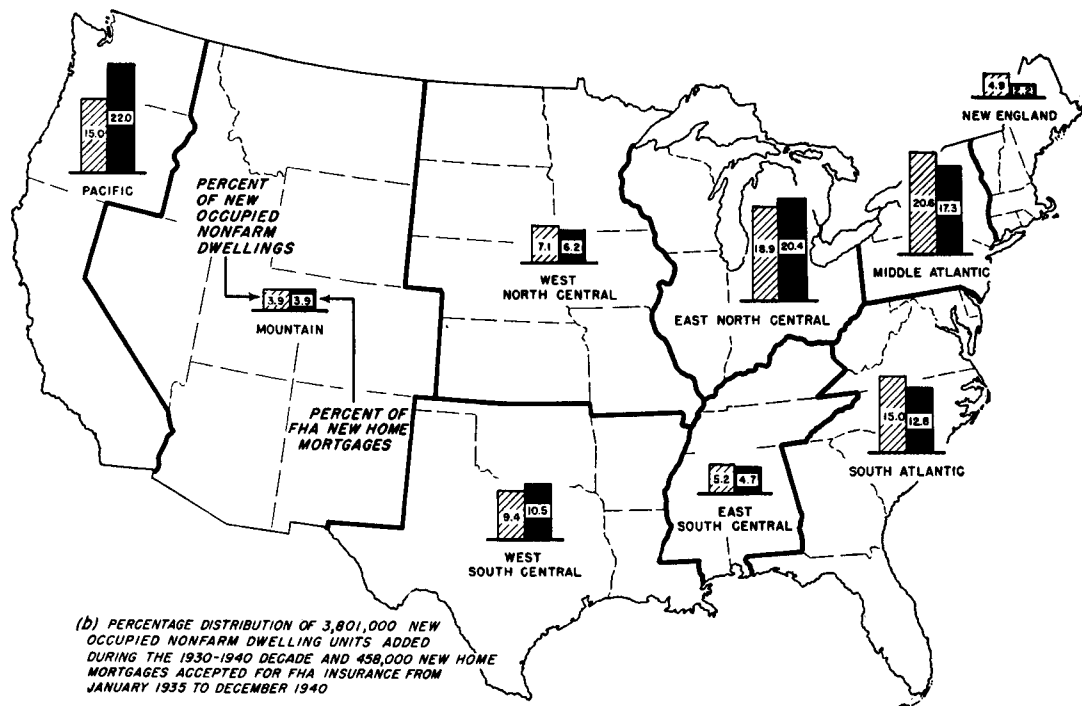
Distribution of dwellings and FHA mortgages. The chart on the following page, and the table on page 12 show the regional distribution of occupied dwelling units and the regional distribution of Title II home mortgages accepted for FHA insurance in the United States. The bars within each region illustrate graphically how the proportions of each compare for the various parts of the country.

In the Pacific Division, for instance, were located houses secured by 21.7 percent of the total number of FHA insured mortgages, whereas only 9.6 percent of the dwelling unit inventory of the country is located there. In the New England Division, FHA insurance accounted for only 2.7 percent of the national total compared with 7.5 percent of the national dwelling unit supply in that geographic division.

Similar comparisons can be made for each of the other geographic divisions, and for the distribution of FHA new home mortgages and new dwelling units added during the last decade. The two maps illustrate a comparative record of FHA activity in the various geographical divisions of the country, and the table shows those differences for the areas inside and outside of the metropolitan districts in each division.

FHA activity among the regions. FHA activity varies among the nine geographic divisions. As estimated from Bureau of the Census data there was an addition of 3,800,599 occupied nonfarm dwelling units of all types in the United States during the decade 1930-40, while in the six years 1935-40 the FHA accepted mortgages for insurance on 457,673 new small homes. The total nonfarm addition includes conversion of larger dwellings and nonresidential structures into apartments as well as existing vacant dwelling units brought into use for dwelling purposes, but not enumerated in the 1930 Census inasmuch as the latter was confined to occupied family units only. Demolitions, on the other hand, have been deducted. Of this total occupied nonfarm dwelling unit addition, FHA mortgage acceptances on new, small

REGIONAL DISTRIBUTION OF DWELLINGS AND FHA MORTGAGES IN 1940

TOTAL OCCUPIED NONFARM DWELLINGS AND TOTAL F H A MORTGAGES^(a)NEW OCCUPIED NONFARM DWELLINGS AND F H A MORTGAGES ON NEW HOMES^(b)

homes accounted for 12.0 percent. In the New England Geographic Division, FHA's share of the occupied nonfarm dwelling unit additions was only 5.3 percent. On the other hand, in the West South Central Division FHA's mortgage acceptances on new small homes were 13.4 percent of the occupied nonfarm dwelling unit addition, and in the Pacific Division 17.6 percent.

A rapid rate of occupied nonfarm dwelling unit increase is conducive to large FHA operations. Thus, the Pacific Division had the greatest occupied nonfarm dwelling unit increase of any Division, 28.3 percent, and FHA's share of the additions was 17.6 percent, the largest for any geographic division. Conversely, in the New England Division an occupied nonfarm dwelling unit increase of only 9.9 percent gave the FHA but 5.3 percent. An occupied nonfarm dwelling unit increase of only 12.3 percent in the West North Central Division resulted in a share for the FHA of but 10.6 percent as measured by new, small home mortgage insurance acceptances.

The proportion which FHA business is of the total occupied nonfarm dwelling unit addition within the metropolitan districts of any particular geographic division likewise is influenced by the rate at which occupied nonfarm dwelling units are being added. Thus, a 31.0 percent increase in the occupied nonfarm dwelling units of the metropolitan districts of the Pacific Division was accompanied by FHA new small home mortgage acceptances equivalent to 18.6 percent of the additions, while a dwelling unit increase of but 11.3 percent in the New England Division resulted in a share for the FHA of but 5.2 percent.

In line with this tendency for the FHA to accept for mortgage insurance the greatest proportion of the occupied nonfarm dwelling unit addition in places in which the rate of addition is the most rapid, it is interesting to note that in most geographic divisions FHA's share of the occupied nonfarm dwelling units added inside the metropolitan districts is larger than its share of those added outside. The rate of occupied nonfarm dwelling unit addition is also greater inside the metropolitan districts than outside. Thus, in the West South Central Division, the proportion of the occupied nonfarm dwelling units added inside the metropolitan districts accounted for by FHA small home mortgage acceptances was 15.3 per-

cent of the total addition, while outside the metropolitan districts FHA's share was but 10.7 percent. The rate of occupied dwelling unit increase inside the metropolitan districts was 31.3 percent, and outside them, 14.2 percent. In the South Atlantic Division, FHA's share of the nonfarm dwelling unit addition inside the metropolitan districts was 12.2 percent as compared with 7.9 percent of those added outside. The number of nonfarm dwelling units increased 31.0 percent inside the metropolitan districts and but 18.5 percent outside them. Similar trends exist within most geographic divisions.

FHA's share of all existing homes. As estimated from the 1940 Census, there were 27,100,625 occupied nonfarm dwelling units of all types within the continental United States. Of these the FHA had accepted for insurance a total of 2.6 percent or 708,872 one- to four-family home mortgages through the end of 1940. In the New England Geographic Division, however, FHA's share was only 0.9 percent, in the Middle Atlantic Division 1.8 percent, and in the West North Central Division 2.1 percent. Conversely, of the total occupied nonfarm dwelling units enumerated in the Pacific Geographic Division the FHA mortgage insurance acceptances on small homes represented 5.9 percent of the total, while in the Mountain Division FHA's share was 3.7 percent.

The share which all FHA small home mortgage acceptances is of the total number of occupied nonfarm dwelling units in the metropolitan districts of each geographic division also varies considerably. In the metropolitan districts of the Pacific Geographic Division, the acceptances of small home mortgages for insurance by the FHA through December 31, 1940, were 6.8 percent of the occupied nonfarm dwelling units of all types enumerated therein by the 1940 Census, in the Mountain Division 5.4 percent, in the West South Central Division 4.3 percent, in the South Atlantic Division 3.7 percent, and in the East North Central Division 3.6 percent. In the metropolitan districts of all of these divisions, the proportion of the occupied nonfarm dwelling units of all types accounted for by FHA small home mortgage acceptances was above the average for the metropolitan districts of the nation, or 3.2 percent. In the metropolitan districts of the East South Central Geographic Division FHA's share equalled the

national average, or 3.2 percent. In the metropolitan districts of the West North Central Division FHA's share was below the national average with but 2.9 percent. A similar situation obtained

in the Middle Atlantic Division with 1.9 percent, and in the New England Division with 0.9 percent.

For most geographic divisions, the proportion of the occupied nonfarm dwelling units inside the

Nonfarm Population, Occupied Nonfarm Dwelling Units, and FHA Activity Under Section 203 Inside and Outside the Metropolitan Districts of Each Geographic Division ^a

Geographic division	Nonfarm popula- tion, 1940		Occupied nonfarm dwelling units of all types					1- to 4-family home mortgages accepted for FHA insurance 1935-40					
	Number	Per- cent of U. S. total	Total in 1940		Estimated in- crease, 1930-40		Per- cent in- crease 1930-40	All homes			New homes		
			Number	Per- cent of U. S. total	Number	Per- cent of U. S. total		Per- cent of 1940 occupied nonfarm dwelling units	Number	Per- cent of U. S. total	Percent of 1930-40 increase in non- farm dwellings		
New England: Inside metropolitan districts... Outside metropolitan districts... Total.....	5,882,826 2,026,092 7,908,918	5.8 2.0 7.8	1,528,071 522,576 2,050,647	5.6 1.9 7.5	154,763 30,663 185,426	4.1 .8 4.9	11.3 6.2 9.9	13,058 5,753 18,811	1.9 .8 2.7	0.9 1.1 .9	8,031 1,844 9,875	1.8 .4 2.2	5.2 6.0 5.3
Middle Atlantic: Inside metropolitan districts... Outside metropolitan districts... Total.....	21,032,676 4,777,620 25,810,296	20.7 4.7 25.4	5,580,167 1,192,920 6,773,087	20.6 4.4 25.0	740,815 43,009 783,824	19.5 1.1 20.6	15.3 3.7 13.1	107,405 11,593 118,998	15.2 1.6 16.8	1.9 1.0 1.8	73,650 5,386 79,036	16.1 1.2 17.3	9.9 12.5 10.1
South Atlantic: Inside metropolitan districts... Outside metropolitan districts... Total.....	5,257,241 6,589,109 11,846,350	5.2 6.5 11.7	1,374,191 1,547,549 2,921,740	5.1 5.7 10.8	325,259 241,379 566,638	8.6 6.4 15.0	31.0 18.5 24.1	51,373 26,384 77,757	7.3 3.7 11.0	3.7 1.7 2.7	39,655 19,117 58,772	8.7 4.1 12.8	12.2 7.9 10.4
East North Central: Inside metropolitan districts... Outside metropolitan districts... Total.....	14,368,609 7,673,914 22,042,523	14.1 7.6 21.7	3,925,640 2,112,657 6,038,297	14.5 7.8 22.3	525,509 193,521 719,030	13.8 5.1 18.9	15.5 10.1 13.5	139,449 28,241 167,690	19.6 4.0 23.6	3.6 1.3 2.8	78,851 14,354 93,205	17.2 3.2 20.4	15.0 7.4 13.0
East South Central: Inside metropolitan districts... Outside metropolitan districts... Total.....	2,218,287 3,286,989 5,505,276	2.2 3.2 5.4	588,803 794,007 1,382,810	2.2 2.9 5.1	94,518 103,645 198,163	2.5 2.7 5.2	19.1 15.0 16.7	18,549 12,183 30,732	2.6 1.7 4.3	3.2 1.5 2.2	13,058 8,326 21,384	2.9 1.8 4.7	13.8 8.0 10.8
West North Central: Inside metropolitan districts... Outside metropolitan districts... Total.....	3,987,057 4,851,042 8,838,099	3.9 4.8 8.7	1,140,728 1,306,342 2,447,070	4.2 4.8 9.0	174,589 92,735 267,324	4.6 2.5 7.1	18.1 7.6 12.3	33,554 18,647 52,201	4.7 2.7 7.4	2.9 1.4 2.1	18,854 9,539 28,393	4.1 2.1 6.2	10.8 10.3 10.6
West South Central: Inside metropolitan districts... Outside metropolitan districts... Total.....	3,235,221 4,778,348 8,013,569	3.2 4.7 7.9	884,203 1,199,331 2,083,534	3.2 4.5 7.7	210,722 149,061 359,783	5.5 3.9 9.4	31.3 14.2 20.9	37,676 20,978 58,654	5.3 3.0 8.3	4.3 1.7 2.8	32,220 15,947 48,167	7.0 3.5 10.5	15.3 10.7 13.4
Mountain: Inside metropolitan districts... Outside metropolitan districts... Total.....	772,727 2,275,632 3,048,359	.8 2.2 3.0	219,513 590,181 809,694	.8 2.2 3.0	49,341 98,874 148,215	1.3 2.6 3.9	29.0 20.1 22.4	11,750 18,044 29,794	1.6 2.6 4.2	5.4 3.1 3.7	7,275 10,808 18,083	1.6 2.3 3.9	14.7 10.9 12.2
Pacific: Inside metropolitan districts... Outside metropolitan districts... Total.....	6,211,129 2,293,680 8,504,809	6.1 2.3 8.4	1,979,515 614,231 2,593,746	7.3 2.3 9.6	468,825 103,371 572,196	12.3 2.7 15.0	31.0 20.2 28.3	134,028 20,207 154,235	18.9 2.8 21.7	6.8 3.3 5.9	86,993 13,765 100,758	19.0 3.0 22.0	18.6 13.3 17.6
United States total: Inside metropolitan districts... Outside metropolitan districts... Grand total.....	62,965,773 38,552,426 101,518,199	62.0 38.0 100.0	17,220,831 9,879,794 27,100,625	63.5 36.5 100.0	2,744,341 1,056,258 3,800,599	72.2 27.8 100.0	19.0 12.0 16.3	546,842 162,030 708,872	77.1 22.9 100.0	3.2 1.6 2.6	358,587 99,086 457,673	78.4 21.6 100.0	13.1 9.4 12.0

NOTE.—A glossary of terms used is included in Appendix.

^a Inasmuch as nonfarm population and occupied nonfarm dwelling units on a metropolitan district basis were not available from the Bureau of the Census at the time this monograph was prepared, approximations were made by the FHA in the following manner: Total urban and rural population located inside metropolitan districts whether farm or nonfarm was considered "nonfarm population inside metropolitan districts," since only a small proportion of the population located inside metropolitan districts is farm population. "Nonfarm population outside metropolitan districts" and "total nonfarm population in continental United States" were derived by subtracting the total rural farm population from the total population outside metropolitan districts and from the total population for the United States, respectively. A similar procedure was employed in the derivation of occupied nonfarm dwelling units. The number of rural farm dwelling units was estimated by the FHA.

metropolitan districts which secure FHA insured mortgages is approximately two times that for the area outside these districts. For example, of the total occupied nonfarm dwelling units of all types enumerated by the 1940 Census inside the metropolitan districts of the Pacific Geographic Division, the FHA had accepted for insurance through December 31, 1940, small home mortgages equivalent to 6.8 percent of the total, while outside the metropolitan districts the proportion accounted

for by FHA was only 3.3 percent. In the East North Central Division FHA's share was 3.6 percent inside the metropolitan districts and 1.3 percent outside them. In the South Atlantic Division the FHA accounted for 3.7 percent inside the metropolitan districts and 1.7 percent outside. The New England Division was unique in that FHA's share outside the metropolitan districts was greater than inside, 1.1 and 0.9 percent, respectively.

INSIDE AND OUTSIDE THE METROPOLITAN DISTRICTS

At the end of this chapter data are presented on the nonfarm dwelling units and nonfarm population inside and outside the metropolitan districts of each geographic division. For each division there is a page containing six tables which together set forth, in addition to the previously mentioned items, an inside-outside comparison of the volume of FHA mortgage insurance, and certain characteristics of the mortgagees, of the properties, and of the borrowers. Analysis of these data reveals significant differences between the two types of areas. Similar information on a national basis is presented on page 8, chapter I.

Table 1.—Census nonfarm data on population and dwelling units. During the decade 1930–40 the greatest relative addition of occupied dwelling units in the metropolitan districts of the nine geographic divisions occurred in the West South Central Division, 31.3 percent. That Division was followed by the South Atlantic and Pacific Divisions, each with an occupied nonfarm dwelling unit increase of 31.0 percent. The metropolitan districts of the New England Geographic Division underwent the smallest nonfarm dwelling unit addition of any division with only an 11.3 percent increase, while the Middle Atlantic Division was only slightly more active with an increase of 15.3 percent. In all the metropolitan districts of the nation the occupied nonfarm dwelling units increased by 19.0 percent.

During this period there was a greater relative addition of occupied dwelling units inside than outside the metropolitan districts in each of the nine geographic divisions. Occupied nonfarm

dwelling units in the metropolitan districts of the West South Central Division underwent a numerical increase of 31.3 percent between 1930 and 1940, while those outside the metropolitan districts increased by only 14.2 percent. In the South Atlantic Division the occupied nonfarm dwelling unit increase was 31.0 percent inside the metropolitan districts and but 18.5 percent outside them. There was a nonfarm dwelling unit increase of 19.0 percent inside all the metropolitan districts of the United States as against an increase of 12.0 percent outside.

In each geographic division the occupied nonfarm dwelling unit addition outside the central cities of the metropolitan districts was proportionally much greater than that inside the central cities. In other words, the less thickly settled suburbs outstripped the more intensively developed central city in their nonfarm dwelling unit relative increase. In the West South Central Division, for example, the occupied nonfarm dwelling unit increase of the central cities was 25.1 percent as compared with a growth of 72.4 percent outside them. Again, in the South Atlantic Division, the dwelling unit addition of the central cities was only 24.4 percent, while outside these central cities the expansion was 57.1 percent. In the nation as a whole the central cities underwent an occupied nonfarm dwelling unit expansion of 16.3 percent while outside the central city the increase was 25.5 percent.

Nevertheless, for all of the geographic divisions the percentage increase in occupied nonfarm dwelling units for the central cities was greater than

the increase outside the metropolitan districts themselves. The occupied nonfarm dwelling unit increase of the Middle Atlantic Division outside the metropolitan districts was but 3.7 percent, while inside the metropolitan districts the increase amounted to 14.3 percent for the central cities and 17.4 percent for the area outside the central cities. A similar situation obtains in all the other geographic divisions.

In its entirety, the Pacific Geographic Division underwent the greatest relative increase in occupied nonfarm dwelling units of any division, 28.3 percent. The South Atlantic Division was second with an increase of 24.1 percent, and the Mountain Division third with 22.4 percent. The New England Division had the smallest increase, or 9.9 percent, while the West North Central Division increased by 12.3 percent, and the Middle Atlantic Division by 13.1 percent. Occupied nonfarm dwelling units increased by 16.3 percent in the nation as a whole.

Vacant nonfarm dwelling units for sale or rent at the time of the 1940 Census were relatively more numerous outside than inside the metropolitan districts of five geographic divisions. In the Mountain Division these dwelling units constituted 7.5 percent of the total nonfarm units outside the metropolitan districts and 3.9 percent of those inside, while in the West North Central Division 4.0 percent of those outside and 4.9 percent of those inside were vacant and for sale or rent.

Inside the metropolitan districts of six of the nine geographic divisions, vacant nonfarm dwelling units for sale or rent inside the central cities were relatively more numerous than those outside them. Thus, in the Mountain Division these dwelling units constituted 4.1 percent of the total nonfarm dwelling units inside the central cities of the metropolitan districts as compared with 3.3 percent outside them. In the New England, South Atlantic, and East South Central Geographic Divisions, however, vacant nonfarm dwelling units in the area outside the central cities comprised a larger percentage of the total than did those inside.

Among the geographic divisions themselves the Mountain Division had the largest proportion of its total nonfarm dwelling units vacant and for sale or rent, namely 6.6 percent, and the East South Central Division the smallest proportion, 3.0 percent. In the nation as a whole, 4.9 percent were vacant and for sale or rent.

Nonfarm population data for each of the areas discussed previously are also set forth in Table I. In general, these data reflect the trends and conditions discussed earlier in connection with dwelling units. The geographic division with the greatest occupied nonfarm dwelling unit percentage increase between 1930 and 1940, the Pacific, also experienced the largest increase in nonfarm population, namely, 19.9 percent. In every geographic division the nonfarm population increase of the area outside the central city in the metropolitan districts was relatively greater than that in the central cities. In the East North Central Division the nonfarm population increase of the central cities was but 1.0 percent, while for the area outside the central cities it was 15.3 percent. In the New England Division the nonfarm population of the central cities declined by 0.5 percent, while the nonfarm population of the area outside increased 5.1 percent. In the entire continental United States the central cities of the metropolitan districts grew in nonfarm population by 5.1 percent, and in the area outside the growth was 15.1 percent.

While in every geographic division the occupied nonfarm dwelling unit increase of the metropolitan districts was relatively greater than the increase for the area outside the metropolitan districts, the nonfarm population increase in seven of the nine geographic divisions was greater outside the metropolitan districts than in them. For example, in the New England Division the nonfarm population outside the metropolitan districts increased by 5.2 percent and inside the metropolitan districts by only 2.5 percent. Again, in the East North Central Division the nonfarm population growth outside the metropolitan districts was 7.9 percent, and inside the metropolitan districts 4.6 percent. In the country as a whole, the nonfarm population outside metropolitan districts increased by 12.1 percent between 1930 and 1940, while inside the metropolitan districts the increase was but 8.1 percent.

Table 2.—Net volume of FHA activity. On table 2 of each geographical division page there is set forth the number and amount of small home mortgages accepted for insurance by the FHA from beginning of operations through December 1940, as well as the number and amount of rental housing mortgages and property improvement notes actually insured. Operations inside and

outside the metropolitan districts are distinguished. Thus, these data depict the actual magnitude of FHA operations in the various places.

The number of small home mortgages accepted for insurance by the FHA inside the metropolitan districts of the various geographic divisions do not constitute a uniform percentage of the total number of mortgages accepted in the entire division. Thus, in the Mountain Division the mortgages accepted for insurance inside the metropolitan districts were only 39.4 percent of the total, while in the Middle Atlantic Division they amounted to 90.3 percent. Obviously, this factor is influenced in large degree by the relative importance of the metropolitan districts in the various divisions, as well as by the rate of dwelling unit and population expansion inside and outside the metropolitan districts. In general FHA receives its largest share in those areas in which the growth is the most rapid. For the nation as a whole the small home mortgages accepted for insurance inside the metropolitan districts constituted 77.1 percent of the total number.

In general, the number of FHA insured property improvement notes which were originated inside the metropolitan districts constituted a smaller proportion of the division total than did the small home mortgages originated there, while the FHA insured rental housing mortgages were originated in major degree inside the metropolitan districts. Thus, although 86.9 percent of the small home mortgages accepted for insurance by the FHA in the Pacific Division originated inside the metropolitan districts, only 68.5 percent of the property improvement notes insured came from there, and 99.4 percent of the insured rental housing units were on properties located inside the metropolitan districts. A somewhat similar situation obtained in every geographic division except New England, where small home mortgages originated inside the metropolitan districts constituted 69.4 percent of the division total, while 77.4 percent of the property improvement notes and 68.8 percent of the rental housing units were in the metropolitan districts.

In the Mountain Division, only 31.9 percent of the FHA insurance on small home mortgages, property improvement notes, and rental housing mortgages was originated in the metropolitan districts. But in the New England Division 76.7

percent comes from the metropolitan districts. In the entire continental United States 70.2 percent was originated inside the metropolitan districts.

Table 3.—Type of originating mortgagee. Mortgages are distributed according to type of originating institution and according to ratio of loan to FHA valuation in table 3 of each geographical division page. The data are for both new and existing homes located inside or outside the metropolitan districts.

A considerable variety exists within and among the nine geographic divisions as to the institutional source from which new and existing small home purchasers derive their mortgage funds under the FHA Plan. By way of example, national banks originated 54.2 percent of the new, small home mortgages accepted for insurance by the FHA inside the metropolitan districts of the Pacific Division during 1940. State banks accounted for only 20.0 percent, mortgage companies 7.6 percent, insurance companies 3.8 percent, savings and loan associations 3.6 percent, savings banks 2.1 percent, and all other types of mortgage lending institutions 8.7 percent. The relative domination of the field by the national banks in this division is not typical of all divisions, however. Against the 54.2 percent of the new, small home mortgages originated by the national banks inside the metropolitan districts of the Pacific Division is the West South Central Division where national banks accounted for but 4.7 percent of the total. In the East South Central Division national banks accounted for 7.2 percent, in the Mountain Division 9.6 percent, and in the South Atlantic Division 11.8 percent.

In many geographic divisions the mortgage companies have in recent years become increasingly important as originators of FHA insured mortgages. In the East South Central Division 36.9 percent of the new, small home mortgages originated inside the metropolitan districts during 1940 were accounted for by the mortgage companies, in the West South Central Division 34.3 percent, in the Middle Atlantic Division 33.0 percent, in the South Atlantic Division 31.0 percent, in the East North Central Division 30.9 percent, and in the Mountain Division 29.5 percent.

Savings banks were important originators of new, small home FHA insured mortgages inside the metropolitan districts of the New England

Division, for during 1940 they accounted for 18.4 percent of the total. In the Middle Atlantic Division they accounted for 15.6 percent. In the other geographic divisions the savings banks were a negligible factor in originations.

Comparisons similar to the preceding ones for mortgages on new, small homes may also be made for existing homes upon the basis of data presented in table 3.

Table 3.—Ratio of loan to FHA valuation.

During 1940, a majority of the purchasers of new, small homes inside the metropolitan districts of every geographic division availed themselves of a loan of 86 to 90 percent of the property valuation. The highest ratio permitted by the FHA is 90 percent. In the East South Central Division 77.6 percent of the new home mortgages accepted for insurance by the FHA represented between 86 and 90 percent of the value of the residential property. In the South Atlantic Division 76.9 percent of the mortgage acceptances were for 86 to 90 percent of property valuation, and in the West South Central Division 76.6 percent. In the New England Division, however, only 61.4 percent of the new home mortgages accepted for insurance represented a loan to value ratio of from 86 to 90 percent, and in the East North Central Division only 65.5 percent. In most geographic divisions the proportion of the new home mortgages which represented from 81 to 85 percent of the value of the property and that which represented from 76 to 80 percent were approximately the same. Mortgages representing a smaller proportion of the value of the property were a small factor in all geographic divisions.

It is noteworthy that in every geographic division the purchasers of new, small homes located outside the metropolitan districts obtained insured mortgages of a lower loan to property value ratio than did the purchasers of homes located inside the metropolitan districts. Viewed differently, purchasers of homes located outside metropolitan districts made the relatively larger down payments on their homes. For example, in the New England Division only 43.9 percent of the mortgages accepted for insurance by the FHA during 1940 on new, small homes located outside the metropolitan districts represented from 86 to 90 percent of the total property valuation, compared with 61.4 percent for those inside the met-

ropolitan districts. Again, in the West North Central Division only 62.4 percent of the new, small homes outside the metropolitan districts were covered by mortgages which represented from 86 to 90 percent of the property valuation, while 74.2 percent of those inside the metropolitan districts had 86 to 90 percent loans.

Tendencies similar to those described for new, small home mortgages hold also for existing home mortgages. In the case of existing homes, however, an insured mortgage is limited by law to 80 percent of the valuation of the residential property, while in the case of new homes it may be as much as 90 percent.

Table 4.—Material of exterior construction.

Wood was the most popular exterior material used in the construction of the new, single-family homes underlying mortgages accepted for insurance by the FHA inside the metropolitan districts of six of the nine geographic divisions during 1940, while brick was the leading material in two divisions, and stucco in one. In the East South Central Division, 56.1 percent of the new homes were built of wood, 28.6 percent of brick, 0.6 percent of stucco, and 14.7 percent of other materials, principally asbestos shingles and stone. In the Middle Atlantic and South Atlantic Divisions, however, brick was the exterior material most used by new home purchasers inside the metropolitan districts, 50.4 and 38.3 percent of the homes respectively, while stucco led in the Pacific Division with 72.8 percent. These data are shown in Table 4 of each geographic division page.

Inside the metropolitan districts of most of the geographic divisions wood was used less commonly as the exterior material for existing homes than for new homes. Thus, in the West South Central Division only 49.1 percent of the existing homes had wood exteriors, while 69.1 percent of the new homes were built of wood. This disparity was most notable inside the metropolitan districts of the Mountain Division where only 14.5 percent of the existing homes securing mortgage acceptances by the FHA during 1940 had wood as the exterior material, while 50.1 percent of the new homes were constructed of that material.

In most of the geographic divisions a larger proportion of both the new and existing homes located outside the metropolitan districts were built with wood as the exterior material than was

true of homes located inside the metropolitan districts. The South Atlantic Division is an example of this tendency, for 48.2 percent of the new homes securing mortgages accepted for insurance by the FHA outside the metropolitan districts were of wood as against but 30.6 percent inside the metropolitan districts. In the case of existing homes the percentages were 61.7 percent outside and 44.4 percent inside.

Table 4.—Number of rooms. Both inside and outside metropolitan districts of most geographic divisions, the existing single-family homes accepted for mortgage insurance by the FHA during 1940 had a larger number of rooms than did the new homes. In the New England Division 40.3 percent of the existing homes inside the metropolitan districts had seven or more rooms compared with only 4.2 percent for new homes, and 54.9 percent of the existing homes outside metropolitan districts had seven rooms compared with only 11.4 percent for new homes. Again, in the West North Central Division 22.1 percent of the existing homes inside the metropolitan districts had seven rooms or more compared with only 2.5 percent for new homes, and 25.6 percent of the existing homes outside the metropolitan districts had seven rooms compared with only 4.1 percent for new homes. Conversely, a larger proportion of the new homes had four rooms or less; 30.3 percent of the new homes compared with 7.9 percent of the existing homes inside the metropolitan districts and 38.7 percent of new homes compared with 11.4 percent of the existing homes outside metropolitan districts had four rooms or less.

There is a tendency for the new single-family homes located outside the metropolitan districts to contain a smaller number of rooms than do those located inside the metropolitan districts. Thus, in the Middle Atlantic Division 23.0 percent of the new homes outside the metropolitan districts compared with 17.2 percent inside the districts had four rooms or less. Obversely, only 8.5 percent of the new homes located outside the metropolitan districts had seven or more rooms, while 10.2 percent of the new homes inside the metropolitan districts had seven or more rooms.

Table 5.—FHA valuation of property. In every geographic division there is a tendency for the new and existing single-family homes located outside the metropolitan districts to have a lower property valuation than is true of those prop-

erties located inside the districts. This is revealed in an analysis of the property valuation of the single-family homes underlying mortgages accepted for insurance by the FHA during 1940, as set forth in Table 5 on each geographical division page.

For the East South Central Division, 16.4 percent of the new single-family homes located outside the metropolitan districts were valued at \$2,999 or less, compared with only 7.3 percent inside the districts. Of the existing homes, 23.7 percent of those outside the metropolitan districts were valued below \$3,000, whereas inside only 9.3 percent were. In the Pacific Division 38.0 percent of the new homes outside the metropolitan districts compared with 25.4 percent of those inside were valued at \$3,999 or less, and 60.1 percent of the existing homes outside compared with 33.7 percent of those inside the metropolitan districts were \$3,999 or less. Contrariwise, homes valued at from \$6,000 to \$7,999 constituted 16.9 percent of the new homes inside the metropolitan districts compared with 8.4 percent of those outside, and for existing homes 16.5 percent of those inside and 6.3 percent of those outside metropolitan districts were valued from \$6,000 to \$7,999.

Also, both inside and outside the metropolitan districts of most geographic divisions, there is a tendency toward a greater concentration of existing single-family homes in the lower property valuation groups than is true for new homes similarly located. In the Middle Atlantic Division, by way of example, 9.5 percent of the existing homes inside the metropolitan districts were valued at \$2,999 or less, and 18.0 percent of them at from \$3,000 to \$3,999, compared with only 0.4 and 4.1 percent, respectively, for the new homes. Somewhat similar relationships exist in most of the geographical divisions.

Table 5.—Land value as a percent of property value. When the value of the land upon which the single-family homes are situated is expressed as a percentage of the total property valuation, it is found that both inside and outside the metropolitan districts land bears a larger proportion of value of the existing homes than is the case with new homes. Data showing this are set forth in Table 5.

Inside the metropolitan districts of the Pacific Division, the land valuation represented 17.0 percent of the total property valuation of the exist-

ing homes of \$2,999 or less, and 17.1 percent of those homes of between \$3,000 and \$3,999 property valuation, while in the case of the new homes the land represented but 11.8 percent of the total property valuation in both instances. Outside the metropolitan districts land valuation amounted to 15.3 percent of the total property valuation of the existing single-family homes in the \$5,000 to \$5,999 group, and to 17.2 percent of these homes in the \$6,000 to \$7,999 group, while in the case of the new homes the comparable percentages were 10.7 percent and 11.8 percent, respectively.

In the case of the new homes in most of the geographic divisions the value of the land of those homes located outside the metropolitan districts constitutes a smaller proportion of the total property valuation than is true inside the metropolitan districts. Moreover, as the property valuation increases, the land valuation as a percent of total property valuation increases relatively less for new homes located outside than for new homes located inside the metropolitan districts.

In the instance of those new homes of the East North Central Division with a property valuation between \$3,000 and \$3,999, the value of the land secured by properties located outside metropolitan districts represented only 9.3 percent of the total valuation, while inside the metropolitan districts the land accounted for 10.4 percent. This disparity increased as the property valuation increased. Land represented only 14.2 percent of the value of the homes over \$10,000 outside the metropolitan districts and 16.3 percent inside them. In the Mountain Division, land valuation accounted for 8.4 percent of the total property valuation of the new homes worth less than \$2,999 and located outside the metropolitan districts, while inside the metropolitan districts the comparable percentage was 8.9 percent. The spread was greater for new homes worth more than \$10,000, for outside the metropolitan districts the land represented but 9.3 percent of the total property valuation as compared with 11.1 percent inside the metropolitan districts for comparably valued homes.

A similar situation obtains in the case of existing homes.

Table 6.—Annual income of borrower. In general, the purchasers of existing single-family homes under the FHA Plan have larger incomes than do the purchasers of new homes. This is

apparent from a study of the percentage distribution of borrower income groups as set forth in Table 6 for the purchasers of new and existing homes both inside and outside the metropolitan districts.

Inside the metropolitan districts of the West North Central Division, only 4.9 percent of the purchasers of existing single-family homes have incomes of \$1,499 or less, while 7.7 percent of the new home purchasers fell into that class. On the other end of the income distribution, 17.9 percent of the existing home purchasers had incomes of from \$3,000 to \$3,999, some 7.0 percent from \$4,000 to \$4,999, and 9.0 percent had incomes of \$5,000 or more. The comparable distribution for the new home purchasers was only 13.7 percent, 3.8 percent, and 2.8 percent, respectively.

Outside the metropolitan districts in the same geographic division, 13.5 percent of the existing home purchasers had incomes of \$1,499 or less, while 15.7 percent of the new home purchasers were in that group. In the higher income groups, 15.0 percent of the existing home purchasers had incomes of from \$3,000 to \$3,999 as compared with 12.0 percent of those purchasing new homes. Moreover, 3.8 percent of the existing home purchasers had incomes of \$5,000 or more, while only 2.4 percent of the new home purchasers earned \$5,000 or more. Somewhat comparable distributions exist in all the geographic divisions, except New England outside metropolitan districts.

When the incomes of the purchasers of new, single-family homes only are analyzed it is found that in most of the geographic divisions, those whose residential properties are located inside the metropolitan districts enjoy higher incomes than do those whose homes are located outside. As an example, in the Middle Atlantic Division only 1.4 percent of the purchasers of new homes located inside the metropolitan districts had incomes of \$1,499 or less, and but 17.2 percent of from \$1,500 to \$1,999 compared with 8.0 and 25.0 percent, respectively, for the home purchasers located outside the metropolitan districts. In the higher income levels, 24.0 percent of the new home buyers inside the metropolitan districts had incomes of from \$3,000 to \$3,999 as against only 15.7 percent outside the metropolitan districts, and 6.9 percent of the new home purchasers inside the metropolitan districts had incomes of from \$4,000 to \$4,999 and 5.5 percent had incomes

of \$5,000 or more, as against only 4.7 percent and 5.2 percent for purchasers outside the metropolitan districts. Substantially this same situation prevails in most of the geographic divisions with respect to the purchasers of existing single-family homes.

Table 6.—Average gross monthly payment.

In every geographic division the purchasers of both new and existing single-family homes located inside the metropolitan districts make larger monthly payments, inclusive of real estate taxes and hazard insurance, than do those persons located outside the metropolitan districts. This is revealed by a study of the payments made by the small home purchasers in various income groups as set forth in Table 6.

In the New England Division purchasers of new homes located inside the metropolitan districts and having an annual income of from \$2,000 to \$2,499 paid \$37.15 per month, while purchasers outside the districts paid \$35.11. In the \$4,000 to \$4,999 annual income group those inside the metropolitan districts paid \$54.17 monthly, while those outside paid \$52.57.

In the Pacific Division purchasers of existing single-family homes located inside the metropolitan districts and with an annual income of \$1,499

or less paid \$22.52, while those outside the metropolitan districts paid \$21.24. Those persons having an annual income of \$5,000 or more and living inside the metropolitan districts paid \$70.71 monthly, and outside the districts, \$59.18.

Persons in the lower income groups purchasing existing houses located solely inside the metropolitan districts generally make smaller monthly payments, inclusive of taxes and fire insurance, than do new home buyers, while in the higher income groups they make as large, or even a larger monthly payment. Inside the metropolitan districts of the South Atlantic Division, for example, those existing home purchasers having an annual income from \$1,500 to \$1,999 paid \$25.87 monthly, while the purchasers of new homes in that income bracket paid \$27.11. When persons having an income of \$5,000 or more are considered, however, it is found that the purchasers of existing homes located inside the metropolitan districts paid \$66.05 monthly, as against only \$58.15 monthly paid by the new home purchasers inside the metropolitan districts.

In the lower income groups, the same general observations apply when the monthly payments of the purchasers of existing homes located outside the metropolitan districts are compared with new home purchasers similarly located.

NEW ENGLAND DIVISION, INSIDE-OUTSIDE METROPOLITAN DISTRICTS

Table 1.—Census nonfarm data on population and number of dwelling units

Area	Nonfarm population				Number of nonfarm dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
Inside metropolitan districts:												
In central cities.....	2,672,871	2,686,917	-14,046	-0.5	698,513	640,704	57,809	9.0	2,188	29,258	4.0	729,959
Outside central cities.....	3,209,955	3,054,529	155,426	5.1	829,558	732,604	96,954	13.2	15,862	46,386	5.2	891,806
Total inside districts.....	5,882,826	5,741,446	141,380	2.5	1,528,071	1,373,308	154,763	11.3	18,050	75,644	4.7	1,621,765
Outside metropolitan districts:	2,026,092	1,925,812	100,280	5.2	522,576	491,913	30,663	6.2	65,786	51,528	8.1	639,890
Grand total.....	7,908,918	7,667,258	241,660	3.2	2,050,647	1,865,221	185,426	9.9	83,836	127,172	5.6	2,261,655

Table 2.—Net volume of FHA activity, cumulative from beginning of operations in 1934 through December 1940

Item	All places		Inside metropolitan districts		Outside metropolitan districts		Inside as a percent of all places	
	Number	Amount	Number	Amount	Number	Amount	Number	Amount
Home mortgages accepted for insurance under Title II:								
On new homes.....	9,875	\$ 48,389,325	8,031	\$ 40,505,065	1,844	\$ 7,884,260	81.3	83.7
On existing homes.....	8,936	35,598,645	5,027	23,327,602	3,909	12,271,043	56.3	65.5
Total.....	18,811	83,987,970	13,058	63,832,667	5,753	20,155,303	69.4	76.0
Property improvement loans insured under Title I:								
Total.....	201,882	81,635,932	156,282	62,599,950	45,600	19,035,982	77.4	76.7
Rental housing units insured under Title II:								
Total.....	596	1,807,000	410	1,617,000	186	190,000	68.8	89.5
Grand total.....	221,289	167,430,902	169,750	128,049,617	51,539	39,381,285	76.7	76.5

Table 3.—Mortgages on 1- to 4-family homes distributed by type of mortgagee and by ratio of loan to FHA valuation, 1940

Type of institution originat- ing mortgages	Percent distribution				Mortgage as a percent of property valuation	Percent distribution			
	New homes		Existing homes			New homes		Existing homes	
	Inside	Outside	Inside	Outside		Inside	Outside	Inside	Outside
National banks	16.5	31.1	16.0	36.9	86 to 90	61.4	43.9		
State banks	19.8	30.0	19.2	35.3	81 to 85	11.8	11.4		
Savings and loan assns.	16.8	8.9	4.0	1.6	76 to 80	19.0	26.9	72.4	54.3
Mortgage companies	6.1		5.5	.4	71 to 75	3.8	6.6	14.7	20.9
Insurance companies	16.2	6.0	7.6	1.1	61 to 70	3.4	8.8	8.7	14.6
Savings banks	18.4	23.2	45.6	24.6	51 to 60	.5	1.7	2.8	6.1
All others	6.2	.8	2.1	.1	50 or less	.1	.7	1.4	4.1
Total	100.0	100.0	100.0	100.0	Total	100.0	100.0	100.0	100.0

Table 4.—Structural characteristics of 1-family homes, 1940

Material of exterior construction	Percent distribution				Number of rooms	Percent distribution			
	New homes		Existing homes			New homes		Existing homes	
	Inside	Outside	Inside	Outside		Inside	Outside	Inside	Outside
Wood	89.5	91.5	84.3	91.1	4 rooms or less	30.0	29.0	4.2	4.1
Brick	3.6	1.2	8.8	3.6	5 rooms	37.8	33.2	13.4	15.7
Stucco	.2	.2	3.5	.8	6 rooms	28.0	26.4	42.1	25.3
Other	6.7	7.1	3.4	4.5	7 rooms or more	4.2	11.4	40.3	54.9
Total	100.0	100.0	100.0	100.0	Total	100.0	100.0	100.0	100.0

Table 5.—Property valuation and land valuation characteristics of 1-family homes, 1940

FHA valuation of property	Percent distribution				Land value as a percent of property value			
	New homes		Existing homes		New homes		Existing homes	
	Inside	Outside	Inside	Outside	Inside	Outside	Inside	Outside
\$2,999 or less.....	0.9	3.9	4.9	37.4	11.1	12.8	16.3	14.8
3,000 to \$3,999.....	7.8	19.6	8.2	23.0	8.8	9.4	14.5	14.0
4,000 to 4,999.....	22.3	31.2	17.3	16.6	9.9	9.2	13.8	13.9
5,000 to 5,999.....	33.7	22.0	21.6	11.7	10.3	9.8	13.7	13.9
6,000 to 7,999.....	29.7	15.3	34.6	6.1	12.0	11.1	14.1	13.2
8,000 to 9,999.....	4.0	3.9	7.7	2.6	14.8	14.2	16.6	15.7
10,000 or more.....	1.6	4.1	5.7	2.6	17.2	13.5	19.8	17.5
All groups.....	100.0	100.0	100.0	100.0	11.3	10.5	15.0	14.5

Table 6.—Borrower income distribution and monthly payment by income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution				Average gross monthly payment			
	New homes		Existing homes		New homes		Existing homes	
	Inside	Outside	Inside	Outside	Inside	Outside	Inside	Outside
\$1,499 or less.....	2.4	8.0	3.0	13.2	\$ 28.13	\$ 24.10	\$ 19.68	\$ 16.63
1,500 to \$1,999.....	18.9	28.1	12.3	28.1	31.96	30.17	29.74	22.13
2,000 to 2,499.....	34.9	28.1	21.0	27.1	37.15	35.11	35.85	26.12
2,500 to 2,999.....	19.4	12.4	15.5	9.2	40.76	38.86	43.82	31.79
3,000 to 3,999.....	16.4	12.6	23.9	12.4	45.75	46.14	46.01	38.89
4,000 to 4,999.....	3.9	5.7	9.6	4.3	54.17	52.57	54.02	39.50
5,000 or more.....	4.1	5.1	14.7	5.7	63.57	72.48	71.11	61.24
All groups.....	100.0	100.0	100.0	100.0	39.82	37.60	45.20	28.44

Notes: A glossary of terms used is included in the Appendix. *The 1930 data for 1 metropolitan district were estimated on a basis approximating the 1940 metropolitan district boundaries, and for 1 metropolitan district the 1930 data were based on the metropolitan district boundaries as established in the 1930 Census.

MIDDLE ATLANTIC DIVISION, INSIDE - OUTSIDE METROPOLITAN DISTRICTS

Table 1.—Census nonfarm data on population and number of dwelling units

Area	Nonfarm population				Number of nonfarm dwelling units								
	1940	1930	Increase		Occupied				Vacant, 1940				Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent			
							Number	Percent		Number	Percent of total		
Inside metropolitan districts:													
In central cities	13,905,601	13,432,242	473,359	3.5	3,754,187	3,283,706	470,481	14.3	12,466	233,210	5.8	3,999,863	
Outside central cities	7,127,075	6,642,468	484,607	7.3	1,825,980	1,555,646	270,334	17.4	26,088	95,730	4.9	1,947,798	
Total inside districts	21,032,676	20,074,710	957,966	4.8	5,580,167	4,839,352	740,815	15.3	38,554	328,940	5.5	5,947,661	
Outside metropolitan districts	4,777,620	4,512,346	265,274	5.9	1,192,920	1,149,911	43,009	3.7	74,267	92,363	6.8	1,359,550	
Grand total	25,810,296	24,587,056	1,223,240	5.0	6,773,087	5,989,263	783,824	13.1	112,821	421,303	5.8	7,307,211	

Table 2.—Net volume of FHA activity, cumulative from beginning of operations in 1934 through December 1940

Item	All places		Inside metropolitan districts		Outside metropolitan districts		Inside as a percent of all places	
	Number	Amount	Number	Amount	Number	Amount	Number	Amount
Home mortgages accepted for insurance under Title II:								
On new homes	79,036	\$ 402,521,619	73,650	\$ 377,303,459	5,386	\$ 25,218,160	93.2	93.7
On existing homes	39,962	161,558,969	33,755	139,798,386	6,207	21,760,583	84.5	86.5
Total	118,998	564,080,588	107,405	517,101,845	11,593	46,978,743	90.3	91.7
Property improvement loans insured under Title I:								
Total	760,932	370,869,687	628,183	310,645,445	132,749	60,224,242	82.6	83.8
Rental housing units insured under Title II:								
Total	11,975	48,563,000	11,265	45,787,000	710	2,776,000	94.1	94.3
Grand total	891,905	983,513,275	746,853	873,534,290	145,052	109,978,985	83.7	88.8

Table 3.—Mortgages on 1- to 4-family homes distributed by type of mortgagee and by ratio of loan to FHA valuation, 1940

Type of institution originat- ing mortgages	Percent distribution				Mortgage as a percent of property valuation	Percent distribution			
	New homes		Existing homes			New homes		Existing homes	
	Inside	Outside	Inside	Outside		Inside	Outside	Inside	Outside
National banks	15.6	46.6	28.1	52.9	86 to 90	67.2	49.9		
State banks	20.7	23.4	27.3	32.2	81 to 85	13.7	16.8		
Savings and loan assns.	9.0	5.0	3.4	5.3	76 to 80	10.3	18.7	57.3	52.7
Mortgage companies	33.0	12.0	29.0	5.0	71 to 75	4.0	6.5	20.1	20.0
Insurance companies	5.0	4.4	5.2	1.5	61 to 70	3.2	5.0	15.6	15.4
Savings banks	15.6	2.3	5.7	.9	51 to 60	1.1	2.2	4.5	7.6
All others	1.1	6.3	1.3	2.2	50 or less	.5	.9	2.5	4.3
Total	100.0	100.0	100.0	100.0	Total	100.0	100.0	100.0	100.0

Table 4.—Structural characteristics of 1-family homes, 1940

Material of exterior construction	Percent distribution				Number of rooms	Percent distribution			
	New homes		Existing homes			New homes		Existing homes	
	Inside	Outside	Inside	Outside		Inside	Outside	Inside	Outside
Wood	24.1	69.3	37.7	70.8	4 rooms or less	17.2	23.0	4.1	4.8
Brick	50.4	14.4	38.2	16.6	5 rooms	41.0	34.4	29.2	16.0
Stucco	3.6	.5	14.3	5.9	6 rooms	31.6	34.1	40.0	41.1
Other	21.9	15.8	9.8	6.7	7 rooms or more	10.2	8.5	26.7	38.1
Total	100.0	100.0	100.0	100.0	Total	100.0	100.0	100.0	100.0

Table 5.—Property valuation and land valuation characteristics of 1-family homes, 1940

FHA valuation of property	Percent distribution				Land value as a percent of property value			
	New homes		Existing homes		New homes		Existing homes	
	Inside	Outside	Inside	Outside	Inside	Outside	Inside	Outside
\$2,999 or less	0.4	0.9	9.5	16.3	12.5	10.9	18.9	17.9
3,000 to \$3,999	4.1	10.6	18.0	26.8	11.1	10.4	17.2	16.7
4,000 to 4,999	19.7	29.4	21.0	21.4	11.7	10.0	17.2	16.0
5,000 to 5,999	30.6	29.7	17.6	16.7	13.2	10.1	18.1	16.1
6,000 to 7,999	37.8	23.1	20.5	13.3	15.2	11.5	19.6	19.2
8,000 to 9,999	5.5	4.5	6.9	3.2	16.4	13.5	21.7	23.2
10,000 or more	1.9	1.8	6.5	2.3	18.1	17.3	24.3	20.3
All groups	100.0	100.0	100.0	100.0	14.2	11.0	19.6	17.7

Table 6.—Borrower income distribution and monthly payment by income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution				Average gross monthly payment			
	New homes		Existing homes		New homes		Existing homes	
	Inside	Outside	Inside	Outside	Inside	Outside	Inside	Outside
\$1,499 or less	1.4	8.0	3.7	6.7	\$ 26.89	\$ 25.50	\$ 23.85	\$ 21.83
1,500 to \$1,999	17.2	25.0	17.8	25.1	33.00	31.05	29.42	25.54
2,000 to 2,499	28.0	28.9	21.3	22.6	38.61	35.54	34.11	31.55
2,500 to 2,999	17.0	12.5	13.4	11.6	42.87	38.70	39.50	35.04
3,000 to 3,999	24.0	15.7	21.8	20.4	49.08	45.57	46.63	38.63
4,000 to 4,999	6.9	4.7	8.6	5.3	55.88	54.63	55.06	45.17
5,000 or more	5.5	5.2	13.4	8.3	65.33	60.25	78.63	62.73
All groups	100.0	100.0	100.0	100.0	43.40	37.78	44.13	34.55

Note: A glossary of terms used is included in the Appendix. * The 1930 data for 4 metropolitan districts were estimated on a basis approximating the 1940 metropolitan district boundaries, and for 1 metropolitan district the 1930 data were based on the metropolitan district boundaries as established in the 1930 Census.

SOUTH ATLANTIC DIVISION, INSIDE-OUTSIDE METROPOLITAN DISTRICTS

Table 1.—Census nonfarm data on population and number of dwelling units

Area	Nonfarm population				Number of nonfarm dwelling units								Total
	1940	1930	Increase		Occupied				Vacant, 1940				
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent			
							Number	Percent		Number	Percent of total		
Inside metropolitan districts:													
In central cities	3,912,014	3,385,600	526,414	15.5	1,039,996	836,158	203,838	24.4	7,469	46,551	4.3	1,094,016	
Outside central cities	1,345,227	939,103	406,124	43.2	334,195	212,774	121,421	57.1	10,007	20,453	5.6	364,655	
Total inside districts	5,257,241	4,324,703	932,538	21.6	1,374,191	1,048,932	325,259	31.0	17,476	67,004	4.6	1,458,671	
Outside metropolitan districts	6,589,109	5,589,930	999,179	17.9	1,547,549	1,306,170	241,379	18.5	25,611	73,020	4.4	1,646,180	
Grand total	11,846,350	9,914,633	1,931,717	19.5	2,921,740	2,355,102	566,638	24.1	43,087	140,024	4.5	3,104,851	

Table 2.—Net volume of FHA activity, cumulative from beginning of operations in 1934 through December 1940

Item	All places		Inside metropolitan districts		Outside metropolitan districts		Inside as a percent of all places	
	Number	Amount	Number	Amount	Number	Amount	Number	Amount
Home mortgages accepted for insurance under Title II:								
On new homes	58,772	\$ 255,225,963	39,655	\$ 179,649,906	19,117	\$ 75,576,057	67.5	70.4
On existing homes	18,985	73,550,411	11,718	48,623,071	7,267	24,927,340	61.7	66.1
Total	77,757	328,776,374	51,373	228,272,977	26,384	100,503,397	66.1	69.4
Property improvement loans insured under Title I:								
Total	259,253	109,426,360	155,980	66,077,485	103,273	43,348,875	60.2	60.4
Rental housing units insured under Title II:								
Total	10,182	36,236,600	9,341	33,220,900	841	3,015,700	91.7	91.7
Grand total	347,192	474,439,334	216,694	327,571,362	130,498	146,867,972	62.4	69.0

Table 3.—Mortgages on 1- to 4-family homes distributed by type of mortgagee and by ratio of loan to FHA valuation, 1940

Table 1. Mortgage on 1- to 4-family homes distributed by type of mortgage and by value of loan - 1971, Washington, 1970									
Type of institution originat- ing mortgages	Percent distribution				Mortgage as a percent of property valuation	Percent distribution			
	New homes		Existing homes			New homes		Existing homes	
	Inside	Outside	Inside	Outside		Inside	Outside	Inside	Outside
National banks	11.8	13.5	20.8	19.8	86 to 90	76.9	67.2		
State banks	10.9	19.5	9.7	19.9	81 to 85	9.4	12.0		
Savings and loan assns.	13.7	8.5	8.4	4.2	76 to 80	9.6	13.9	71.3	59.5
Mortgage companies	31.0	23.6	24.1	17.2	71 to 75	1.8	4.1	13.6	15.7
Insurance companies	18.7	24.0	25.9	24.8	61 to 70	1.9	2.2	9.3	14.4
Savings banks	4.4	.1	.9	.1	51 to 60	.3	.4	3.7	6.9
All others	13.5	10.8	10.2	14.0	50 or less	.1	.2	2.1	3.5
Total	100.0	100.0	100.0	100.0	Total	100.0	100.0	100.0	100.0

Table 4.—Structural characteristics of 1-family homes, 1940

Material of exterior construction	Percent distribution				Number of rooms	Percent distribution			
	New homes		Existing homes			New homes		Existing homes	
	Inside	Outside	Inside	Outside		Inside	Outside	Inside	Outside
Wood	30.6	48.2	44.4	61.7	4 rooms or less	11.1	7.5	5.2	2.7
Brick	38.3	31.3	38.4	24.0	5 rooms	49.3	48.4	25.8	28.5
Stucco	10.6	3.8	10.2	8.2	6 rooms	34.4	33.8	39.2	35.0
Other	20.5	16.7	7.0	6.1	7 rooms or more	5.2	10.3	29.8	33.8
Total	100.0	100.0	100.0	100.0	Total	100.0	100.0	100.0	100.0

Table 5.—Property valuation and land valuation characteristics of 1-family homes, 1940

FHA valuation of property	Percent distribution				Land value as a percent of property value			
	New homes		Existing homes		New homes		Existing homes	
	Inside	Outside	Inside	Outside	Inside	Outside	Inside	Outside
\$2,999 or less	3.8	8.9	7.0	17.8	10.2	10.2	14.2	15.6
3,000 to \$3,999	23.9	28.1	20.0	25.0	10.8	10.8	15.0	15.3
4,000 to 4,999	24.9	24.2	19.5	22.0	11.5	11.6	15.2	15.4
5,000 to 5,999	19.9	17.1	19.6	14.7	13.0	12.0	15.8	15.4
6,000 to 7,999	21.2	17.2	19.8	14.4	13.8	12.9	17.6	16.6
8,000 to 9,999	4.6	3.0	7.1	2.7	15.4	13.5	18.5	16.0
10,000 or more	1.7	1.5	7.0	3.4	17.3	17.0	22.1	18.3
All groups	100.0	100.0	100.0	100.0	12.8	12.1	17.3	15.9

Table 6.—Borrower income distribution and monthly payment by income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution				Average gross monthly payment			
	New homes		Existing homes		New homes		Existing homes	
	Inside	Outside	Inside	Outside	Inside	Outside	Inside	Outside
\$1,499 or less	5.7	8.8	3.1	7.9	\$ 21.73	\$ 20.24	\$ 22.11	\$ 18.39
1,500 to \$1,999	25.9	27.9	17.8	24.0	27.11	25.30	25.87	22.69
2,000 to 2,499	27.4	25.6	24.0	25.2	32.02	30.86	29.63	28.60
2,500 to 2,999	13.8	12.5	12.7	11.7	35.99	34.47	34.43	31.03
3,000 to 3,999	18.2	17.6	22.5	19.3	41.71	39.82	41.53	36.69
4,000 to 4,999	4.8	4.4	9.1	5.8	49.66	46.17	52.35	43.61
5,000 or more	4.2	3.2	10.8	6.1	58.15	55.90	66.05	56.82
All groups	100.0	100.0	100.0	100.0	34.40	31.87	38.02	30.82

Note: A glossary of terms used is included in the Appendix. * The 1930 data for 9 metropolitan districts were estimated on a basis approximating the 1940 metropolitan district boundaries, and for 2 metropolitan districts the 1930 data were based on the metropolitan district boundaries as established in the 1930 Census.

EAST NORTH CENTRAL DIVISION, INSIDE - OUTSIDE METROPOLITAN DISTRICTS

Table 1.—Census nonfarm data on population and number of dwelling units

Table 1.—Census nonfarm data on population and number of dwelling units

Area	Nonfarm population				Number of nonfarm dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
Inside metropolitan districts:												
In central cities.....	10,380,516	10,274,969	105,547	1.0	2,878,500	2,566,470	312,030	12.2	5,428	99,938	3.3	2,983,866
Outside central cities.....	3,988,093	3,459,280	528,813	15.3	1,047,140	833,661	213,479	25.6	8,643	25,862	2.4	1,081,645
Total inside districts.....	14,368,609	13,734,249	634,360	4.6	3,925,640	3,400,131	525,509	15.5	14,071	125,800	3.1	4,065,511
Outside metropolitan districts.....	7,673,914	7,109,822	564,092	7.9	2,112,657	1,919,136	193,521	10.1	84,939	109,098	4.7	2,306,694
Grand total.....	22,042,523	20,844,071	1,198,452	5.7	6,038,297	5,319,267	719,030	13.5	99,010	234,898	3.7	6,372,205

Table 2.—Net volume of FHA activity, cumulative from beginning of operations in 1934 through December 1940

Item	All places		Inside metropolitan districts		Outside metropolitan districts		Inside as a percent of all places	
	Number	Amount	Number	Amount	Number	Amount	Number	Amount
Home mortgages accepted for insurance under Title II:								
On new homes	93,205	\$ 477,234,442	78,851	\$ 414,592,917	14,354	\$ 62,641,525	84.6	86.9
On existing homes	74,485	302,407,437	60,598	261,027,437	13,887	41,380,000	81.4	86.3
Total	167,690	779,641,879	139,449	675,620,354	28,241	104,021,525	83.2	86.7
Property improvement loans insured under Title I:								
Total	629,038	229,030,822	437,928	161,065,350	191,110	67,965,472	69.6	70.3
Rental housing units insured under Title II:								
Total	3,442	14,520,250	3,355	14,172,850	87	347,400	97.5	97.6
Grand total	800,170	1,023,192,951	580,732	850,858,554	219,438	172,334,397	72.6	83.2

Table 3.—Mortgages on 1- to 4-family homes distributed by type of mortgagee and by ratio of loan to FHA valuation, 1940

Type of institution originat- ing mortgages	Percent distribution				Mortgage as a percent of property valuation	Percent distribution			
	New homes		Existing homes			New homes		Existing homes	
	Inside	Outside	Inside	Outside		Inside	Outside	Inside	Outside
National banks	15.7	15.8	17.9	21.9	86 to 90	65.5	58.3	62.1	59.2
State banks	23.7	35.3	27.7	37.6	81 to 85	15.4	15.2	17.7	17.7
Savings and loan assns.	10.1	9.4	10.6	9.9	76 to 80	11.8	16.1	14.4	14.3
Mortgage companies	30.9	16.4	22.9	13.6	71 to 75	3.6	4.9	3.6	3.6
Insurance companies	14.2	17.1	13.8	14.5	61 to 70	2.9	4.3	14.4	14.3
Savings banks	1.9	.4	3.2	.4	51 to 60	.6	.9	4.2	5.7
All others	3.5	5.6	3.9	2.1	50 or less	.2	.3	1.7	2.5
Total	100.0	100.0	100.0	100.0	Total	100.0	100.0	100.0	100.0

Table 4.—Structural characteristics of 1-family homes, 1940

Material of exterior construction	Percent distribution				Number of rooms	Percent distribution			
	New homes		Existing homes			New homes		Existing homes	
	Inside	Outside	Inside	Outside		Inside	Outside	Inside	Outside
Wood	46.8	80.8	54.6	80.6	4 rooms or less	29.8	37.6	3.5	6.2
Brick	44.4	10.6	33.6	9.2	5 rooms	46.5	39.1	34.8	34.1
Stucco	.4	.4	7.9	5.0	6 rooms	20.2	18.7	38.3	32.1
Other	8.4	8.2	3.9	5.2	7 rooms or more	3.5	4.6	23.4	27.6
Total	100.0	100.0	100.0	100.0	Total	100.0	100.0	100.0	100.0

Table 5.—Property valuation and land valuation characteristics of 1-family homes, 1940

FHA valuation of property	Percent distribution				Land value as a percent of property value			
	New homes		Existing homes		New homes		Existing homes	
	Inside	Outside	Inside	Outside	Inside	Outside	Inside	Outside
\$2,999 or less	0.2	1.5	2.0	16.3	11.7	12.4	18.8	16.2
3,000 to \$3,999	6.6	16.5	14.8	31.4	10.4	9.3	16.6	15.0
4,000 to 4,999	24.2	35.4	24.6	23.8	10.4	9.8	17.4	15.2
5,000 to 5,999	29.2	24.9	21.5	14.2	10.7	10.3	17.8	15.3
6,000 to 7,999	30.4	16.4	22.3	9.2	11.9	11.1	18.8	16.1
8,000 to 9,999	5.8	3.5	7.4	3.6	13.9	13.3	20.5	19.1
10,000 or more	3.6	1.8	7.4	1.5	16.3	14.2	24.8	23.1
All groups	100.0	100.0	100.0	100.0	11.9	10.6	19.3	16.0

Table 6.—Borrower income distribution and monthly payment by income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution				Average gross monthly payment			
	New homes		Existing homes		New homes		Existing homes	
	Inside	Outside	Inside	Outside	Inside	Outside	Inside	Outside
\$1,499 or less	3.3	11.5	2.7	11.7	\$ 26.06	\$ 23.54	\$ 24.20	\$ 19.44
1,500 to \$1,999	27.7	35.5	19.7	30.9	32.38	29.52	29.89	24.80
2,000 to 2,499	31.8	26.8	25.5	24.3	38.53	34.37	35.10	29.31
2,500 to 2,999	13.7	9.8	14.6	10.2	43.16	38.80	39.54	33.33
3,000 to 3,999	15.8	10.6	20.0	14.5	49.38	45.00	45.96	36.77
4,000 to 4,999	4.0	2.8	7.3	3.5	59.18	51.99	55.94	46.91
5,000 or more	3.7	3.0	10.2	4.9	77.52	69.84	76.74	55.22
All groups	100.0	100.0	100.0	100.0	41.05	34.49	42.39	30.13

Note: A glossary of terms used is included in the Appendix. *The 1930 data for 5 metropolitan districts were estimated on a basis approximating the 1940 metropolitan district boundaries, and for 2 metropolitan districts the 1930 data were based on the metropolitan district boundaries as established in the 1930 Census.

EAST SOUTH CENTRAL DIVISION, INSIDE - OUTSIDE METROPOLITAN DISTRICTS

Table 1.—Census nonfarm data on population and number of dwelling units

Area	Nonfarm population				Number of nonfarm dwelling units								
	1940	1930	Increase		Occupied				Vacant, 1940				Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent			
							Number	Percent		Number	Percent of total		
Inside metropolitan districts:													
In central cities.....	1,535,195	1,411,669	123,526	8.8	417,026	356,996	60,030	16.8	578	12,605	2.9	430,209	
Outside central cities.....	683,092	578,174	104,918	18.1	171,777	137,289	34,488	25.1	906	5,513	3.1	178,196	
Total inside districts.....	2,218,287	1,989,843	228,444	11.5	588,803	494,285	94,518	19.1	1,484	18,118	3.0	608,405	
Outside metropolitan districts.....	3,286,989	2,812,936	474,053	16.9	794,007	690,362	103,645	15.0	4,622	25,102	3.0	823,731	
Grand total.....	5,505,276	4,802,779	702,497	14.6	1,382,810	1,184,647	198,163	16.7	6,106	43,220	3.0	1,432,136	

Table 2.—Net volume of FHA activity, cumulative from beginning of operations in 1934 through December 1940

Item	All places		Inside metropolitan districts		Outside metropolitan districts		Inside as a percent of all places	
	Number	Amount	Number	Amount	Number	Amount	Number	Amount
Home mortgages accepted for insurance under Title II:								
On new homes.....	21,384	\$ 84,153,592	13,058	\$ 54,660,587	8,326	\$ 29,493,005	61.1	65.0
On existing homes.....	9,348	32,166,889	5,491	21,347,853	3,857	10,819,036	58.7	66.4
Total.....	30,732	116,320,481	18,549	76,008,440	12,183	40,312,041	60.4	65.3
Property improvement loans insured under Title I:								
Total.....	131,972	46,886,155	73,845	25,235,168	58,127	21,650,987	56.0	53.8
Rental housing units insured under Title II:								
Total.....	1,132	4,322,550	1,031	3,957,550	101	365,000	91.1	91.6
Grand total.....	163,836	167,529,186	93,425	105,201,158	70,411	62,328,028	57.0	62.8

Table 3.—Mortgages on 1- to 4-family homes distributed by type of mortgagee and by ratio of loan to FHA valuation, 1940

Type of institution originat- ing mortgages	Percent distribution				Mortgage as a percent of property valuation	Percent distribution			
	New homes		Existing homes			New homes		Existing homes	
	Inside	Outside	Inside	Outside		Inside	Outside	Inside	Outside
National banks	7.2	16.2	9.2	27.4	86 to 90	77.6	67.2		
State banks	13.4	18.2	9.2	16.4	81 to 85	10.6	11.6		
Savings and loan assns.	6.8	7.2	6.5	4.2	76 to 80	7.6	13.3	73.7	61.9
Mortgage companies	36.9	35.4	29.2	31.4	71 to 75	1.7	3.1	13.2	13.1
Insurance companies	28.3	18.2	39.5	18.4	61 to 70	2.2	3.8	9.5	14.2
Savings banks	b		.3		51 to 60	.3	.8	2.7	8.0
All others	7.4	2.8	6.1	2.2	50 or less	b	.2	.9	2.8
Total	100.0	100.0	100.0	100.0	Total	100.0	100.0	100.0	100.0

Table 4.—Structural characteristics of 1-family homes, 1940

Material of exterior construction	Percent distribution				Number of rooms	Percent distribution			
	New homes		Existing homes			New homes		Existing homes	
	Inside	Outside	Inside	Outside		Inside	Outside	Inside	Outside
Wood	56.1	55.1	45.1	64.4	4 rooms or less	15.6	11.6	3.1	2.9
Brick	28.6	20.2	41.3	27.0	5 rooms	60.3	55.7	32.8	38.5
Stucco	6.6	1.3	6.9	3.9	6 rooms	20.0	24.5	42.7	42.8
Other	14.7	23.4	6.7	4.7	7 rooms or more	4.1	8.2	21.4	15.8
Total	100.0	100.0	100.0	100.0	Total	100.0	100.0	100.0	100.0

Table 5.—Property valuation and land valuation characteristics of 1-family homes, 1940

FHA valuation of property	Percent distribution				Land value as a percent of property value			
	New homes		Existing homes		New homes		Existing homes	
	Inside	Outside	Inside	Outside	Inside	Outside	Inside	Outside
\$2,999 or less.....	7.3	16.4	9.3	23.7	10.8	11.3	18.0	15.7
3,000 to \$3,999.....	31.3	37.0	23.3	32.4	11.2	10.9	17.0	15.9
4,000 to 4,999.....	29.4	23.8	21.7	20.1	12.2	11.8	15.9	15.6
5,000 to 5,999.....	16.7	11.8	20.0	12.6	13.3	12.5	17.3	16.2
6,000 to 7,999.....	12.1	9.3	16.4	9.0	13.8	12.9	17.1	15.6
8,000 to 9,999.....	2.4	1.1	4.8	1.1	14.7	15.0	17.8	21.9
10,000 or more.....	.8	.6	4.5	1.1	17.9	14.8	19.7	17.2
All groups.....	100.0	100.0	100.0	100.0	12.6	11.8	17.3	16.0

Table 6.—Borrower income distribution and monthly payment by income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution				Average gross monthly payment			
	New homes		Existing homes		New homes		Existing homes	
	Inside	Outside	Inside	Outside	Inside	Outside	Inside	Outside
\$1,499 or less.....	7.5	13.5	5.2	8.1	\$ 22.22	\$ 19.32	\$ 22.10	\$ 17.95
1,500 to \$1,999.....	28.3	31.5	16.3	27.7	26.68	24.74	26.30	23.60
2,000 to 2,499.....	29.2	25.6	22.1	21.2	30.20	29.41	31.30	28.24
2,500 to 2,999.....	12.2	9.4	8.9	9.6	32.84	32.38	31.39	31.56
3,000 to 3,999.....	16.5	14.4	24.0	23.1	38.47	37.82	39.58	34.87
4,000 to 4,999.....	3.7	3.0	11.1	4.6	47.99	45.51	45.29	35.67
5,000 or more.....	2.6	2.5	12.4	5.7	57.23	54.33	66.50	49.00
All groups.....	100.0	100.0	100.0	100.0	31.64	29.26	37.92	29.51

Notes: A glossary of terms used is included in the Appendix. *The 1930 data for 2 metropolitan districts were estimated on a basis approximating the 1940 metropolitan district boundaries, and for 2 metropolitan districts the 1930 data were based on the metropolitan district boundaries as established in the 1930 Census. bLess than 0.05 percent.

WEST NORTH CENTRAL DIVISION, INSIDE - OUTSIDE METROPOLITAN DISTRICTS

Table 1.—Census nonfarm data on population and number of dwelling units

Area	Nonfarm population				Number of nonfarm dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
Inside metropolitan districts:												
In central cities.....	3,306,955	3,215,107	91,848	2.9	958,641	836,330	122,311	14.6	2,272	49,555	4.9	1,010,468
Outside central cities.....	680,102	530,801	149,301	28.1	182,087	129,809	52,278	40.3	4,064	9,136	4.7	195,287
Total inside districts.....	3,987,057	3,745,908	241,149	6.4	1,140,728	966,139	174,589	18.1	6,336	58,691	4.9	1,205,755
Outside metropolitan districts.....	4,851,042	4,515,446	335,596	7.4	1,306,342	1,213,607	92,735	7.6	23,236	54,706	4.0	1,384,284
Grand total.....	8,838,099	8,261,354	576,745	7.0	2,447,070	2,179,746	267,324	12.3	29,572	113,397	4.4	2,590,039

Table 2.—Net volume of FHA activity, cumulative from beginning of operations in 1934 through December 1940

Item	All places		Inside metropolitan districts		Outside metropolitan districts		Inside as a percent of all places	
	Number	Amount	Number	Amount	Number	Amount	Number	Amount
Home mortgages accepted for insurance under Title II:								
On new homes.....	28,393	\$ 123,989,971	18,854	\$ 88,004,744	9,539	\$ 35,985,227	66.4	71.0
On existing homes.....	23,808	76,246,890	14,700	53,106,179	9,108	23,140,711	61.7	69.7
Total.....	52,201	200,236,861	33,554	141,110,923	18,647	59,125,938	64.3	70.5
Property improvement loans insured under Title I:								
Total.....	233,517	81,152,290	149,546	49,157,029	83,971	31,995,261	64.0	60.6
Rental housing units insured under Title II:								
Total.....	2,323	9,762,700	2,089	8,947,800	234	814,900	89.9	91.7
Grand total.....	288,041	291,151,851	185,189	199,215,752	102,852	91,936,099	64.3	68.4

Table 3.—Mortgages on 1- to 4-family homes distributed by type of mortgagee and by ratio of loan to FHA valuation, 1940

Type of institution originat- ing mortgages	Percent distribution				Mortgage as a percent of property valuation	Percent distribution			
	New homes		Existing homes			New homes		Existing homes	
	Inside	Outside	Inside	Outside		Inside	Outside	Inside	Outside
National banks	13.8	20.6	14.2	27.6	86 to 90	74.2	62.4		
State banks	18.9	28.3	22.8	25.4	81 to 85	11.2	13.6		
Savings and loan assns.	9.9	8.2	5.3	6.0	76 to 80	9.0	14.3	68.1	52.6
Mortgage companies	25.3	25.9	26.7	25.1	71 to 75	2.9	4.3	14.4	15.3
Insurance companies	25.2	14.1	26.5	14.2	61 to 70	2.1	4.4	11.6	17.4
Savings banks	1.1	1.7	1.5	1.7	51 to 60	4.4	6.6	4.6	8.0
All others	6.2	2.2	4.0	1.0	50 or less	2	4	1.3	6.7
Total	100.0	100.0	100.0	100.0	Total	100.0	100.0	100.0	100.0

Table 4.—Structural characteristics of 1-family homes, 1940

Material of exterior construction	Percent distribution				Number of rooms	Percent distribution			
	New homes		Existing homes			New homes		Existing homes	
	Inside	Outside	Inside	Outside		Inside	Outside	Inside	Outside
Wood	51.7	78.7	48.0	80.2	4 rooms or less	30.3	38.7	7.9	11.4
Brick	33.0	5.6	24.0	6.1	5 rooms	54.3	42.5	42.9	35.8
Stucco	2.8	3.6	23.4	9.5	6 rooms	12.9	14.7	27.1	27.2
Other	12.5	12.1	4.6	4.2	7 rooms or more	2.5	4.1	22.1	25.6
Total	100.0	100.0	100.0	100.0	Total	100.0	100.0	100.0	100.0

Table 5.—Property valuation and land valuation characteristics of 1-family homes, 1940

FHA valuation of property	Percent distribution				Land value as a percent of property value			
	New homes		Existing homes		New homes		Existing homes	
	Inside	Outside	Inside	Outside	Inside	Outside	Inside	Outside
\$2,999 or less.....	1.0	5.8	12.1	37.3	9.8	8.4	20.2	12.8
3,000 to \$3,999.....	15.5	29.0	26.1	34.3	12.9	8.6	16.6	12.7
4,000 to 4,999.....	29.6	33.7	22.6	16.6	11.6	8.2	16.4	12.5
5,000 to 5,999.....	26.9	19.6	16.7	6.5	12.0	9.3	16.0	13.1
6,000 to 7,999.....	22.3	10.1	15.2	4.6	13.4	10.2	17.6	15.0
8,000 to 9,999.....	3.2	1.5	4.2	3.3	14.5	11.8	19.3	20.3
10,000 or more.....	1.5	.3	3.1	.4	16.7	11.3	21.9	14.8
All groups.....	100.0	100.0	100.0	100.0	12.6	9.2	17.5	13.0

Table 6.—Borrower income distribution and monthly payment by income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution				Average gross monthly payment			
	New homes		Existing homes		New homes		Existing homes	
	Inside	Outside	Inside	Outside	Inside	Outside	Inside	Outside
\$1,499 or less.....	7.7	15.7	4.9	13.5	\$ 24.90	\$ 23.32	\$ 23.47	\$ 19.35
1,500 to \$1,999.....	29.3	32.6	24.4	29.3	30.98	28.29	27.73	23.51
2,000 to 2,499.....	29.4	24.0	24.6	23.6	35.59	33.01	31.35	26.72
2,500 to 2,999.....	13.3	10.9	12.2	10.9	39.67	35.73	35.41	29.13
3,000 to 3,999.....	13.7	12.0	17.9	15.0	45.66	39.86	42.32	32.95
4,000 to 4,999.....	3.8	2.4	7.0	3.9	53.52	48.28	49.28	35.48
5,000 or more.....	2.8	2.4	9.0	3.8	66.06	55.67	65.75	49.36
All groups.....	100.0	100.0	100.0	100.0	36.86	31.71	36.90	27.19

Note: A glossary of terms used is included in the Appendix. * The 1930 data for 4 metropolitan districts were estimated on a basis approximating the 1940 metropolitan district boundaries, and for 1 metropolitan district the 1930 data were based on the metropolitan district boundaries as established in the 1930 Census.

WEST SOUTH CENTRAL DIVISION, INSIDE - OUTSIDE METROPOLITAN DISTRICTS

Table 1.—Census nonfarm data on population and number of dwelling units

Area	Nonfarm population				Number of nonfarm dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
Inside metropolitan districts:												
In central cities.....	2,653,860	2,332,393	321,467	13.8	732,921	585,710	147,211	25.1	1,960	38,394	5.0	773,275
Outside central cities.....	581,361	381,076	200,285	52.6	151,282	87,771	63,511	72.4	1,659	7,715	4.8	160,656
Total inside districts.....	3,235,221	2,713,469	521,752	19.2	884,203	673,481	210,722	31.3	3,619	46,109	4.9	933,931
Outside metropolitan districts.....	4,778,348	4,155,422	622,926	15.0	1,199,331	1,050,270	149,061	14.2	9,322	61,376	4.8	1,270,029
Grand total.....	8,013,569	6,868,891	1,144,678	16.7	2,083,534	1,723,751	359,783	20.9	12,941	107,485	4.9	2,203,960

Table 2.—Net volume of FHA activity, cumulative from beginning of operations in 1934 through December 1940

Item	All places		Inside metropolitan districts		Outside metropolitan districts		Inside as a percent of all places	
	Number	Amount	Number	Amount	Number	Amount	Number	Amount
Home mortgages accepted for insurance under Title II:								
On new homes	48,167	\$ 188,280,774	32,220	\$ 133,088,695	15,947	\$ 55,192,079	66.9	70.7
On existing homes	10,487	33,951,395	5,456	21,097,814	5,031	12,853,581	52.0	62.1
Total	58,654	222,232,169	37,676	154,186,509	20,978	68,045,660	64.2	69.4
Property improvement loans insured under Title I:								
Total	191,996	69,006,514	85,760	28,552,401	106,236	40,454,113	44.7	41.4
Rental housing units insured under Title II:								
Total	1,495	5,285,975	1,205	4,651,575	290	634,400	80.6	88.0
Grand total	252,145	296,524,658	124,641	187,390,485	127,504	109,134,173	49.4	63.2

Table 3.—Mortgages on 1- to 4-family homes distributed by type of mortgagee and by ratio of loan to FHA valuation, 1940

Type of institution originat- ing mortgages	Percent distribution				Mortgage as a percent of property valuation	Percent distribution			
	New homes		Existing homes			New homes		Existing homes	
	Inside	Outside	Inside	Outside		Inside	Outside	Inside	Outside
National banks	4.7	16.0	9.9	19.4	86 to 90	76.6	71.3		
State banks	6.7	7.8	5.7	13.8	81 to 85	11.9	13.0		
Savings and loan assns.	9.7	11.4	8.8	12.5	76 to 80	6.9	9.9	74.0	56.0
Mortgage companies	34.3	37.2	28.7	23.7	71 to 75	2.6	2.9	13.1	13.7
Insurance companies	28.0	15.0	24.6	16.8	61 to 70	1.5	2.0	8.9	14.0
Savings banks					51 to 60	3.1	6.2	2.6	9.8
All others	16.6	12.6	22.3	13.8	50 or less	.2	.3	1.4	6.5
Total	100.0	100.0	100.0	100.0	Total	100.0	100.0	100.0	100.0

Table 4.—Structural characteristics of 1-family homes, 1940

Material of exterior construction	Percent distribution				Number of rooms	Percent distribution			
	New homes		Existing homes			New homes		Existing homes	
	Inside	Outside	Inside	Outside		Inside	Outside	Inside	Outside
Wood	69.1	82.0	49.1	73.0	4 rooms or less	10.8	25.2	3.7	5.9
Brick	21.3	7.2	38.0	14.5	5 rooms	66.1	51.9	45.7	41.1
Stucco	6.6	1.8	6.5	8.1	6 rooms	19.9	17.9	32.3	32.1
Other	9.0	9.0	6.4	4.4	7 rooms or more	3.2	5.0	18.3	20.9
Total	100.0	100.0	100.0	100.0	Total	100.0	100.0	100.0	100.0

Table 5.—Property valuation and land valuation characteristics of 1-family homes, 1940

FHA valuation of property	Percent distribution				Land value as a percent of property value			
	New homes		Existing homes		New homes		Existing homes	
	Inside	Outside	Inside	Outside	Inside	Outside	Inside	Outside
\$2,999 or less	6.3	15.9	12.4	34.2	11.8	9.8	17.8	16.1
3,000 to \$3,999	31.1	40.3	24.9	30.1	12.6	10.4	17.7	15.6
4,000 to 4,999	27.6	25.0	18.5	15.1	14.3	11.3	20.7	15.5
5,000 to 5,999	17.5	9.9	17.2	10.2	15.7	12.2	18.5	17.6
6,000 to 7,999	14.5	7.2	13.4	6.6	16.4	13.4	19.8	16.2
8,000 to 9,999	2.1	1.0	6.4	2.0	16.7	13.0	19.6	15.4
10,000 or more	.9	.7	7.2	1.8	17.5	12.6	20.7	19.8
All groups	100.0	100.0	100.0	100.0	14.7	11.3	19.4	16.3

Table 6.—Borrower income distribution and monthly payment by income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution				Average gross monthly payment			
	New homes		Existing homes		New homes		Existing homes	
	Inside	Outside	Inside	Outside	Inside	Outside	Inside	Outside
\$1,499 or less	7.9	15.8	5.2	10.3	\$ 22.12	\$ 20.23	\$ 21.81	\$ 16.85
1,500 to \$1,999	30.9	30.9	18.2	23.1	26.66	24.35	25.00	20.77
2,000 to 2,499	26.8	25.7	20.9	25.3	31.85	28.48	30.05	24.20
2,500 to 2,999	11.7	9.1	10.2	8.1	34.85	31.55	31.20	26.23
3,000 to 3,999	15.3	13.2	21.1	20.2	40.99	35.45	40.75	31.57
4,000 to 4,999	4.5	3.1	10.7	5.9	49.23	42.67	47.67	38.50
5,000 or more	2.9	2.2	13.7	7.1	62.98	57.45	74.46	48.69
All groups	100.0	100.0	100.0	100.0	32.91	28.18	39.10	27.06

Note: A glossary of terms used is included in the Appendix. *The 1930 data for 4 metropolitan districts were estimated on a basis approximating the 1940 metropolitan district boundaries, and for 4 metropolitan districts the 1930 data were based on the metropolitan district boundaries as established in the 1930 Census.

MOUNTAIN DIVISION, INSIDE-OUTSIDE METROPOLITAN DISTRICTS

Table 1.—Census nonfarm data on population and number of dwelling units

Area	Nonfarm population				Number of nonfarm dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
Inside metropolitan districts:												
In central cities.....	589,922	526,342	63,580	12.1	171,380	138,640	32,740	23.6	456	7,374	4.1	179,210
Outside central cities.....	182,805	131,511	51,294	39.0	48,133	31,532	16,601	52.6	508	1,650	3.3	50,291
Total inside districts.....	772,727	657,853	114,874	17.5	219,513	170,172	49,341	29.0	964	9,024	3.9	229,501
Outside metropolitan districts.....	2,275,632	1,920,243	355,389	18.5	590,181	491,307	98,874	20.1	16,879	49,334	7.5	656,394
Grand total.....	3,048,359	2,578,096	470,263	18.2	809,694	661,479	148,215	22.4	17,843	58,358	6.6	885,895

Table 2.—Net volume of FHA activity, cumulative from beginning of operations in 1934 through December 1940

Item	All places		Inside metropolitan districts		Outside metropolitan districts		Inside as a percent of all places	
	Number	Amount	Number	Amount	Number	Amount	Number	Amount
Home mortgages accepted for insurance under Title II:								
On new homes.....	18,083	\$ 71,827,952	7,275	\$ 30,308,649	10,808	\$ 41,519,303	40.2	42.2
On existing homes.....	11,711	35,351,601	4,475	14,651,254	7,236	20,700,347	36.2	41.4
Total.....	29,794	107,179,553	11,750	44,959,903	18,044	62,219,650	39.4	41.9
Property improvement loans insured under Title I:								
Total.....	98,082	41,540,177	28,881	10,529,518	69,201	31,010,659	29.4	25.3
Rental housing units insured under Title II:								
Total.....	284	1,133,500	213	939,000	71	194,500	75.0	82.8
Grand total.....	128,160	149,853,230	40,844	56,428,421	87,316	93,424,809	31.9	37.7

Table 3.—Mortgages on 1- to 4-family homes distributed by type of mortgagee and by ratio of loan to FHA valuation, 1940

Type of institution originating mortgages	Percent distribution				Mortgage as a percent of property valuation	Percent distribution			
	New homes		Existing homes			New homes		Existing homes	
	Inside	Outside	Inside	Outside		Inside	Outside	Inside	Outside
National banks	9.6	42.2	22.5	49.6	86 to 90	68.5	57.0		
State banks	28.5	21.0	22.0	24.3	81 to 85	12.4	13.4		
Savings and loan assns.	22.5	13.7	17.2	9.1	76 to 80	12.9	18.3	73.5	53.9
Mortgage companies	29.5	11.7	29.0	11.6	71 to 75	1.8		11.8	17.4
Insurance companies	4.1	3.2	8.3	3.0	61 to 70	2.2	4.9	8.6	16.6
Savings banks					51 to 60	.8	1.3	4.5	8.1
All others	5.8	8.1	.9	2.2	50 or less	.2	.8	1.6	4.0
Total	100.0	100.0	100.0	100.0	Total	100.0	100.0	100.0	100.0

Table 4.—Structural characteristics of 1-family homes, 1940

Material of exterior construction	Percent distribution				Number of rooms	Percent distribution			
	New homes		Existing homes			New homes		Existing homes	
	Inside	Outside	Inside	Outside		Inside	Outside	Inside	Outside
Wood	50.1	54.6	14.5	58.2	4 rooms or less	46.2	46.8	16.5	27.1
Brick	34.8	11.0	63.5	13.4	5 rooms	42.5	40.5	47.6	39.9
Stucco	8.6	27.2	19.3	22.5	6 rooms	8.6	9.8	22.7	20.1
Other	6.5	7.2	2.7	5.9	7 rooms or more	2.7	2.9	13.2	12.9
Total	100.0	100.0	100.0	100.0	Total	100.0	100.0	100.0	100.0

Table 5.—Property valuation and land valuation characteristics of 1-family homes, 1940

FHA valuation of property	Percent distribution				Land value as a percent of property value			
	New homes		Existing homes		New homes		Existing homes	
	Inside	Outside	Inside	Outside	Inside	Outside	Inside	Outside
\$2,999 or less.....	4.8	6.5	10.9	22.0	8.9	8.4	12.2	11.6
3,000 to \$3,999.....	30.7	29.3	29.9	30.5	8.5	8.4	11.5	11.3
4,000 to 4,999.....	34.7	32.5	28.1	23.9	8.6	8.7	11.5	11.3
5,000 to 5,999.....	15.1	18.0	12.7	12.1	8.9	8.8	11.2	10.2
6,000 to 7,999.....	11.7	11.4	11.5	9.2	9.4	8.7	13.5	11.4
8,000 to 9,999.....	2.1	1.6	4.6	1.3	11.1	8.8	12.2	9.6
10,000 or more.....	.9	.6	2.3	1.0	11.1	9.3	13.0	12.1
All groups.....	100.0	100.0	100.0	100.0	9.0	8.5	12.0	11.2

Table 6.—Borrower income distribution and monthly payment by income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution				Average gross monthly payment			
	New homes		Existing homes		New homes		Existing homes	
	Inside	Outside	Inside	Outside	Inside	Outside	Inside	Outside
\$1,499 or less.....	8.7	10.8	5.2	7.7	\$ 25.31	\$ 23.01	\$ 22.43	\$ 21.82
1,500 to \$1,999.....	32.1	30.9	25.1	25.5	30.06	28.88	29.19	24.96
2,000 to 2,499.....	28.4	26.4	29.5	26.8	35.29	33.70	32.33	29.36
2,500 to 2,999.....	10.8	11.4	9.9	13.3	39.23	37.78	36.26	32.80
3,000 to 3,999.....	13.2	13.0	16.3	16.2	44.44	41.44	42.97	37.00
4,000 to 4,999.....	3.4	4.6	5.2	6.2	53.39	48.89	54.03	45.30
5,000 or more.....	3.4	2.9	8.8	4.3	65.84	58.20	67.79	55.88
All groups.....	100.0	100.0	100.0	100.0	36.03	33.92	37.41	31.47

Note: A glossary of terms used is included in the Appendix. *The 1930 data for 3 metropolitan districts were estimated on a basis approximating the 1940 metropolitan district boundaries, and for 1 metropolitan district the 1930 data were based on the metropolitan district boundaries as established in the 1930 Census.

PACIFIC DIVISION, INSIDE - OUTSIDE METROPOLITAN DISTRICTS

Table 1.—Census nonfarm data on population and number of dwelling units

Area	Nonfarm population				Number of nonfarm dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
Inside metropolitan districts:												
In central cities	3,839,236	3,448,417	390,819	11.3	1,252,346	994,766	257,580	25.9	6,178	80,050	6.0	1,338,574
Outside central cities	2,371,893	1,810,947	560,946	31.0	727,169	515,924	211,245	40.9	11,540	41,975	5.4	780,684
Total inside districts	6,211,129	5,259,364	951,765	18.1	1,979,515	1,510,690	468,825	31.0	17,718	122,025	5.8	2,119,258
Outside metropolitan districts	2,293,680	1,834,031	459,649	25.1	614,231	510,860	103,371	20.2	36,315	62,134	8.7	712,680
Grand total	8,504,809	7,093,395	1,411,414	19.9	2,593,746	2,021,550	572,196	28.3	54,033	184,159	6.5	2,831,938

Table 2.—Net volume of FHA activity, cumulative from beginning of operations in 1934 through December 1940

Item	All places		Inside metropolitan districts		Outside metropolitan districts		Inside as a percent of all places	
	Number	Amount	Number	Amount	Number	Amount	Number	Amount
Home mortgages accepted for insurance under Title II:								
On new homes	100,758	\$ 435,997,486	86,993	\$ 384,119,181	13,765	\$ 51,878,305	86.3	88.1
On existing homes	53,477	198,823,525	47,035	180,211,207	6,442	18,612,318	88.0	90.6
Total	154,235	634,821,011	134,028	564,330,388	20,207	70,490,623	86.9	88.9
Property improvement loans insured under Title I:								
Total	493,336	212,875,992	337,913	136,957,379	155,423	75,918,613	68.5	64.3
Rental housing units insured under Title II:								
Total	1,775	5,321,100	1,765	5,304,100	10	17,000	99.4	99.7
Grand total	649,346	853,018,103	473,706	706,591,867	175,640	146,426,236	73.0	82.8

Table 3.—Mortgages on 1- to 4-family homes distributed by type of mortgagee and by ratio of loan to FHA valuation, 1940

Type of institution originat- ing mortgages	Percent distribution				Mortgage as a percent of property valuation	Percent distribution			
	New homes		Existing homes			New homes		Existing homes	
	Inside	Outside	Inside	Outside		Inside	Outside	Inside	Outside
National banks	54.2	58.7	50.4	58.6	86 to 90	65.9	57.2		
State banks	20.0	16.1	20.4	14.8	81 to 85	11.6	14.3		
Savings and loan assns.	3.6	3.6	4.1	6.7	76 to 80	12.1	16.2	72.2	62.4
Mortgage companies	7.6	10.7	5.7	10.1	71 to 75	3.2	4.8	12.6	16.3
Insurance companies	3.8	4.1	7.5	5.9	61 to 70	5.3	5.8	9.8	13.4
Savings banks	2.1	1.0	5.4	1.5	51 to 60	7.7	1.3	3.7	5.9
All others	8.7	5.8	6.5	2.4	50 or less	1.0	.4	1.7	2.0
Total	100.0	100.0	100.0	100.0	Total	100.0	100.0	100.0	100.0

Table 4.—Structural characteristics of 1-family homes, 1940

Material of exterior construction	Percent distribution				Number of rooms	Percent distribution			
	New homes		Existing homes			New homes		Existing homes	
	Inside	Outside	Inside	Outside		Inside	Outside	Inside	Outside
Wood	25.0	59.8	38.1	66.2	4 rooms or less	21.0	33.2	12.5	27.9
Brick	1.7	1.3	3.4	1.1	5 rooms	51.9	46.6	36.9	38.8
Stucco	72.8	37.1	57.5	30.5	6 rooms	23.4	16.6	28.7	20.7
Other	.5	1.8	1.0	2.2	7 rooms or more	3.7	3.6	21.9	12.6
Total	100.0	100.0	100.0	100.0	Total	100.0	100.0	100.0	100.0

Table 5.—Property valuation and land valuation characteristics of 1-family homes, 1940

FHA valuation of property	Percent distribution				Land value as a percent of property value			
	New homes		Existing homes		New homes		Existing homes	
	Inside	Outside	Inside	Outside	Inside	Outside	Inside	Outside
\$2,999 or less	1.4	4.4	10.3	24.5	11.8	9.5	17.0	13.7
3,000 to \$3,999	24.0	33.6	23.4	35.6	11.8	9.4	17.1	13.6
4,000 to 4,999	30.5	35.9	22.7	20.6	12.8	9.8	18.8	14.2
5,000 to 5,999	23.5	15.3	16.9	10.0	14.4	10.7	21.7	15.3
6,000 to 7,999	16.9	8.4	16.5	6.3	16.1	11.8	21.8	17.2
8,000 to 9,999	2.4	1.6	5.4	1.2	17.8	13.8	22.9	17.9
10,000 or more	1.3	.8	4.8	1.8	20.4	17.3	26.0	19.4
All groups	100.0	100.0	100.0	100.0	14.2	10.4	20.9	14.8

Table 6.—Borrower income distribution and monthly payment by income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution				Average gross monthly payment			
	New homes		Existing homes		New homes		Existing homes	
	Inside	Outside	Inside	Outside	Inside	Outside	Inside	Outside
\$1,499 or less	4.8	8.1	4.2	9.0	\$ 24.21	\$ 23.31	\$ 22.52	\$ 21.24
1,500 to \$1,999	27.7	33.5	21.2	28.6	29.26	27.50	26.42	23.09
2,000 to 2,499	31.3	30.0	26.4	28.0	33.66	31.79	30.80	26.83
2,500 to 2,999	12.9	10.4	12.1	9.1	37.14	34.94	35.02	30.82
3,000 to 3,999	15.9	12.3	18.9	16.9	41.80	39.52	41.36	34.74
4,000 to 4,999	3.9	3.0	6.9	3.8	49.19	46.98	50.08	44.97
5,000 or more	3.5	2.7	10.3	4.6	64.94	58.92	70.71	59.18
All groups	100.0	100.0	100.0	100.0	35.45	32.13	37.47	29.15

Note: A glossary of terms used is included in the Appendix. * The 1930 data for 3 metropolitan districts were estimated on a basis approximating the 1940 metropolitan district boundaries, and for 4 metropolitan districts the 1930 data were based on the metropolitan district boundaries as established in the 1930 Census.

CHAPTER III

STATISTICS ON INDIVIDUAL METROPOLITAN DISTRICTS

In this chapter of the monograph are presented FHA and Bureau of the Census data for each of the 140 metropolitan districts of the United States as delineated by the 1940 Census.

The metropolitan districts have been grouped according to the nine geographical divisions of the continental United States as determined by the Census Bureau. In those cases in which a metropolitan district is located in two or more geographical divisions, it has been placed for the purposes of this study in that geographical division in which the largest central city is located.

The nine divisions, the States comprising them, and the number of metropolitan districts predominantly located in each, are as follows:

New England Division. Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, and Vermont. These six States include twelve metropolitan districts.

Middle Atlantic Division. New Jersey, New York, and Pennsylvania. These three States include twenty metropolitan districts.

South Atlantic Division. Delaware, the District of Columbia, Florida, Georgia, Maryland, North Carolina, South Carolina, Virginia, and West Virginia. These nine States include twenty-four metropolitan districts.

East North Central Division. Illinois, Indiana, Michigan, Ohio, and Wisconsin. These five States include twenty-nine metropolitan districts.

East South Central Division. Alabama, Kentucky, Mississippi, and Tennessee. These four States include nine metropolitan districts.

West North Central Division. Iowa, Kansas, Minnesota, Missouri, Nebraska, North Dakota,

and South Dakota. These seven States include fifteen metropolitan districts.

West South Central Division. Arkansas, Louisiana, Oklahoma, and Texas. These four States include sixteen metropolitan districts.

Mountain Division. Arizona, Colorado, Idaho, Montana, Nevada, New Mexico, Utah, and Wyoming. These eight States include four metropolitan districts.

Pacific Division. California, Oregon, and Washington. These three States include eleven metropolitan districts.

In the following sections, the preceding geographical divisions are listed in order. In each divisional section, there appears a map showing the States forming the division and the metropolitan districts located in them. In addition, there is presented an analysis portraying the relative importance of the metropolitan district population of the division to the total population of the division, as well as the relation of the population of the division to the total United States population.

By way of introduction to the metropolitan districts themselves, there is presented in the introductory passages of every section a brief description of the economic background of each metropolitan district. This is followed by an analysis, together with a summary table, of the share which FHA small homes were of the total number of occupied dwelling units in each metropolitan district as reported by the 1940 Census, and the share which new FHA homes were of the dwelling unit addition in each metropolitan district during the decade 1930-40. The data for the individual metropolitan districts of each geographical division follow, a single district to a page.

DESCRIPTION OF TABLES

What is the nature of the data gathered by the FHA and the Bureau of the Census for each metropolitan district? To what uses may these data be put? In order to familiarize the reader with the statistical information set forth herein, there follows a description of the contents of each of the tables appearing on every metropolitan district page as well as a review of some of the uses which the data may serve. For an explanation of the terms used in the tables, the reader is referred to the Glossary.

The title and the contents of each of the tables are as follows:

Table 1.—Census data on population and number of dwelling units. This table shows (1) the population of the metropolitan district, the population of the component areas inside and outside the central city, in 1930 and 1940, and the increase between those dates; (2) the number of occupied dwelling units in each area for 1930 and 1940, and the increase between them, as well as the number of vacant dwelling units in 1940 for sale or rent, and not for sale or rent.

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II. Shown here are, for each year since the beginning of operations, the number and amount of new and existing small-home mortgages accepted for insurance by the FHA.

Table 3.—Volume of Title I notes insured. This table shows for each year since the beginning of operations the number and amount of property improvement, home modernization notes which were insured by the FHA. Title I was not in operation from April 1, 1937, to February 3, 1938.

Table 4.—Rental projects. In this table there are shown on a cumulative basis from the beginning of operations through the close of 1940, the number and amount of mortgages which were insured by the FHA on large-scale rental housing projects, as well as the total number of projects involved and the total number of dwelling units provided.

Table 5.—Type of originating mortgagee, 1940. This table distributes on a percentage basis

the total amount of the new and existing 1- to 4-family home mortgages accepted for insurance by the FHA during 1940 by the type of home financing institution which originated them.

Table 6.—Mortgage as a percent of value, 1940. In this table are distributed on a percentage basis the number of new and existing, 1- to 4-family home mortgages accepted for insurance by the FHA during 1940, according to amount of the mortgage as a percent of the total property valuation.

Table 7.—Capacity of garage, 1940. In this table is shown the garage capacity of 1- to 4-family homes securing mortgages accepted for insurance by the FHA during 1940.

Table 8.—Material of construction, 1940. Here are distributed on a percentage basis, the new and existing, single-family homes securing mortgages accepted for insurance by the FHA during 1940 according to the type of exterior material of which the homes were constructed.

Table 9.—Size of home, 1940. This table distributes on a percentage basis, the new and existing, single-family homes securing mortgages accepted for FHA insurance during 1940 according to the number of rooms the homes contained.

Table 10.—Averages by property value groups for 1-family homes, 1940. This table distributes on a percentage basis the property valuation of new and existing single-family homes securing mortgages accepted for insurance by the FHA during 1940, and shows for each valuation group, the average value of the property, the average value of the land, and the land valuation expressed as a percent of the property valuation.

Table 11.—Averages by borrower income groups for 1-family homes, 1940. This table distributes on a percentage basis the income of buyers of new and existing single-family homes securing mortgages accepted for insurance by the FHA during 1940, and shows for each borrower income group, the average gross monthly payment, the ratio of the property value to the borrower's annual income, and the gross payment as a percent of income.

HOW TO USE THE DATA

How may the preceding information be used? It is not possible, obviously, to anticipate all of the possible uses to which the readers of this monograph may put the data. All that is attempted here is to consider the information which may well be of general interest, and then to consider the data from the point of view of three general groups of persons—the official of a home financing institution, a home builder, and a prospective home purchaser. The analytical possibilities suggested in this review may well bring many others to the reader's mind.

General use. Of general interest is the growth in population and number of dwelling units in a particular metropolitan district as set forth in Table 1. Between 1930 and 1940, did the metropolitan district increase in population, or decline, or merely hold its own? How did its population movement compare with the other metropolitan districts of the same geographical division, particularly with those nearest to it? And how does the trend compare with the population increase of all the 140 metropolitan districts of the nation as set forth in Chapter IV of this monograph? The same questions apply to the data for occupied dwelling units which appear in Table 1.

It is, perhaps, of even greater pertinence to determine where the population and dwelling unit increase of the metropolitan districts occurred between 1930 and 1940. If it occurred primarily in the area outside the central city of the metropolitan district, then the construction of small homes inside the central city would need to be carefully considered lest the market for them be limited. Conversely, a smaller increase in the area outside the central city than inside would suggest the careful selection of a suburban site for a small home, if a suburb of slow development would be avoided.

Also, of general interest in this regard is the number of dwelling units provided between 1930–40 in large-scale, rental housing projects secured by FHA insured mortgages, as indicated in Table 4. By comparing this figure with the total number of dwelling units provided in FHA small homes as set forth in the summary table of the introduction to each geographical division section, it is possible to gauge the relative importance

of these large scale projects in each metropolitan district.

Lender's point of view. Which of the data presented in this monograph would be of particular service to the official of a home financing institution? By reference to Table 5 he may ascertain what percent of all the new and existing 1- to 4-family homes represented by FHA mortgage acceptances during 1940 in his metropolitan district were originated by his type of lending institution. He may compare this ratio with that for his particular type of lending institution in the other metropolitan districts of his geographical division, and also with that for all the metropolitan districts of the nation as presented in Chapter IV of the monograph.

The lending institution official may go further. By reference to Table 2, he may find the number and amount of the new and existing 1- to 4-family home mortgages accepted for insurance by the FHA in his district during each year since 1935, and, knowing the volume accounted for by his own particular institution, he may readily compute the share of the total which his institution originated during any particular period. A similar computation may be made for Title I property improvement notes insured from the data in Table 3.

Further items of interest to the lending official are presented in Table 11. In that table he may learn what average gross monthly mortgage payment is incurred by persons in various income groups purchasing new and existing homes and compare that with the terms provided in his own mortgage payment contracts. He may learn what percent of the borrower's income is represented by this payment, and what ratio of property value to income obtained for each income group.

Builder's point of view. Of what use is this information to the builder? The census data inform him of the extent to which home building has adjusted itself to population changes in the metropolitan district in which he is active. Of especial significance to him is the percent of vacant homes for sale or rent in 1940 which is one measure of the need for additional housing units. Knowing his own volume of business, the presentation on an annual basis of the total volume of FHA insured mortgages and property improve-

ment notes in his metropolitan district permits him to calculate quickly the percentage of business accounted for by his activity. With regard to homes of a particular value in which he may be interested, comparison of the expenditures for land, and for building and land improvements in the homes he has built with the averages for that value group enables him to see how his activity conforms to the average. Moreover, by utilizing the ratio of property value to income the builder can determine what income groups buy homes of the value that he erects. The amount of the monthly payments that buyers make indicates the amount of income required to finance the home.

Of particular interest to him in gauging home buyers' tastes are the tables on construction characteristics giving the room size of the homes built, the exterior materials of which they are constructed, and the proportion of homes having garages of from 1- to 3-car capacity.

To assist home purchasers in learning the types of institutions financing building, there is a table showing a distribution of types of originating mortgagees most active in the FHA insured mortgage field. Following it is a table showing how great a percentage of the property value they lend.

Buyer's point of view. The purchaser is interested in much the same type of information, but from a somewhat different point of view. He wants to know what type and valuation of house

it is reasonable for him to buy with his income.

The ratio of property value to income gives the average value relationship for his district. In addition, the average gross monthly payment for persons in his income group, the item most nearly comparable to rent, shows the cost of financing the home exclusive of maintenance costs. By multiplying his income by the ratio of property value to income for his income group, he approximates the property value of homes which persons of similar income purchase under the FHA Plan. In checking this value against its value group in Table 10 he can approximate the amount that is usually invested in land.

The home purchaser, as well as the builder, may ascertain what types of financial institutions are active in originating FHA mortgage business and how great a percentage of property value they lend to borrowers. In addition, he may see how his ideas conform to general FHA property characteristics with respect to the number of rooms, the material of construction, and garage capacity.

But the analysis is not limited to the single metropolitan district. It is possible to draw comparisons between it and others of the same size or of different size. This logically leads to comparisons between it and the geographic division as a whole which in turn leads to divisional comparisons of the data previously mentioned.

NEW ENGLAND GEOGRAPHIC DIVISION

The six New England States, Maine, New Hampshire, Vermont, Massachusetts, Connecticut, and Rhode Island comprise the New England Geographic Division, and together contain 8,437,290 persons or 6.4 percent of the total United States population. The nonfarm population of this division numbers 7,908,918, of whom 5,882,826 live within metropolitan districts.

Population in 1940	New England Division		United States
		Percent	Percent
Percent of United States.....		6.4	100.0
Total.....	8,437,290	100.0	100.0
Nonfarm.....	7,908,918	93.7	77.1
Metropolitan districts.....	5,882,826	69.7	47.8
Population density per square mile.....	136.1		44.3

There are twelve metropolitan districts located principally or entirely within this Division. The population of that portion of the metropolitan districts located inside the boundaries of the Division embraces 69.7 percent of the total population of the Division. This is a share substantially above the average of 47.8 percent for all the metropolitan districts in the United States, and a share exceeded only by the Middle Atlantic Geographic Division with 76.4 percent. The Division and the metropolitan districts it contains are shown on the map on the following page.

The population of this Division is almost entirely nonfarm. Metropolitan districts and the smaller cities and towns together contain 93.7 percent of the total, in contrast to but 77.1 percent for these places in the nation as a whole.

The metropolitan districts themselves contain 74.4 percent of this nonfarm population, whereas in the entire nation only 62.0 percent is in metropolitan districts. Only in the Middle Atlantic Division do the metropolitan districts constitute a larger share of the nonfarm population, 81.5 percent.

With but 2.1 percent of the land area of the United States and approximately three times that

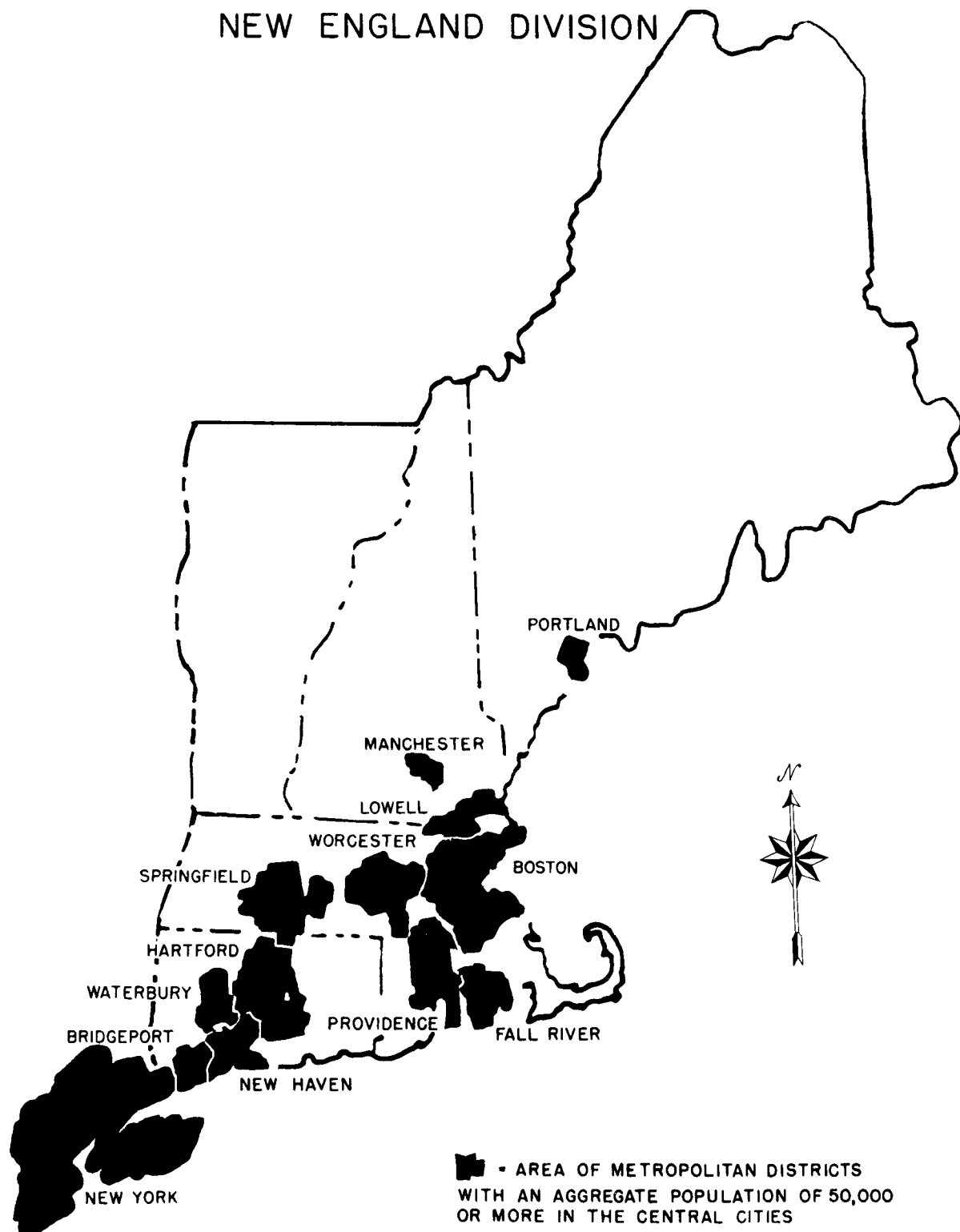
proportion of its population, the New England population density of 136.1 persons per square mile is more than three times the national square mile population density of 44.3 persons.

Economic characteristics. The New England Geographic Division formed a considerable part of the nation's early commercial and industrial area. At present, manufacturing produces approximately one-third of the income generated—a larger share than in any other geographic division—and a volume about six times that of agriculture. Trade is the second largest source of income, and transportation is third.

The metropolitan districts produce a wide range of manufactures. The **Boston** Metropolitan District acts as a trading and shipping center for all New England. It embraces considerable manufacturing, and, in normal times, carries on a substantial foreign commerce. The principal products are wool and hair manufactures, leather manufactures, newspapers, periodicals, and books. It is the nucleus for a large number of educational and scientific institutions.

The principal economic activities of the other metropolitan districts in the New England Geographic Division are as follows: The **Bridgeport** Metropolitan District is a highly industrialized area. Its activities include the smelting of copper and brass, the manufacture of electrical products, machinery and machine tools, ammunition, steel products, copper, aluminum, brass goods, and drugs. In the **Hartford-New Britain** Metropolitan District is the capital of Connecticut, where many persons are employed in State and Federal Government service. The district contains the head offices of several large insurance companies, and is a manufacturing area of considerable importance as well. The principal manufactured products, which require a skilled or semi-skilled labor force, include airplanes, electrical equipment, typewriters, and telephone equipment. **New Haven** contains the headquarters of a major railway system and is the site of a large university. The principal manufactures are guns,

1940 METROPOLITAN DISTRICTS IN THE NEW ENGLAND DIVISION



ammunition, clocks and watches, machine tools, and assorted hardware products. The **Springfield-Holyoke** Metropolitan District contains a large United States Government arsenal and serves a large airplane base. Manufactured products include cotton textiles, woolens, electrical machinery, and paper. The **Waterbury** Metropolitan District has great brass and copper smelters and plants manufacturing industrial and consumer goods using smelted products as a base. Also it is the home of famous clocks and watches. In the **Lowell-Lawrence-Haverhill** Metropolitan District are manufactured shoes and other leather goods and cotton textiles. In **Providence** are manufactured cotton textile and woolen products. It is a major jewelry manufacturing center. **Worcester's** principal products are boots and shoes, textile machinery, worsted and woven goods, machine tools, and metal ware. The **Manchester** Metropolitan District is one where paper and textiles are manufactured. From **Portland** there come shoes, cotton textiles, and ships. **Fall River** produces cotton goods, textile machinery, and pianos.

While the preceding discussion by no means completely accounts for the industrial activity of the metropolitan districts mentioned, it should serve to indicate the general type of industry prevalent.

FHA activity. As enumerated by the 1940 Census there were 1,488,667 occupied dwelling units of all types in the twelve metropolitan districts located principally or entirely within the New England Geographic Division. Of these, small home mortgages accepted for insurance by the FHA accounted for 12,094, or 0.8 percent. This was the smallest share for the FHA of any geographic division and only one-fourth as much relatively as in the 140 metropolitan districts of the nation in which the FHA accounted for 3.2 percent.

The degree of FHA activity varies considerably among the metropolitan districts in this Division. For example, FHA small home mortgage acceptances represented only 0.2 percent of the occupied dwelling units of all types enumerated in the **Fall River-New Bedford** Metropolitan District, 0.3 percent in both the **Lowell-Lawrence-Haverhill** and **Worcester** Metropolitan Districts, and 0.6 percent in the **Boston** and **Waterbury** Metropolitan Districts. In the **Providence** Metropolitan District, on the other hand, FHA's share was 1.3 percent, in the **Hartford-New Britain** Metropolitan District 1.6 percent, and in the **Bridgeport** Metropolitan District 2.1 percent. No metropolitan district in the New England Division, however, had as large a proportion of its occupied dwelling units in 1940

Population, Occupied Dwelling Units, and FHA Activity in New England Metropolitan Districts

Metropolitan district	Population in 1940	Occupied dwelling units enumerated in the 1940 Census			1- to 4-family home mortgages accepted for FHA insurance, 1935-40			
		Number in 1940	Estimated increase 1930-40		On all homes		On new homes	
			Number	Percentage increase, 1940 over 1930	Number	As a % of all occupied dwellings in 1940	Number	As a % of the 1930-40 increase in dwellings
Portland, Maine.	106,566	28,170	3,445	13.9	230	0.8	152	4.4
Manchester, N. H.	81,932	22,055	2,431	12.4	134	.6	62	2.6
Boston, Mass. ^a	2,350,514	606,382	55,061	10.0	3,533	.6	1,610	2.9
Fall River, Mass.	272,648	72,184	6,380	9.7	166	.2	69	1.1
Lowell, Mass.	334,969	86,583	6,421	8.0	234	.3	82	1.3
Springfield, Mass. ^b	394,623	102,933	7,333	7.7	795	.8	460	6.3
Worcester, Mass.	306,194	77,313	5,689	7.9	213	.3	158	2.8
Providence, R. I.	711,500	186,440	21,378	13.0	2,512	1.3	1,503	7.0
Bridgeport, Conn.	216,621	57,487	7,928	16.0	1,225	2.1	889	11.2
Hartford, Conn.	502,193	129,938	17,283	15.3	2,035	1.6	1,581	9.1
New Haven, Conn.	308,228	81,795	10,305	14.4	789	1.0	526	5.1
Waterbury, Conn.	144,822	37,387	4,758	14.6	228	.6	199	4.2
Division total ^c	5,730,810	1,488,667	148,412	11.1	12,094	.8	7,291	4.9
140 district total	62,965,773	17,220,831	2,744,341	19.0	546,842	3.2	358,587	13.1

^a Occupied dwelling unit data for 1930 were estimated on a basis approximating the boundaries of the metropolitan district as established in the 1940 Census.

^b Occupied dwelling unit data for 1930 were estimated on the basis of the boundaries of the metropolitan district as established in the 1930 Census.

^c Each column total is based upon the summation of the figures of the metropolitan districts in their entirety, including minor district parts which spill over into adjacent geographic divisions.

accounted for by FHA small home mortgage acceptances as the average of 3.2 percent in all the 140 metropolitan districts of the nation.

Moreover, the FHA's share of the new dwelling unit additions inside the twelve metropolitan districts during the decade 1930-40 also was a smaller share than for any other geographic division. Of the 148,412 occupied dwelling units of all types added inside the twelve metropolitan districts, mortgage acceptances by the FHA amounted to only 7,291 new homes or 4.9 percent. In the 140 metropolitan districts of the nation, FHA's share, 13.1 percent, was nearly three times as great.

The metropolitan districts having the highest rate of FHA activity in the New England Division include the **Bridgeport** Metropolitan District, in which FHA acceptances of new home mortgages during the years 1935-40 represented 11.2 percent of the occupied dwelling unit addi-

tion between the years 1930-40, the **Hartford-New Britain** Metropolitan District where FHA's share was 9.1 percent, and the **Providence** Metropolitan District where FHA's share was 7.0 percent. Those metropolitan districts having little FHA activity include the **Manchester** Metropolitan District where FHA acceptances of new, small home mortgages represented only 2.6 percent of the dwelling unit addition, the **Lowell-Lawrence-Haverhill** with 1.3 percent, and **Fall River-New Bedford** with 1.1 per cent.

Individual metropolitan districts. There are presented on the following pages, FHA and the Bureau of the Census data for each of the twelve metropolitan districts located mainly within the New England Geographic Division. A consideration of some uses to which these data may be put appears at the beginning of this section, while an explanation of the data appears in the Appendix Glossary.

PORTLAND, MAINE METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	73,643	70,810	2,833	4.0	19,643	17,478	2,165	12.4	877	1,812	8.1	22,332
Outside central city.....	32,923	29,064	3,859	13.3	8,527	7,247	1,280	17.7	286	519	5.6	9,332
Metropolitan district.....	106,566	99,874	6,692	6.7	28,170	24,725	3,445	13.9	1,163	2,331	7.4	31,664

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	4	\$ 17,700	10	\$ 33,850	14	\$ 51,550
1936	11	33,800	21	72,520	32	106,320
1937	4	24,200	16	54,100	20	78,300
1938	28	130,300	5	23,150	33	153,450
1939	43	164,500	12	37,700	55	202,200
1940	62	227,250	14	51,850	76	279,100
1935-40	152	597,750	78	273,170	230	870,920

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	459	\$ 153,161
1936	282	102,764
1937	70	37,337
1938	333	111,476
1939	369	138,213
1940	444	170,193
1934-40	1,957	713,144

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	None
Number.....	
Amount.....	
Projects:	
Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	39.4	7.0	27.7
State banks	37.5	8.1	26.9
Savings and loan assns.	-	-	-
Mortgage companies	-	-	-
Insurance companies	16.1	16.6	16.3
Savings banks	7.0	58.3	29.1
All others	-	-	-
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	63.3	-	36.1
81 to 85	15.7	-	9.5
76 to 80	13.3	-	23.7
71 to 75	2.2	26.5	12.7
61 to 70	4.5	11.8	7.6
51 to 60	-	5.8	2.5
50 or less	-	4.4	1.9
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	29.8
1-car garage	56.3
2-car garage	9.5
3-car garage	4.4
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	91.1	91.5
Brick	2.2	1.7
Stucco	-	-
Other	6.7	6.8
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	51.1	5.1
5 rooms	23.3	10.2
6 rooms	22.2	32.2
7 rooms or more	3.4	52.5
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	13.3	\$ 2,750	\$ 294	10.7
3,000 to \$3,999	32.2	3,417	334	9.8
4,000 to 4,999	25.6	4,435	430	9.7
5,000 to 5,999	14.5	5,390	523	9.7
6,000 to 7,999	13.3	6,417	704	11.0
8,000 to 9,999	1.1	8,300 ^a	1,800 ^a	21.7 ^a
10,000 or more	-	-	-	-
All groups: 1940	100.0	4,328	446	10.3
1939	-	b	b	b
1938	-	b	b	b
Existing homes:				
\$2,999 or less	35.6	\$ 2,157	\$ 360	16.7
3,000 to \$3,999	20.3	3,269	417	12.8
4,000 to 4,999	18.6	4,255	564	13.3
5,000 to 5,999	10.2	5,333	550	10.3
6,000 to 7,999	15.3	6,700	1,011	15.1
8,000 to 9,999	-	-	-	-
10,000 or more	-	-	-	-
All groups: 1940	100.0	3,790	527	13.9
1939	-	b	b	b
1938	-	b	b	b

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	18.6	\$ 23.31	2.50	21.9
1,500 to \$1,999	29.1	28.36	2.18	19.4
2,000 to 2,499	27.9	35.46	2.07	18.8
2,500 to 2,999	16.3	36.79	1.89	16.9
3,000 to 3,999	7.0	43.17	1.75	15.7
4,000 to 4,999	-	-	-	-
5,000 or more	1.1	37.00 ^a	1.10 ^a	8.5 ^a
All groups: 1940	100.0	31.91	2.05	18.3
1939	-	b	b	b
1938	-	b	b	b
Existing homes:				
\$1,499 or less	18.2	\$ 15.80	1.93	14.5
1,500 to \$1,999	27.2	24.53	1.87	17.2
2,000 to 2,499	25.5	26.21	1.79	14.4
2,500 to 2,999	9.1	44.80 ^a	2.10 ^a	20.3 ^a
3,000 to 3,999	12.7	39.43	1.54	14.4
4,000 to 4,999	5.5	33.00 ^a	.90 ^a	9.2 ^a
5,000 or more	1.8	48.00 ^a	.75 ^a	7.9 ^a
All groups: 1940	100.0	28.00	1.66	14.7
1939	-	b	b	b
1938	-	b	b	b

Note: A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 6 cases. ^b Data not available.

MANCHESTER METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	77,685	76,834	851	1.1	21,043	18,748	2,295	12.2	132	1,031	4.6	22,206
Outside central city.....	4,247	3,839	408	10.6	1,012	876	136	15.5	149	121	9.4	1,282
Metropolitan district.....	81,932	80,673	1,259	1.6	22,055	19,624	2,431	12.4	281	1,152	4.9	23,488

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	-	-	12	\$44,850	12	\$44,850
1936	1	\$2,500	13	48,755	14	51,255
1937	5	20,700	12	38,200	17	58,900
1938	15	66,300	3	21,600	18	87,900
1939	13	61,200	13	46,400	26	107,600
1940	28	129,500	19	55,100	47	184,600
1935-40	62	280,200	72	254,905	134	535,105

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	450	\$170,406
1936	331	162,317
1937	64	28,884
1938	217	77,573
1939	239	90,839
1940	271	102,259
1934-40	1,572	632,278

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	*
Number.....	
Amount.....	
Projects:	None
Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	-	10.5	3.1
State banks	8.7	49.0	20.5
Savings and loan assns.	-	-	-
Mortgage companies	-	-	-
Insurance companies	-	-	-
Savings banks	91.3	40.5	76.4
All others	-	-	-
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	44.8	-	29.2
81 to 85	13.5	-	8.3
76 to 80	27.6	52.6	35.4
71 to 75	3.5	21.1	10.4
61 to 70	6.8	5.3	6.3
51 to 60	3.5	15.7	8.3
50 or less	-	5.3	2.1
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	33.3
1-car garage	54.2
2-car garage	10.4
3-car garage	2.1
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	85.7	85.2
Brick	14.3	14.8
Stucco	-	-
Other	-	-
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	18.5	-
5 rooms	33.4	26.7
6 rooms	29.6	33.3
7 rooms or more	18.5	40.0
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	3.7	\$2,800 ^b	\$300 ^b	10.7 ^b
3,000 to \$3,999	14.8	3,200 ^b	338 ^b	10.6 ^b
4,000 to 4,999	25.9	4,293 ^b	379 ^b	8.8 ^b
5,000 to 5,999	7.4	5,000 ^b	450 ^b	9.0 ^b
6,000 to 7,999	40.8	6,430 ^b	500 ^b	7.8 ^b
8,000 to 9,999	3.7	9,000 ^b	1,000 ^b	11.1 ^b
10,000 or more	3.7	11,800 ^b	1,800 ^b	15.3 ^b
All groups: 1940	100.0	5,451 ^c	500 ^c	9.2 ^c
1939		c	c	c
1938		c	c	c
Existing homes:				
\$2,999 or less	33.3	\$2,520 ^b	\$340 ^b	13.5 ^b
3,000 to \$3,999	33.3	3,100 ^b	440 ^b	14.2 ^b
4,000 to 4,999	6.7	4,000 ^b	400 ^b	10.0 ^b
5,000 to 5,999				
6,000 to 7,999	26.7	6,688 ^b	825 ^b	12.3 ^b
8,000 to 9,999	-	-	-	-
10,000 or more	-	-	-	-
All groups: 1940	100.0 ^a	3,923 ^b	507 ^b	12.9 ^b
1939		c	c	c
1938		c	c	c

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	4.5	\$27.00 ^b	3.33 ^b	27.0 ^b
1,500 to \$1,999	36.4	29.88 ^b	2.17 ^b	21.2 ^b
2,000 to 2,499	27.3	41.00 ^b	2.19 ^b	21.3 ^b
2,500 to 2,999	4.5	48.00 ^b	2.26 ^b	21.7 ^b
3,000 to 3,999	9.1	53.50 ^b	1.89 ^b	19.5 ^b
4,000 to 4,999	9.1	73.00 ^b	1.91 ^b	18.8 ^b
5,000 or more	9.1	69.00 ^b	1.58 ^b	15.8 ^b
All groups: 1940	100.0 ^a	43.23 ^c	2.02 ^c	19.8 ^c
1939		c	c	c
1938		c	c	c
Existing homes:				
\$1,499 or less	-	-	-	-
1,500 to \$1,999	46.7	\$23.00 ^b	1.71 ^b	16.2 ^b
2,000 to 2,499	33.3	25.80 ^b	1.63 ^b	14.3 ^b
2,500 to 2,999	-	-	-	-
3,000 to 3,999	-	-	-	-
4,000 to 4,999	6.7	54.00 ^b	1.63 ^b	16.2 ^b
5,000 or more	13.3	59.00 ^b	1.37 ^b	13.6 ^b
All groups: 1940	100.0 ^a	30.80 ^c	1.58 ^c	14.9 ^c
1939		c	c	c
1938		c	c	c

Note: A glossary of terms used is included in the Appendix. ^a Distribution based on fewer than 26 cases. ^b Computation based on fewer than 6 cases. ^c Data not available.

BOSTON METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	770,816	781,188	-10,372	-1.3	197,407	179,200	18,207	10.2	426	13,618	6.4	211,451
Outside central city.....	1,579,698	1,531,957	47,741	3.1	408,975	372,121	36,854	9.9	5,994	24,707	5.6	439,676
Metropolitan district.....	2,350,514	2,313,145	37,369	1.6	606,382	551,321	55,061	10.0	6,420	38,325	5.9	651,127

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	65	\$ 422,050	418	\$ 2,321,400	483	\$ 2,743,450
1936.....	285	1,940,850	539	2,598,350	824	4,539,200
1937.....	127	856,800	397	1,964,800	524	2,821,600
1938.....	395	2,175,400	199	1,045,100	594	3,220,500
1939.....	250	1,303,100	155	775,900	405	2,079,000
1940.....	488	2,203,200	215	1,113,000	703	3,316,200
1935-40.....	1,610	\$ 8,901,400	1,923	\$ 9,818,550	3,533	\$ 18,719,950

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	16,503	\$ 5,835,082
1936.....	12,023	4,537,182
1937.....	2,517	1,125,291
1938.....	8,765	3,264,068
1939.....	9,378	3,694,825
1940.....	11,183	4,417,556
1934-40.....	60,389	\$ 22,874,004

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	1
Amount.....	\$ 193,000
Projects:	
Number.....	1
Dwelling units.....	46

Table 5.—Type of originating mortgagee, 1940

Type of institution origi- nating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	14.4	9.7	12.7
State banks.....	3.3	10.2	5.7
Savings and loan assns.....	52.9	44.4	35.7
Mortgage companies.....	3.6	4	2.5
Insurance companies.....	11.4	5.4	9.3
Savings banks.....	14.4	68.6	33.6
All others.....	-	1.3	.5
Total.....	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4- family homes		
	New homes	Existing homes	All homes
86 to 90.....	76.3	-	51.6
81 to 85.....	7.6	-	5.4
76 to 80.....	9.5	78.9	31.7
71 to 75.....	2.1	10.4	4.8
61 to 70.....	4.1	8.4	5.5
51 to 60.....	4	1.9	.9
50 or less.....	-	.4	.1
Total.....	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage.....	18.8
1-car garage.....	70.8
2-car garage.....	10.3
3-car garage.....	.1
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	78.2	78.1
Brick.....	3.0	16.4
Stucco.....	.3	1.7
Other.....	18.5	3.8
Total.....	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	32.3	1.3
5 rooms.....	32.1	9.2
6 rooms.....	32.8	41.6
7 rooms or more.....	2.8	47.9
Total.....	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribu- tion	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	-	-	-	-
3,000 to \$3,999.....	17.5	\$ 3,578	\$ 313	8.7
4,000 to 4,999.....	22.4	4,565	436	9.6
5,000 to 5,999.....	32.5	5,383	517	9.6
6,000 to 7,999.....	25.2	6,421	736	11.5
8,000 to 9,999.....	1.7	8,661	1,306	15.1
10,000 or more.....	.7	10,825 ^b	1,725 ^b	15.9 ^b
All groups: 1940.....	100.0	5,240	541	10.3
1939.....	-	6,134	705	11.5
1938.....	-	6,437	789	12.3
Existing homes:				
\$2,999 or less.....	0.4	\$ 2,800 ^b	\$ 250 ^b	8.9 ^b
3,000 to \$3,999.....	2.9	3,621	450	12.4
4,000 to 4,999.....	15.6	4,451	561	12.6
5,000 to 5,999.....	20.6	5,401	715	13.2
6,000 to 7,999.....	44.5	6,851	948	13.8
8,000 to 9,999.....	10.5	8,594	1,278	14.9
10,000 or more.....	5.5	12,100	2,000	16.5
All groups: 1940.....	100.0	6,537	915	14.0
1939.....	-	6,255	997	15.9
1938.....	-	6,599	1,098	16.6

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribu- tion	Average gross monthly payment	Ratio of property value to income	Gross pay- ment as a percent of income
New homes:				
\$1,499 or less.....	2.3	\$ 30.00	2.86	26.7
1,500 to \$1,999.....	17.0	33.35	2.43	22.5
2,000 to 2,499.....	35.1	38.14	2.24	20.5
2,500 to 2,999.....	21.0	42.33	2.06	19.2
3,000 to 3,999.....	18.6	45.27	1.77	16.4
4,000 to 4,999.....	3.3	52.47	1.51	14.5
5,000 or more.....	2.7	61.36	1.24	11.5
All groups: 1940.....	100.0	40.44	2.01	18.6
1939.....	-	47.00	2.05	18.8
1938.....	-	47.86	1.97	17.8
Existing homes:				
\$1,499 or less.....	-	-	-	-
1,500 to \$1,999.....	3.4	\$ 35.38	2.50	24.1
2,000 to 2,499.....	18.3	41.14	2.34	21.9
2,500 to 2,999.....	17.0	46.59	2.19	20.6
3,000 to 3,999.....	31.3	49.42	1.88	17.8
4,000 to 4,999.....	10.0	53.78	1.64	15.0
5,000 or more.....	20.0	68.91	1.21	11.6
All groups: 1940.....	100.0	51.27	1.70	16.1
1939.....	-	51.42	1.66	16.3
1938.....	-	53.49	1.70	16.3

Note: A glossary of terms used is included in the Appendix. ^a Estimated for 1930 by the FHA on the basis of the boundaries of the 1940 metropolitan district. ^b Computation based on fewer than 6 cases.

FALL RIVER - NEW BEDFORD METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	225,769	227,871	-2,102	-0.9	60,057	54,921	5,136	9.4	123	1,349	2.2	61,529
Outside central city.....	46,879	45,184	1,695	3.8	12,127	10,883	1,244	11.4	819	857	6.2	13,803
Metropolitan district.....	272,648	273,055	-407	-1	72,184	65,804	6,380	9.7	942	2,206	2.9	75,332

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	1	\$ 4,100	19	\$ 65,200	20	\$ 69,300
1936	5	18,800	30	102,800	35	121,600
1937	16	57,900	32	95,500	48	153,400
1938	20	86,500	10	40,200	30	126,700
1939	19	85,700	4	15,000	23	100,700
1940	5	43,100	2	6,600	10	49,700
1935-40	69	296,100	97	325,300	166	621,400

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	1,011	\$ 371,983
1936	823	302,304
1937	238	104,775
1938	913	418,929
1939	1,162	595,004
1940	1,380	680,131
1934-40	5,527	2,473,126

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	None
Number.....	
Amount.....	
Projects:	
Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	37.3	-	33.1
State banks	17.5	48.5	20.9
Savings and loan assns.	27.2	51.5	29.9
Mortgage companies	-	-	-
Insurance companies	-	-	-
Savings banks	-	-	-
All others	18.0	-	16.1
Total	100.0 ^a	100.0 ^a	100.0 ^a

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	75.0	-	64.2
81 to 85	-	-	-
76 to 80	-	-	-
71 to 75	-	50.0	7.2
61 to 70	16.7	-	14.2
51 to 60	8.3	-	7.2
50 or less	-	50.0	7.2
Total	100.0 ^a	100.0 ^a	100.0 ^a

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	28.6
1-car garage	71.4
2-car garage	-
3-car garage	-
Total	100.0 ^a

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	100.0	100.0
Brick	-	-
Stucco	-	-
Other	-	-
Total	100.0 ^a	100.0 ^a

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	33.3	-
5 rooms	33.3	100.0
6 rooms	25.0	-
7 rooms or more	8.4	-
Total	100.0 ^a	100.0 ^a

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	8.3	\$ 3,780 ^b	\$ 650 ^b	17.2 ^b
4,000 to 4,999	25.0	4,467 ^b	517 ^b	11.6 ^b
5,000 to 5,999	25.0	5,367 ^b	567 ^b	10.6 ^b
6,000 to 7,999	41.7	6,200 ^b	620 ^b	10.0 ^b
8,000 to 9,999	-	-	-	-
10,000 or more	-	-	-	-
All groups: 1940	100.0 ^a	5,357 ^b	583 ^b	10.9 ^b
1939	-	c	c	c
1938	-	c	c	c
Existing homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	-	-	-	-
4,000 to 4,999	100.0	\$ 4,500 ^b	\$ 400 ^b	8.9 ^b
5,000 to 5,999	-	-	-	-
6,000 to 7,999	-	-	-	-
8,000 to 9,999	-	-	-	-
10,000 or more	-	-	-	-
All groups: 1940	100.0 ^a	4,500 ^b	400 ^b	8.9 ^b
1939	-	c	c	c
1938	-	c	c	c

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	-	-	-	-
1,500 to \$1,999	16.7	\$ 29.00 ^b	2.55 ^b	22.0 ^b
2,000 to 2,499	41.7	36.60 ^b	2.30 ^b	19.1 ^b
2,500 to 2,999	33.3	39.25 ^b	2.31 ^b	17.7 ^b
3,000 to 3,999	8.3	39.00 ^b	1.63 ^b	13.8 ^b
4,000 to 4,999	-	-	-	-
5,000 or more	-	-	-	-
All groups: 1940	100.0 ^a	36.42 ^b	2.24 ^b	18.3 ^b
1939	-	c	c	c
1938	-	c	c	c
Existing homes:				
\$1,499 or less	-	-	-	-
1,500 to \$1,999	100.0	\$ 26.00 ^b	2.10 ^b	14.6 ^b
2,000 to 2,499	-	-	-	-
2,500 to 2,999	-	-	-	-
3,000 to 3,999	-	-	-	-
4,000 to 4,999	-	-	-	-
5,000 or more	-	-	-	-
All groups: 1940	100.0 ^a	26.00 ^b	2.10 ^b	14.6 ^b
1939	-	c	c	c
1938	-	c	c	c

Note: A glossary of terms used is included in the Appendix. ^a Distribution based on fewer than 26 cases. ^b Computation based on fewer than 6 cases. ^c Data not available.

LOWELL - LAWRENCE - HAVERHILL METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	232,464	234,012	-1,548	-0.7	60,118	56,481	3,637	6.4	87	2,007	3.2	62,212
Outside central city.....	102,505	98,016	4,489	4.6	26,465	23,681	2,784	11.8	1,599	1,901	6.3	29,965
Metropolitan district.....	334,969	332,028	2,941	.9	86,583	80,162	6,421	8.0	1,686	3,908	4.2	92,177

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	1	\$ 7,200	36	\$ 126,050	37	\$ 133,250
1936	7	33,200	55	187,300	62	220,500
1937	5	18,100	36	114,100	41	132,200
1938	20	95,500	8	24,500	28	120,000
1939	28	139,200	7	29,700	35	168,900
1940	21	112,100	10	34,300	31	146,400
1935-40	82	405,300	152	515,950	234	921,250

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	2,240	\$ 772,547
1936	1,610	579,058
1937	357	146,894
1938	1,267	460,436
1939	1,375	539,575
1940	1,652	639,228
1934-40	8,501	3,137,738

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	None
Number.....	
Amount.....	
Projects:	
Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	82.0	95.1	85.0
State banks	3.9	-	3.0
Savings and loan assns.....	-	4.9	1.1
Mortgage companies	-	-	-
Insurance companies	-	-	-
Savings banks	14.1	-	10.9
All others	-	-	-
Total	100.0	100.0 ^a	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	63.0	-	47.4
81 to 85	14.8	-	10.5
76 to 80	7.4	54.5	18.4
71 to 75	3.7	9.1	5.3
61 to 70	11.1	18.2	13.1
51 to 60	-	18.2	5.3
50 or less	-	-	-
Total	100.0	100.0 ^a	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	21.0
1-car garage	63.2
2-car garage	15.8
3-car garage	-
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	100.0	100.0
Brick	-	-
Stucco	-	-
Other	-	-
Total	100.0	100.0 ^a

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	11.1	11.1
5 rooms	33.3	11.1
6 rooms	48.2	33.3
7 rooms or more	7.4	44.5
Total	100.0	100.0 ^a

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	-	-	-	-
4,000 to 4,999	14.8	\$ 4,313 ^b	\$ 388 ^b	9.0 ^b
5,000 to 5,999	40.7	5,491	491	8.9
6,000 to 7,999	44.5	6,167	613	9.9
8,000 to 9,999	-	-	-	-
10,000 or more	-	-	-	-
All groups: 1940	100.0	5,617	530	9.4
1939	-	5,908	523	8.9
1938	-	5,720	537	9.4
Existing homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	22.2	\$ 3,250 ^b	\$ 300 ^b	9.2 ^b
4,000 to 4,999	11.1	4,000 ^b	800 ^b	20.0 ^b
5,000 to 5,999	33.3	5,500 ^b	733 ^b	13.3 ^b
6,000 to 7,999	33.4	6,767 ^b	1,000 ^b	14.8 ^b
8,000 to 9,999	-	-	-	-
10,000 or more	-	-	-	-
All groups: 1940	100.0 ^a	5,256	733	13.9
1939	-	5,550	871	15.7
1938	-	4,460	670	15.0

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	-	-	-	-
1,500 to \$1,999	17.4	\$ 38.25 ^b	3.04 ^b	26.7 ^b
2,000 to 2,499	34.8	41.25 ^b	2.51 ^b	22.9 ^b
2,500 to 2,999	17.4	45.50 ^b	2.20 ^b	20.5 ^b
3,000 to 3,999	17.4	45.75 ^b	1.75 ^b	15.9 ^b
4,000 to 4,999	-	-	-	-
5,000 or more	13.0	55.33 ^b	1.01 ^b	10.3 ^b
All groups: 1940	100.0 ^a	44.09	1.94	17.9
1939	-	43.68	1.70	15.5
1938	-	43.23	1.96	17.7
Existing homes:				
\$1,499 or less	11.1	\$ 24.00 ^b	2.47 ^b	22.2 ^b
1,500 to \$1,999	11.1	54.00 ^b	4.20 ^b	40.0 ^b
2,000 to 2,499	-	-	-	-
2,500 to 2,999	11.1	39.00 ^b	1.88 ^b	16.0 ^b
3,000 to 3,999	22.2	37.00 ^b	1.28 ^b	12.9 ^b
4,000 to 4,999	22.2	45.50 ^b	1.03 ^b	11.9 ^b
5,000 or more	22.3	53.50 ^b	.71 ^b	6.7 ^b
All groups: 1940	100.0 ^a	43.22	1.15	11.4
1939	-	49.43	1.27	13.6
1938	-	39.78	1.31	13.7

Note: A glossary of terms used is included in the Appendix. ^a Distribution based on fewer than 26 cases. ^b Computation based on fewer than 6 cases.

SPRINGFIELD - HOLYOKE METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	203,304	206,437	-3,133	-1.5	55,028	52,033	2,995	5.8	75	2,407	4.2	57,510
Outside central city.....	191,319	192,554	-1,235	-.6	47,905	43,567	4,338	10.0	624	1,460	2.9	49,989
Metropolitan district.....	394,623	398,991	-4,368	-1.1	102,933	95,600	7,333	7.7	699	3,867	3.6	107,499

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	11	\$ 44,650	71	\$ 286,750	82	\$ 331,400
1936	47	205,310	92	342,977	139	548,287
1937	65	299,700	48	193,100	113	492,800
1938	86	410,000	62	266,600	148	676,600
1939	134	573,800	42	172,200	176	746,000
1940	117	512,400	20	85,200	137	597,600
1935-40	460	2,045,860	335	1,346,827	795	3,392,687

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	2,868	\$ 1,138,328
1936	1,959	824,125
1937	521	221,605
1938	1,544	584,468
1939	1,211	537,404
1940	1,402	582,769
1934-40	9,505	3,888,699

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	None
Amount.....	
Projects: Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	7.5	8.6	7.6
State banks	15.6	16.5	15.7
Savings and loan assns.	-	-	-
Mortgage companies	3.0	-	2.6
Insurance companies	73.9	74.9	74.1
Savings banks	-	-	-
All others	-	-	-
Total	100.0	100.0 ^b	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	72.1	-	63.4
81 to 85	11.8	-	10.6
76 to 80	10.3	80.0	18.0
71 to 75	3.6	12.0	5.0
61 to 70	1.5	4.0	1.8
51 to 60	-	-	.6
50 or less	-	4.0	.6
Total	100.0	100.0 ^b	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	10.0
1-car garage	83.2
2-car garage	6.8
3-car garage	-
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	83.8	72.0
Brick	5.9	8.0
Stucco	-	16.0
Other	10.3	4.0
Total	100.0	100.0 ^b

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	36.0	8.0
5 rooms	44.9	20.0
6 rooms	15.4	44.0
7 rooms or more	3.7	28.0
Total	100.0	100.0 ^b

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	3.7	\$ 2,880 ^c	\$ 350 ^c	12.2 ^c
3,000 to \$3,999	11.0	3,595	347	9.7
4,000 to 4,999	38.3	4,520	401	8.9
5,000 to 5,999	27.3	5,412	467	8.6
6,000 to 7,999	18.4	6,492	642	9.9
8,000 to 9,999	7.7	8,000 ^c	1,600 ^c	20.0 ^c
10,000 or more	-	-	-	-
All groups: 1940	100.0	4,995	465	9.3
1939	-	5,220	507	9.7
1938	-	5,679	651	11.5
Existing homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	-	-	-	-
4,000 to 4,999	32.0	\$ 4,381	\$ 475	10.8
5,000 to 5,999	40.0	5,195	650	12.5
6,000 to 7,999	24.0	6,708	900	13.4
8,000 to 9,999	4.0	8,500 ^c	1,100 ^c	12.9 ^c
10,000 or more	-	-	-	-
All groups: 1940	100.0 ^b	5,430	672	12.4
1939	-	5,246	704	13.4
1938	-	5,548	867	15.6

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	3.0	\$ 29.50 ^c	2.73 ^c	25.8 ^c
1,500 to \$1,999	24.6	33.94	2.44	22.6
2,000 to 2,499	31.3	37.57	2.13	20.0
2,500 to 2,999	18.7	40.08	1.93	18.0
3,000 to 3,999	16.4	45.23	1.75	16.3
4,000 to 4,999	3.0	48.25 ^c	1.49 ^c	14.3 ^c
5,000 or more	3.0	55.00 ^c	1.07 ^c	10.4 ^c
All groups: 1940	100.0	39.00	1.96	18.4
1939	-	39.33	1.95	17.6
1938	-	43.85	1.95	17.7
Existing homes:				
\$1,499 or less	-	-	-	-
1,500 to \$1,999	8.7	\$ 34.50 ^c	2.66 ^c	26.7 ^c
2,000 to 2,499	17.4	38.75 ^c	2.28 ^c	20.6 ^c
2,500 to 2,999	26.1	37.83	1.81	17.1
3,000 to 3,999	21.8	46.60 ^c	1.75 ^c	16.7 ^c
4,000 to 4,999	13.0	52.33 ^c	1.52 ^c	13.8 ^c
5,000 or more	13.0	50.33 ^c	1.21 ^c	11.7 ^c
All groups: 1940	100.0 ^b	43.13	1.71	16.1
1939	-	40.14	1.63	14.9
1938	-	42.49	1.92	17.7

Note: A glossary of terms used is included in the Appendix. ^a Based on the metropolitan district as established in the 1930 Census. ^b Distribution based on fewer than 26 cases. ^c Computation based on fewer than 5 cases.

WORCESTER METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units								
	1940	1930	Increase		Occupied				Vacant, 1940				Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent			
							Number	Percent		Number	Percent of total		
In central city.....	193,694	195,311	-1,617	-0.8	48,847	45,853	2,994	6.5	90	1,040	2.1	49,977	
Outside central city.....	112,500	109,982	2,518	2.3	28,466	25,771	2,695	10.5	527	962	3.2	29,955	
Metropolitan district.....	306,194	305,293	901	.3	77,313	71,624	5,689	7.9	617	2,002	2.5	79,932	

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	1	\$ 4,100	15	\$ 61,800	16	\$ 65,900
1936.....	5	18,800	22	90,200	27	109,000
1937.....	3	18,000	2	18,200	5	36,200
1938.....	51	247,300	6	31,400	57	278,700
1939.....	28	145,700	3	14,800	31	160,500
1940.....	70	328,400	7	28,300	77	356,700
1935-40.....	158	762,300	55	244,700	213	1,007,000

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	1,351	\$ 525,938
1936.....	1,149	475,695
1937.....	276	125,012
1938.....	1,134	444,209
1939.....	1,285	543,676
1940.....	1,621	670,414
1934-40.....	6,816	2,787,947

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	None
Amount.....	
Projects: Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	8.6	8.3	8.5
State banks	2.8	-	2.6
Savings and loan assns.	36.5	15.6	34.5
Mortgage companies	-	-	-
Insurance companies	-	-	-
Savings banks	52.1	76.1	54.4
All others	-	-	-
Total	100.0	100.0 ^a	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	75.0	-	68.2
81 to 85	6.6	-	5.9
76 to 80	17.1	86.9	23.5
71 to 75	1.3	11.1	2.4
61 to 70	-	-	-
51 to 60	-	-	-
50 or less	-	-	-
Total	100.0	100.0 ^a	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	25.9
1-car garage	69.4
2-car garage	4.7
3-car garage	-
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	98.7	77.8
Brick	-	11.1
Stucco	-	-
Other	1.3	11.1
Total	100.0	100.0 ^a

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	17.1	-
5 rooms	38.2	22.2
6 rooms	38.2	77.8
7 rooms or more	6.5	-
Total	100.0	100.0 ^a

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	5.2	\$ 2,900 ^b	\$ 250 ^b	8.6 ^b
3,000 to \$3,999	6.6	3,740 ^b	290 ^b	7.8 ^b
4,000 to 4,999	21.1	4,488	303	6.8
5,000 to 5,999	42.1	5,500	481	8.7
6,000 to 7,999	23.7	6,272	556	8.9
8,000 to 9,999	-	-	-	-
10,000 or more	1.3	10,000 ^b	1,600 ^b	16.0 ^b
All groups: 1940	100.0	5,276	451	8.5
1939	-	5,880	673	11.4
1938	-	5,930	644	10.9
Existing homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	22.2	\$ 3,800 ^b	\$ 450 ^b	11.8 ^b
4,000 to 4,999	22.2	4,400 ^b	350 ^b	8.0 ^b
5,000 to 5,999	33.4	5,467 ^b	333 ^b	6.1 ^b
6,000 to 7,999	22.2	6,250 ^b	600 ^b	9.6 ^b
8,000 to 9,999	-	-	-	-
10,000 or more	-	-	-	-
All groups: 1940	100.0 ^a	5,033	422	8.4
1939	-	6,188	1,075	17.4
1938	-	7,267	833	11.5

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	2.6	\$ 26.00 ^b	2.74 ^b	24.5 ^b
1,500 to \$1,999	11.8	30.78	2.26	20.5
2,000 to 2,499	34.2	39.42	2.28	21.7
2,500 to 2,999	19.7	47.40	2.21	21.6
3,000 to 3,999	23.7	44.39	1.67	16.0
4,000 to 4,999	4.0	50.00 ^b	1.32 ^b	13.5 ^b
5,000 or more	4.0	66.33 ^b	1.19 ^b	12.6
All groups: 1940	100.0	42.28	1.93	18.6
1939	-	47.90	1.99	18.9
1938	-	47.15	2.11	20.3
Existing homes:				
\$1,499 or less	-	-	-	-
1,500 to \$1,999	-	-	-	-
2,000 to 2,499	55.6	\$ 37.20 ^b	1.99 ^b	19.4 ^b
2,500 to 2,999	22.2	47.50 ^b	2.16 ^b	22.1 ^b
3,000 to 3,999	22.2	46.50 ^b	1.80 ^b	17.6 ^b
4,000 to 4,999	-	-	-	-
5,000 or more	-	-	-	-
All groups: 1940	100.0 ^a	41.56	1.97	19.5
1939	-	55.00	1.30	13.8
1938	-	64.00	1.38	13.5

Note: A glossary of terms used is included in the Appendix. ^a Distribution based on fewer than 26 cases. ^b Computation based on fewer than 6 cases.

PROVIDENCE METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	253,504	252,981	523	0.2	67,506	61,371	6,135	10.0	110	2,130	3.1	69,746
Outside central city.....	457,996	437,650	20,346	4.6	118,934	103,691	15,243	14.7	2,949	6,381	5.0	128,264
Metropolitan district.....	711,500	690,631	20,869	3.0	186,440	165,062	21,378	13.0	3,059	8,511	4.3	198,010

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	35	\$ 158,250	114	\$ 524,650	149	\$ 682,900
1936	118	532,480	337	1,346,440	455	1,878,920
1937	88	450,300	147	595,300	235	1,045,600
1938	313	1,535,600	169	723,100	482	2,258,700
1939	413	2,030,500	143	579,800	556	2,610,300
1940	536	2,492,000	99	417,100	635	2,909,100
1935-40	1,503	7,199,130	1,009	4,186,390	2,512	11,385,520

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	4,871	\$ 1,892,260
1936	4,572	2,002,631
1937	1,175	573,946
1938	3,274	1,348,581
1939	3,574	1,662,897
1940	3,967	1,751,384
1934-40	21,434	9,231,699

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	1
Amount.....	\$ 114,000
Projects:	
Number.....	1
Dwelling units.....	36

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	30.9	15.9	28.6
State banks	27.6	33.4	28.5
Savings and loan assns.	19.1	3.4	17.6
Mortgage companies	13.2	16.7	13.7
Insurance companies	6.5	22.3	8.9
Savings banks	2.7	1.3	2.5
All others			
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	59.9		50.3
81 to 85	15.8		13.5
76 to 80	12.6	68.1	21.3
71 to 75	6.0	19.5	8.2
61 to 70	4.0	8.0	4.7
51 to 60	1.4	2.7	1.6
50 or less	.1	1.7	.4
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	28.7
1-car garage	62.3
2-car garage	8.6
3-car garage	.4
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	92.6	95.8
Brick	4.1	-
Stucco	.5	2.1
Other	2.8	2.1
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	28.2	5.2
5 rooms	32.6	14.4
6 rooms	33.7	43.3
7 rooms or more	5.5	37.1
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	0.8	\$ 2,750*	\$ 360*	13.1*
3,000 to \$3,999	10.1	3,598	363	10.1
4,000 to 4,999	24.2	4,546	449	9.9
5,000 to 5,999	32.1	5,364	591	11.0
6,000 to 7,999	28.4	6,464	802	12.4
8,000 to 9,999	3.4	8,658	1,214	14.0
10,000 or more	1.0	12,167	2,625	21.6
All groups: 1940	100.0	5,458	634	11.6
1939		5,722	695	12.1
1938		5,849	744	12.7
Existing homes:				
\$2,999 or less	3.1	\$ 2,567*	\$ 375*	14.6*
3,000 to \$3,999	15.5	3,578	638	17.8
4,000 to 4,999	28.9	4,455	757	17.0
5,000 to 5,999	19.6	5,582	1,014	18.2
6,000 to 7,999	24.7	6,465	1,011	15.6
8,000 to 9,999	7.2	8,764	1,543	22.2
10,000 or more	1.0	10,500*	1,500*	14.3*
All groups: 1940	100.0	5,352	934	17.5
1939		5,237	965	18.4
1938		5,485	1,048	19.1

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	4.8	\$ 25.52	2.91	23.3
1,500 to \$1,999	24.3	31.51	2.72	21.7
2,000 to 2,499	33.6	36.11	2.43	19.7
2,500 to 2,999	16.0	39.55	2.15	17.7
3,000 to 3,999	13.7	41.63	1.84	15.2
4,000 to 4,999	3.6	54.55	1.71	15.1
5,000 or more	4.0	57.82	1.18	10.2
All groups: 1940	100.0	37.31	2.16	17.7
1939		39.46	2.12	17.5
1938		41.29	2.03	17.1
Existing homes:				
\$1,499 or less	7.4	\$ 23.71	2.65	21.5
1,500 to \$1,999	20.0	32.05	2.78	22.0
2,000 to 2,499	29.5	33.68	2.23	18.8
2,500 to 2,999	10.5	39.80	2.09	17.9
3,000 to 3,999	21.0	38.05	1.68	14.0
4,000 to 4,999	6.3	49.50	1.70	14.3
5,000 or more	5.3	68.00*	1.41*	12.7*
All groups: 1940	100.0	36.99	2.00	16.8
1939		35.71	1.84	15.0
1938		38.08	1.89	15.8

Note: A glossary of terms used is included in the Appendix. * Computation based on fewer than 6 cases.

BRIDGEPORT METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	147,121	146,716	405	0.3	39,341	35,807	3,534	9.9	45	854	2.1	40,240
Outside central city.....	69,500	57,253	12,247	21.4	18,146	13,752	4,394	32.0	489	1,440	7.2	20,075
Metropolitan district.....	216,621	203,969	12,652	6.2	57,487	49,559	7,928	16.0	534	2,294	3.8	60,315

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	24	\$ 131,850	24	\$ 136,150	48	\$ 268,000
1936	105	513,475	48	243,950	153	757,425
1937	143	747,900	75	343,500	218	1,091,400
1938	166	910,600	71	374,800	237	1,285,400
1939	198	1,019,700	51	278,400	249	1,298,100
1940	253	1,237,300	67	372,400	320	1,609,700
1935-40	889	4,560,825	336	1,749,200	1,225	6,310,025

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	1,643	\$ 627,671
1936	1,676	742,396
1937	471	236,364
1938	1,119	514,590
1939	1,311	585,259
1940	1,195	533,875
1934-40	7,415	3,240,155

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	2
Amount.....	\$ 900,000
Projects:	
Number.....	2
Dwelling units.....	226

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	7.9	32.1	13.5
State banks	24.6	21.2	23.8
Savings and loan assns.	.8	—	.6
Mortgage companies	20.9	15.5	19.6
Insurance companies	1.1	4.9	2.0
Savings banks	42.3	26.3	38.6
All others	2.4	—	1.9
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	34.6	—	27.5
81 to 85	9.1	—	7.2
76 to 80	46.4	77.8	52.8
71 to 75	5.3	18.1	8.0
61 to 70	3.8	2.7	3.6
51 to 60	.4	1.4	.6
50 or less	.4	—	.3
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	9.6
1-car garage	73.1
2-car garage	16.7
3-car garage	.6
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	96.2	86.8
Brick	1.9	2.9
Stucco	—	7.4
Other	1.9	2.9
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	39.9	10.3
5 rooms	31.6	19.1
6 rooms	24.7	41.2
7 rooms or more	3.8	29.4
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	—	—	—	—
3,000 to \$3,999	1.5	\$ 3,850 ^a	\$ 413 ^a	10.7 ^a
4,000 to 4,999	23.6	4,625	492	10.6
5,000 to 5,999	38.4	5,374	598	11.1
6,000 to 7,999	26.2	6,640	778	11.7
8,000 to 9,999	16.5	8,424	1,200	14.2
10,000 or more	3.8	14,475	2,220	15.3
All groups: 1940	100.0	6,050	718	11.9
1939	—	6,704	894	12.7
1938	—	6,966	861	12.4
Existing homes:				
\$2,999 or less	2.9	\$ 2,775 ^a	\$ 725 ^a	26.1 ^a
3,000 to \$3,999	7.4	3,440 ^a	500 ^a	14.5 ^a
4,000 to 4,999	11.8	4,406	694	15.8
5,000 to 5,999	22.1	5,393	710	13.2
6,000 to 7,999	39.7	6,794	930	13.7
8,000 to 9,999	22.9	8,250 ^a	1,600 ^a	19.4 ^a
10,000 or more	13.2	14,028	3,022	21.5
All groups: 1940	100.0	6,040	1,113	18.3
1939	—	7,097	1,168	16.5
1938	—	6,621	1,259	19.0

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	0.8	\$ 26.50 ^a	2.84 ^a	22.6 ^a
1,500 to \$1,999	17.6	31.89	2.62	20.9
2,000 to 2,499	35.9	35.86	2.39	19.5
2,500 to 2,999	18.3	40.71	2.25	18.6
3,000 to 3,999	13.0	45.63	1.91	15.9
4,000 to 4,999	7.2	57.47	1.87	16.0
5,000 or more	7.2	74.74	1.23	10.4
All groups: 1940	100.0	41.62	2.03	16.7
1939	—	45.26	2.12	17.3
1938	—	47.18	1.94	15.8
Existing homes:				
\$1,499 or less	1.5	\$ 26.00 ^a	2.41 ^a	21.5 ^a
1,500 to \$1,999	13.4	28.44	2.40	19.2
2,000 to 2,499	20.9	35.14	2.18	18.3
2,500 to 2,999	16.4	45.00	2.39	20.0
3,000 to 3,999	20.9	46.14	1.97	16.9
4,000 to 4,999	16.0	53.75 ^a	1.70 ^a	14.2 ^a
5,000 or more	20.9	81.43	1.26	10.9
All groups: 1940	100.0	48.81	1.72	14.5
1939	—	50.53	1.80	15.4
1938	—	48.10	1.90	16.0

Note: A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 6 cases.

HARTFORD - NEW BRITAIN METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	234,952	232,200	2,752	1.2	61,640	56,180	5,460	9.7	62	905	1.4	62,607
Outside central city.....	267,241	238,985	28,256	11.8	66,298	56,475	11,823	20.9	608	1,462	2.1	70,368
Metropolitan district.....	502,193	471,185	31,008	6.6	129,938	112,655	17,283	15.3	670	2,367	1.8	132,975

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	50	\$ 283,250	45	\$ 253,800	95	\$ 537,050
1936	217	1,102,850	86	414,810	303	1,517,660
1937.....	171	930,600	96	351,700	267	1,282,300
1938	259	1,334,700	112	462,400	371	1,797,100
1939	265	1,388,100	67	339,500	332	1,727,600
1940.....	619	3,147,800	48	247,600	667	3,395,400
1935-40	1,581	8,187,300	454	2,069,810	2,035	10,257,110

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	2,625	\$ 1,033,798
1936	2,219	901,631
1937.....	587	252,888
1938	2,099	846,595
1939	2,240	946,681
1940.....	2,392	973,101
1934-40	12,162	4,954,694

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	3
Amount.....	\$ 410,000
Projects:	
Number.....	3
Dwelling units.....	102

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	17.2	27.5	18.1
State banks	16.1	22.6	16.6
Savings and loan assns.	1.1	—	.1
Mortgage companies	6.0	9.4	6.1
Insurance companies	27.7	16.1	26.8
Savings banks	11.8	17.4	12.3
All others	21.1	7.0	20.0
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	61.8	—	56.8
81 to 85	14.5	—	13.5
76 to 80	17.4	71.4	21.6
71 to 75	3.7	8.9	4.1
61 to 70	2.3	16.1	3.4
51 to 60	—	3.6	.3
50 or less	.3	—	.3
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	18.0
1-car garage	77.0
2-car garage.....	4.6
3-car garage	.4
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	89.4	81.8
Brick	5.3	10.9
Stucco	—	3.7
Other	5.3	3.6
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	31.9	1.8
5 rooms	42.9	10.9
6 rooms	22.4	56.4
7 rooms or more	2.8	30.9
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	—	—	—	—
3,000 to \$3,999	2.0	\$ 3,888	\$ 500	12.9
4,000 to 4,999	15.3	4,572	471	10.3
5,000 to 5,999	34.8	5,376	577	10.7
6,000 to 7,999	40.0	6,467	812	12.6
8,000 to 9,999	6.5	6,558	1,306	15.3
10,000 or more	1.4	12,453	2,078	16.7
All groups: 1940	100.0	5,966	722	12.1
1939	—	6,442	821	12.7
1938	—	6,244	811	13.0
Existing homes:				
\$2,999 or less	—	—	—	—
3,000 to \$3,999	5.5	\$ 3,733 ^a	\$ 600 ^a	16.1 ^a
4,000 to 4,999	10.9	4,429	567	12.8
5,000 to 5,999	32.7	5,445	750	13.8
6,000 to 7,999	29.1	6,934	956	13.8
8,000 to 9,999	16.3	6,311	1,411	17.0
10,000 or more	5.5	16,333 ^a	3,667 ^a	22.5 ^a
All groups: 1940	100.0	6,736	1,049	15.6
1939	—	6,613	1,033	15.6
1938	—	5,166	1,055	20.4

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	—	—	—	—
1,500 to \$1,999	14.2	\$ 32.62	2.67	21.6
2,000 to 2,499	39.7	38.12	2.46	20.4
2,500 to 2,999	19.6	41.34	2.20	18.5
3,000 to 3,999	19.3	49.27	2.07	17.7
4,000 to 4,999	3.9	51.56	1.63	14.0
5,000 or more	3.3	64.24	1.48	12.0
All groups: 1940	100.0	41.52	2.21	18.4
1939	—	44.66	2.25	18.7
1938	—	42.42	2.22	18.5
Existing homes:				
\$1,499 or less	—	—	—	—
1,500 to \$1,999	13.2	\$ 29.71	2.51	19.7
2,000 to 2,499	18.9	37.80	2.40	20.0
2,500 to 2,999	22.7	42.00	2.15	18.2
3,000 to 3,999	24.5	48.08	2.08	17.4
4,000 to 4,999	19.4	63.00 ^a	1.97 ^a	17.1 ^a
5,000 or more	11.3	90.67	1.34	13.2
All groups: 1940	100.0	48.57	1.95	16.9
1939	—	47.55	1.91	16.3
1938	—	38.08	2.02	17.4

Note: A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 6 cases.

NEW HAVEN METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	160,605	162,655	-2,050	-1.3	42,488	39,554	2,934	7.4	128	1,532	3.5	44,148
Outside central city.....	147,623	131,069	16,554	12.6	39,307	31,936	7,371	23.1	812	4,396	9.9	44,515
Metropolitan district.....	308,228	293,724	14,504	4.9	81,795	71,490	10,305	14.4	940	5,928	6.7	88,663

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	17	\$ 87,250	26	\$ 125,150	43	\$ 212,400
1936.....	74	339,650	61	260,700	135	600,350
1937.....	41	187,100	60	268,000	101	455,100
1938.....	82	412,100	46	203,900	128	616,000
1939.....	91	451,900	38	188,300	129	640,200
1940.....	221	1,023,000	32	147,900	253	1,170,900
1935-40.....	526	2,501,000	263	1,193,950	789	3,694,950

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	2,148	\$ 862,488
1936.....	2,061	825,392
1937.....	544	253,230
1938.....	1,728	702,385
1939.....	1,901	759,206
1940.....	2,499	984,879
1934-40.....	10,881	4,387,580

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	None
Number.....	
Amount.....	
Projects:	
Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	7.4	32.3	10.8
State banks.....	22.8	12.0	21.4
Savings and loan assns.....	-	-	-
Mortgage companies.....	1.7	20.0	4.2
Insurance companies.....	49.7	2.8	43.2
Savings banks.....	18.0	32.9	20.0
All others.....	.4	-	.4
Total.....	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90.....	59.7	-	51.5
81 to 85.....	10.2	-	8.8
76 to 80.....	25.7	77.8	32.8
71 to 75.....	3.1	8.3	3.8
61 to 70.....	1.3	13.9	3.1
51 to 60.....	-	-	-
50 or less.....	-	-	-
Total.....	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage.....	11.8
1-car garage.....	79.4
2-car garage.....	8.4
3-car garage.....	.4
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	97.3	88.6
Brick.....	1.8	8.6
Stucco.....	-	2.8
Other.....	.9	-
Total.....	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	23.9	2.9
5 rooms.....	50.4	20.0
6 rooms.....	21.7	48.6
7 rooms or more.....	4.0	28.5
Total.....	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	-	-	-	-
3,000 to \$3,999.....	0.5	\$ 3,500 ^a	\$ 300 ^a	8.6 ^a
4,000 to 4,999.....	27.4	4,452	502	11.3
5,000 to 5,999.....	47.8	5,296	537	10.1
6,000 to 7,999.....	19.9	6,602	708	10.7
8,000 to 9,999.....	3.1	8,329	1,250	15.0
10,000 or more.....	1.3	10,167 ^a	1,600 ^a	15.7 ^a
All groups: 1940.....	100.0	5,475	592	10.8
1939.....	-	6,148	750	12.2
1938.....	-	6,366	751	11.8
Existing homes:				
\$2,999 or less.....	-	-	-	-
3,000 to \$3,999.....	2.8	\$ 3,800 ^a	\$ 400 ^a	10.5 ^a
4,000 to 4,999.....	20.0	4,486	500	11.1
5,000 to 5,999.....	25.7	5,442	772	14.2
6,000 to 7,999.....	42.9	6,595	985	14.9
8,000 to 9,999.....	8.6	8,733 ^a	1,500 ^a	17.2 ^a
10,000 or more.....	-	-	-	-
All groups: 1940.....	100.0	5,980	861	14.4
1939.....	-	6,406	1,160	18.1
1938.....	-	5,592	852	15.2

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less.....	0.4	\$ 24.00 ^a	2.86 ^a	20.6 ^a
1,500 to \$1,999.....	21.8	31.08	2.58	20.7
2,000 to 2,499.....	37.3	35.49	2.38	19.4
2,500 to 2,999.....	19.5	38.18	2.08	17.1
3,000 to 3,999.....	14.7	43.79	1.88	15.8
4,000 to 4,999.....	3.6	52.00	1.71	14.4
5,000 or more.....	2.7	57.67	1.30	10.7
All groups: 1940.....	100.0	37.40	2.14	17.6
1939.....	-	42.47	2.16	17.8
1938.....	-	45.25	2.16	17.7
Existing homes:				
\$1,499 or less.....	-	-	-	-
1,500 to \$1,999.....	12.5	\$ 31.00 ^a	2.34 ^a	20.0 ^a
2,000 to 2,499.....	15.6	34.80	2.12 ^a	18.2 ^a
2,500 to 2,999.....	18.7	43.67	2.19	18.9
3,000 to 3,999.....	21.9	40.57	1.78	14.6
4,000 to 4,999.....	21.9	52.29	1.66	14.4
5,000 or more.....	9.4	46.00 ^a	1.11 ^a	9.9 ^a
All groups: 1940.....	100.0	42.13	1.77	15.0
1939.....	-	47.86	2.04	18.3
1938.....	-	41.00	1.89	16.3

Note: A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 6 cases.

WATERBURY METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	99,314	99,902	-588	-0.6	25,395	23,078	2,317	10.0	33	573	2.2	26,001
Outside central city.....	45,508	40,673	4,835	11.9	11,992	9,551	2,441	25.6	356	380	3.0	12,728
Metropolitan district.....	144,822	140,575	4,247	3.0	37,387	32,629	4,758	14.6	389	953	2.5	38,729

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	9	\$ 34,100	6	\$ 27,150	15	\$ 61,250
1936.....	36	132,700	13	40,400	49	173,100
1937.....	37	159,000	37	159,000	74	318,000
1938.....	53	286,600	5	19,300	58	305,900
1939.....	37	173,100	3	13,600	40	186,700
1940.....	27	129,800	2	7,600	29	137,400
1935-40.....	199	875,300	29	108,050	228	983,350

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	961	\$ 391,450
1936.....	925	376,663
1937.....	257	119,514
1938.....	781	318,922
1939.....	867	354,116
1940.....	1,128	444,409
1934-40.....	4,919	2,005,074

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	None
Amount.....	
Projects: Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	-	-	-
State banks.....	-	-	-
Savings and loan assns.	7.9	7.5	7.7
Mortgage companies.....	49.1	60.5	49.7
Insurance companies.....	31.7	30.1	30.9
Savings banks.....	11.3	39.5	12.7
All others.....	-	-	-
Total.....	100.0	100.0 ^a	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90.....	51.7	-	48.4
81 to 85.....	6.8	-	6.5
76 to 80.....	34.5	100.0	38.7
71 to 75.....	3.5	-	3.2
61 to 70.....	3.5	-	3.2
51 to 60.....	-	-	-
50 or less.....	-	-	-
Total.....	100.0	100.0 ^a	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage.....	12.9
1-car garage.....	80.6
2-car garage.....	6.5
3-car garage.....	-
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	100.0	100.0
Brick.....	-	-
Stucco.....	-	-
Other.....	-	-
Total.....	100.0	100.0 ^a

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	34.5	50.0
5 rooms.....	20.7	-
6 rooms.....	44.8	50.0
7 rooms or more.....	-	-
Total.....	100.0	100.0 ^a

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	-	\$ 3,900 ^b	\$ 400 ^b	10.3 ^b
3,000 to \$3,999.....	3.5	4,392 ^b	411 ^b	9.4
4,000 to 4,999.....	31.0	5,550 ^b	700 ^b	12.6 ^b
5,000 to 5,999.....	17.2	6,812 ^b	750 ^b	11.0
6,000 to 7,999.....	44.8	8,000 ^b	1,500 ^b	18.8 ^b
8,000 to 9,999.....	3.5	-	-	-
10,000 or more.....	-	-	-	-
All groups: 1940.....	100.0	5,784	650	11.2
1939.....	-	5,849	714	12.2
1938.....	-	5,782	627	10.8
Existing homes:				
\$2,999 or less.....	-	\$ 3,800 ^b	\$ 600 ^b	15.8 ^b
3,000 to \$3,999.....	50.0	5,800 ^b	600 ^b	10.3 ^b
4,000 to 4,999.....	-	-	-	-
5,000 to 5,999.....	50.0	-	-	-
6,000 to 7,999.....	-	-	-	-
8,000 to 9,999.....	-	-	-	-
10,000 or more.....	-	-	-	-
All groups: 1940.....	100.0 ^a	4,800 ^b	600 ^b	12.5 ^b
1939.....	-	5,625 ^b	725 ^b	12.9 ^b
1938.....	-	5,782 ^b	627 ^b	10.8 ^b

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less.....	-	\$ 31.00 ^b	2.45 ^b	20.6 ^b
1,500 to \$1,999.....	7.1	38.50 ^b	2.36 ^b	20.7
2,000 to 2,499.....	28.6	40.43 ^b	2.11 ^b	18.6
2,500 to 2,999.....	25.0	44.44 ^b	1.92 ^b	16.1
3,000 to 3,999.....	32.2	47.50 ^b	1.47 ^b	12.9 ^b
4,000 to 4,999.....	7.1	-	-	-
5,000 or more.....	-	-	-	-
All groups: 1940.....	100.0	41.00	2.04	17.6
1939.....	-	41.81	2.12	18.5
1938.....	-	41.76	-	18.3
Existing homes:				
\$1,499 or less.....	-	\$ 30.00 ^b	2.44 ^b	23.1 ^b
1,500 to \$1,999.....	50.0	41.00 ^b	2.74 ^b	23.2 ^b
2,000 to 2,499.....	-	-	-	-
2,500 to 2,999.....	-	-	-	-
3,000 to 3,999.....	-	-	-	-
4,000 to 4,999.....	-	-	-	-
5,000 or more.....	-	-	-	-
All groups: 1940.....	100.0 ^a	35.90 ^b	2.61 ^b	23.2 ^b
1939.....	-	41.75 ^b	2.10 ^b	18.8 ^b
1938.....	-	41.00 ^b	1.24 ^b	9.8 ^b

Note: A glossary of terms used is included in the Appendix. ^a Distribution based on fewer than 26 cases. ^b Computation based on fewer than 6 cases.

MIDDLE ATLANTIC GEOGRAPHIC DIVISION

The Middle Atlantic Geographic Division is composed of the States of New York, New Jersey, and Pennsylvania, which, as a group, contain 27,539,487 persons or 20.9 percent of the total United States population. The nonfarm population of this division numbers 25,810,296, of whom 21,032,676 live within the metropolitan districts.

Population in 1940	Middle Atlantic Division		United States
		Percent	Percent
Percent of United States.....		20.9	100.0
Total.....	27,539,487	100.0	100.0
Nonfarm.....	25,810,296	93.7	77.1
Metropolitan districts.....	21,032,676	76.4	47.8
Population density per square mile.....	275.0		44.3

There are twenty metropolitan districts located principally or entirely within the Division. The population of that portion of the metropolitan districts located inside the boundaries of the Division represents 76.4 percent of the total population of the Division, a larger share for these metropolitan districts than in any other geographic division, and a share far above the average of 47.8 percent for all the metropolitan districts of the United States. The Division, and the metropolitan districts it contains, are shown on the map on the following page.

Characterized by place of residence, 93.7 percent of the total population of the Middle Atlantic Division lives in the metropolitan districts and the smaller cities and towns. The proportion is identical to that of the New England Geographic Division, but substantially above the 77.1 percent for the nation as a whole. Metropolitan districts inside the boundaries of the Division contained 81.5 percent of this nonfarm population, the largest share for the districts of any geographic division and much greater than the 62.0 percent for all the metropolitan districts of the nation.

With but 3.4 percent of the land area of the United States and with more than one-fifth of

the population, the Division has the greatest population density of any geographic division, 275.0, as compared with but 44.3 persons per square mile for the entire United States.

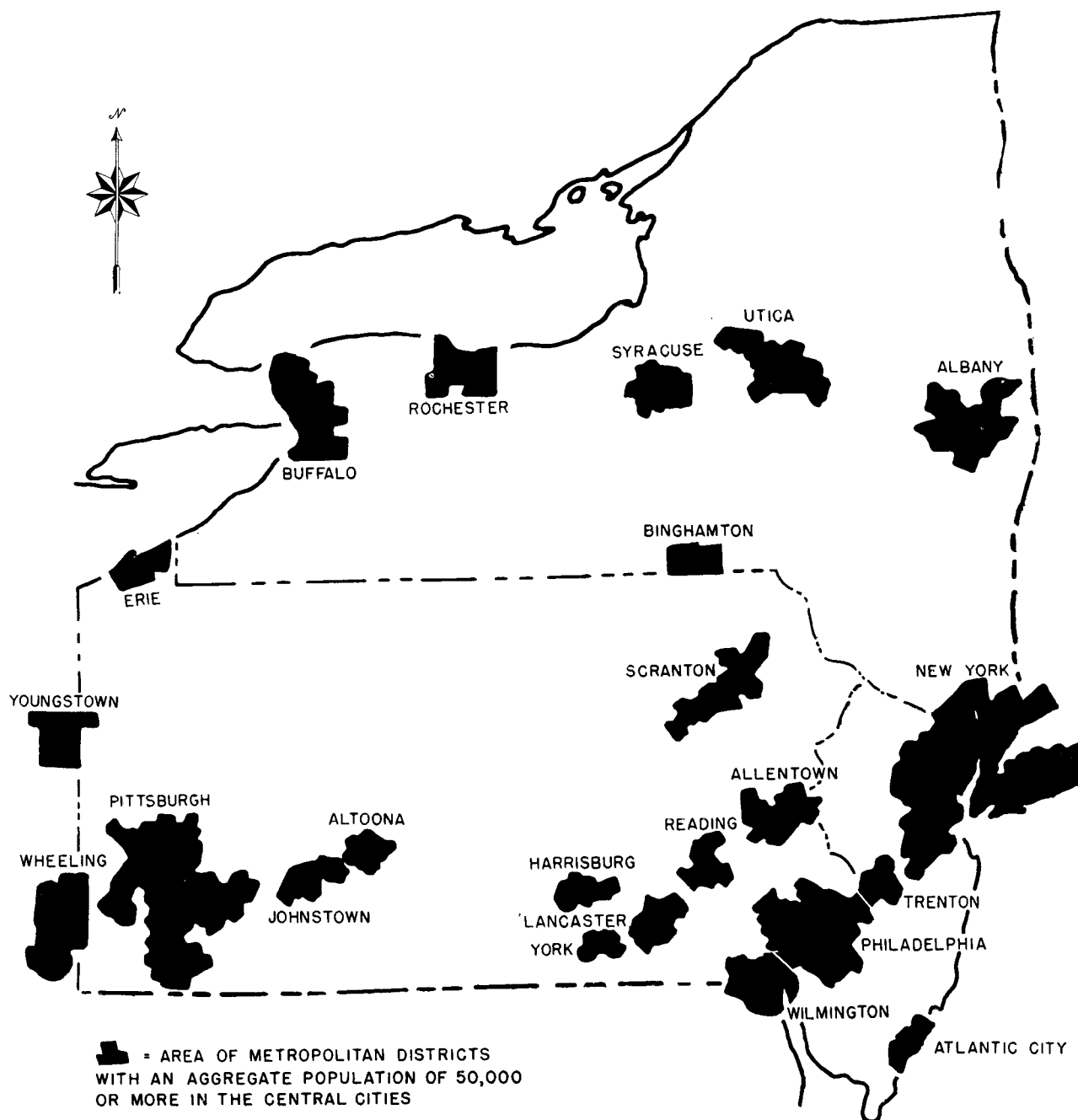
Economic characteristics. Manufacturing is the principal economic activity of the Middle Atlantic Geographic Division, accounting for nearly three-fourths of the private income generated as compared with but one-twentieth for agriculture. Trade is second in importance, followed by the service occupations and transportation. Although the variety of manufactures in the various metropolitan districts is extremely wide, the following observations will serve to indicate the general type of activity for which each district is noted.

The industries of the **New York-N. E. New Jersey Metropolitan District**, the nation's largest, produce almost everything that is manufactured. Of major importance, however, is the manufacture of clothing, newspapers, periodicals and books, electrical machinery, shipbuilding, and a myriad of consumers' products such as boots and shoes, jewelry, fur goods, and tobacco products. This metropolitan district is the nation's largest port and through it passes from one-fifth to one-third of the nation's foreign commerce. It contains the home offices of many large corporations, and its financial community is the nation's largest. It is the terminus of several railway systems and steamship lines.

In the **Albany-Schenectady-Troy Metropolitan District** the activities of the State government employ many people in **Albany**. The city also acts as a trading and servicing center for up-State New York. Its position near the head of navigation on the Hudson River has made it one of the most important inland ports. The principal manufactures of the **Schenectady** segment of this District are electrical products and railway equipment, while in **Troy** the manufacture of shirts and underwear is of major importance.

In the **Binghamton Metropolitan District** the principal manufactures are cameras, camera film, shoes, and business machines. The **Buffalo-**

1940 METROPOLITAN DISTRICTS IN THE MIDDLE ATLANTIC DIVISION



Niagara Metropolitan District numbers among its principal products steel, aircraft, metal alloys, breakfast food, and electric power. In addition, it is a large distributing point for western products, especially grain, and is an important center of transportation and communication and wholesale and retail trade. Cameras, camera film, optical goods, surgical instruments, and clothing are the main manufactures of the **Rochester** District. The **Syracuse** Metropolitan District contains Syracuse University and the New York State School of Forestry. Its principal industrial products include salt, shoes, pottery, soda, typewriters, and air-conditioning appliances. Copper production is a major activity in the **Utica-Rome** Metropolitan District. Other important industrial products are textiles, heating and ventilating equipment, air-conditioning and commercial refrigeration equipment, firearms, and clothing.

The metropolitan district of **Trenton** is the largest district located principally in New Jersey. It is the capital of the State and the seat of numerous State institutions. Its principal manufactures are pottery and wire. The **Atlantic City** Metropolitan District is one of the most

popular resort centers in the United States with its main source of employment in the service trades catering to tourists.

Of the metropolitan districts located principally or entirely in Pennsylvania, that of **Philadelphia** is the largest. The site of many of the nation's first industrial plants, it today produces a great variety of manufactured articles. Among these are textiles, ships, radios, street cars, locomotives, railway equipment, surgical instruments, magazines, and refined sugar. Its port is one of the largest in the United States. In the metropolitan district of **Pittsburgh**, second largest in Pennsylvania, steel, pig iron, aluminum, and glass are the principal manufactures. The manufacturing of electrical equipment and cork, and the pickling and preserving of foods follow in importance.

In the **Allentown-Bethlehem-Easton** Metropolitan District, the principal manufactures are steel, hosiery, mining machinery, zinc, and graphite. The metropolitan district of **Altoona** is principally a railroad center. Great railroad shops, a large car wheel foundry, a plant for the manufacture of railway rolling stock and loco-

Population, Occupied Dwelling Units, and FHA Activity in Middle Atlantic Metropolitan Districts

Metropolitan district	Population in 1940	Occupied dwelling units enumerated in the 1940 Census			1- to 4-family home mortgages accepted for FHA insurance, 1935-40			
		Number in 1940	Estimated increase 1930-40		On all homes		On new homes	
			Number	Percentage increase, 1940 over 1930	Number	As a % of all occupied dwellings in 1940	Number	As a % of the 1930-40 increase in dwellings
Albany, N. Y.	431, 575	122, 313	11, 838	10. 7	1, 099	0. 9	781	6. 6
Binghamton, N. Y.	145, 156	38, 055	6, 383	20. 2	1, 027	2. 7	594	9. 3
Buffalo, N. Y.	857, 719	224, 975	27, 233	13. 8	2, 836	1. 3	2, 186	8. 0
New York, N. Y. ^a	11, 690, 520	3, 160, 946	477, 235	17. 8	62, 682	2. 0	47, 928	10. 0
Rochester, N. Y.	411, 970	113, 899	13, 698	13. 7	2, 246	2. 0	1, 828	13. 3
Syracuse, N. Y. ^a	258, 352	70, 339	6, 050	9. 4	311	4	236	3. 9
Utica, N. Y. ^a	197, 128	50, 862	3, 930	8. 4	307	. 6	95	2. 4
Atlantic City, N. J.	100, 096	28, 195	1, 572	5. 9	402	1. 4	120	7. 6
Trenton, N. J.	200, 128	49, 124	5, 693	13. 1	842	1. 7	514	9. 0
Allentown, Pa.	325, 142	83, 648	6, 564	8. 5	1, 055	1. 3	311	4. 7
Altoona, Pa.	114, 094	29, 004	2, 254	8. 4	143	. 5	51	2. 3
Eric, Pa.	134, 039	35, 237	3, 566	11. 3	924	2. 6	302	8. 5
Harrisburg, Pa.	173, 367	46, 411	5, 291	12. 9	509	1. 1	348	6. 6
Johnstown, Pa.	151, 781	35, 734	4, 273	13. 6	605	1. 7	315	7. 4
Lancaster, Pa.	132, 027	35, 341	4, 488	14. 5	112	. 3	70	1. 6
Philadelphia, Pa. ^a	2, 898, 644	754, 722	80, 380	11. 9	21, 879	2. 9	12, 190	15. 2
Pittsburgh, Pa. ^b	1, 994, 060	502, 180	65, 410	15. 0	9, 970	2. 0	6, 089	9. 3
Reading, Pa.	175, 355	46, 758	4, 595	10. 9	359	. 8	115	2. 5
Scranton, Pa.	629, 581	148, 314	11, 227	8. 2	630	. 4	128	1. 1
York, Pa.	92, 627	25, 605	3, 091	13. 7	116	. 5	44	1. 4
Division total ^c	21, 113, 361	5, 601, 662	744, 771	15. 3	108, 054	1. 9	74, 245	10. 0
140 district total	62, 965, 773	17, 220, 831	2, 744, 341	19. 0	546, 842	3. 2	358, 587	13. 1

^a Occupied dwelling unit data for 1930 were estimated on a basis approximating the boundaries of the metropolitan district as established in the 1940 Census.

^b Occupied dwelling unit data for 1930 were estimated on the basis of the boundaries of the metropolitan district as established in the 1930 Census.

^c Each column total is based upon the summation of the figures of the metropolitan districts in their entirety, including minor district parts which spill over into adjacent geographic divisions.

motives, and a test shop for locomotives are the principal industries. From the metropolitan district of **Erie** there come electric locomotives, electric power equipment and appliances, boilers, engines, and gas meters. The port of Erie conducts a large trade in coal and iron ores. The **Harrisburg** Metropolitan District includes the capital of Pennsylvania and has many persons employed in the State and Federal government service. Its principal product is steel, the raw materials for which are found in the extensive coal and iron mines in the vicinity. The principal product of the **Johnstown** Metropolitan District also is steel. The **Lancaster** Metropolitan District produces cork and watches. There are large stockyards, and the city acts as a collection and shipping center for tobacco, grain, and other farm products.

The industries of the **Reading** Metropolitan District produce machinery for the manufacture of full-fashioned hosiery, single-thread lace machinery, glove silk underwear, hosiery, window shades, and alloy steel. The **Scranton-Wilkes Barre** Metropolitan District is in the heart of the anthracite region in the United States. Its manufactured goods include silk and lace. From the **York** Metropolitan District come ice-making and air-conditioning machinery, bank safes and vaults, water turbines, auto tire chains, and bakers' machinery.

FHA activity. There were 5,601,662 occupied dwelling units of all types enumerated by the 1940 Census in the twenty metropolitan districts located predominantly within the Middle Atlantic Geographic Division. Of these, 108,054, or 1.9 percent, represent small home mortgages accepted for insurance by the FHA through December 31, 1940. This share for the FHA is substantially less than the average of 3.2 percent in all the 140 metropolitan districts of the United States.

FHA activity varies among the metropolitan districts of this geographic division. For example, of the occupied dwelling units of all types enumerated within the **Lancaster** Metropolitan District by the 1940 Census, only 0.3 percent were represented by small home mortgages accepted for insurance by the FHA. In the **Syracuse** and **Scranton** Metropolitan Districts FHA's share was only 0.4 percent, and it was only 0.5 percent in the **Altoona** and **York** Metropolitan Districts.

In contrast, FHA small home mortgage acceptances represented 2.0 percent of the occupied dwelling units in the metropolitan districts of **New York-Northeastern New Jersey, Rochester, and Pittsburgh**. In the **Erie** Metropolitan District FHA's share was 2.6 percent; in the **Binghamton** Metropolitan District it was 2.7 percent; and in the **Philadelphia** Metropolitan District it was 2.9 percent. In no single metropolitan district in the Middle Atlantic Division, however, did FHA small home mortgage acceptances constitute as large a share of the occupied dwelling units as the average share which FHA has received in all the 140 metropolitan districts of the Nation.

Of the 744,771 occupied dwelling units of all types added inside the twenty metropolitan districts of the Middle Atlantic Division during the decade 1930-40 the FHA accounted for 10.0 percent, with 74,245 new home mortgages accepted for insurance during the five years 1935-40. This share for the FHA was smaller than its share of 13.1 percent in all the 140 metropolitan districts of the Nation as a whole.

FHA activity reached its highest level among the metropolitan districts of the Middle Atlantic Division in the **Philadelphia** Metropolitan District in which FHA small home mortgage acceptances accounted for 15.2 percent of the dwelling unit addition. FHA activity was at its lowest level in the **Scranton-Wilkes Barre** Metropolitan District with but 1.1 percent of the dwelling unit addition. Other metropolitan districts in which FHA activity was at a relatively high level include the **Rochester** Metropolitan District in which FHA acceptances of mortgages on new homes represented 13.3 percent of the occupied dwelling unit additions, the **New York-N. E. New Jersey** Metropolitan District where FHA's share was 10.0 percent, and the **Binghamton** and **Pittsburgh** Metropolitan Districts where FHA accounted for 9.3 percent.

Individual metropolitan districts. FHA and Bureau of the Census data are set forth on the following pages for each of the twenty metropolitan districts which are principally or entirely located inside the Middle Atlantic Geographic Division. Some analytical purposes which these data may serve are presented at the beginning of this section. In the Appendix Glossary there is an explanation of the terms used.

ALBANY - SCHENECTADY - TROY METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	288,430	295,867	-7,437	-2.5	82,909	77,245	5,664	7.3	230	4,691	5.3	87,830
Outside central city.....	143,145	129,392	13,753	10.6	39,404	33,230	6,174	18.6	572	1,650	4.0	41,626
Metropolitan district.....	431,575	425,259	6,316	1.5	122,313	110,475	11,838	10.7	802	6,341	4.9	129,456

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	44	\$ 230,500	42	\$ 192,150	86	\$ 422,650
1936.....	215	1,142,550	120	506,530	335	1,649,080
1937.....	126	766,200	69	337,300	195	1,103,500
1938.....	120	712,300	22	103,200	142	815,500
1939.....	106	637,260	31	148,232	137	785,492
1940.....	170	966,300	34	169,100	204	1,135,400
1935-40.....	781	4,457,110	318	1,456,512	1,099	5,913,622

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	2,697	\$ 1,114,511
1936.....	2,401	1,034,404
1937.....	546	279,695
1938.....	1,741	842,089
1939.....	2,056	909,989
1940.....	2,415	1,058,389
1934-40.....	11,856	5,239,077

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	2
Amount.....	\$ 1,460,000
Projects:	
Number.....	2
Dwelling units.....	361

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	35.5	24.3	33.8
State banks	19.6	23.3	20.2
Savings and loan assns.	8	-	.6
Mortgage companies	-	-	-
Insurance companies	7.2	12.1	8.0
Savings banks	36.3	40.3	36.9
All others	.6	-	.5
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	41.7	-	34.3
81 to 85	23.4	-	19.3
76 to 80	25.2	73.7	33.8
71 to 75	5.7	15.8	7.5
61 to 70	3.4	2.6	3.3
51 to 60	6	2.6	.9
50 or less	-	5.3	.9
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	17.4
1-car garage	70.4
2-car garage	12.2
3-car garage	-
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	52.6	66.7
Brick	34.7	19.4
Stucco	-	8.3
Other	12.7	5.6
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	22.0	8.3
5 rooms	27.2	11.1
6 rooms	37.0	36.1
7 rooms or more	13.8	44.5
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	3.5	\$ 3,275	\$ 367	11.2
4,000 to 4,999	5.2	4,367	406	9.3
5,000 to 5,999	17.3	5,389	502	9.3
6,000 to 7,999	48.6	6,683	768	11.5
8,000 to 9,999	18.5	8,552	994	11.6
10,000 or more	6.9	12,333	1,530	12.4
All groups: 1940	100.0	6,958	784	11.3
1939		7,175	859	12.0
1938		7,389	911	12.3
Existing homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	5.6	\$ 3,500 ^a	\$ 375 ^a	10.7 ^a
4,000 to 4,999	16.7	4,425	492	11.1
5,000 to 5,999	19.5	5,371	686	12.8
6,000 to 7,999	38.8	6,689	1,088	16.3
8,000 to 9,999	11.1	8,675 ^a	963 ^a	11.1 ^a
10,000 or more	8.3	11,500 ^a	2,767 ^a	24.1 ^a
All groups: 1940	100.0	6,500	997	15.3
1939		6,571	908	13.8
1938		6,959	1,058	15.2

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	1.7	\$ 23.33 ^a	2.57 ^a	22.4 ^a
1,500 to \$1,999	9.4	33.69	2.80	22.7
2,000 to 2,499	17.0	39.00	2.46	20.6
2,500 to 2,999	12.9	46.27	2.30	20.3
3,000 to 3,999	38.0	54.65	2.17	19.3
4,000 to 4,999	10.5	59.72	1.79	16.2
5,000 or more	10.5	73.61	1.31	11.5
All groups: 1940	100.0	50.94	2.00	17.5
1939		53.52	2.11	18.9
1938		54.87	2.04	18.1
Existing homes:				
\$1,499 or less	-	-	-	-
1,500 to \$1,999	8.3	\$ 33.00 ^a	2.49 ^a	21.0 ^a
2,000 to 2,499	11.1	31.00	2.06	17.5 ^a
2,500 to 2,999	25.0	41.89	2.12	18.0
3,000 to 3,999	33.4	54.67	1.87	18.9
4,000 to 4,999	8.3	65.00 ^a	1.46 ^a	17.5 ^a
5,000 or more	13.9	83.00 ^a	1.54 ^a	14.8 ^a
All groups: 1940	100.0	51.83	1.83	17.5
1939		53.21	1.74	16.8
1938		53.80	1.75	16.1

Notes: ^a A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 6 cases.

BINGHAMTON METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	78,309	76,662	1,647	2.1	20,548	18,819	1,729	9.2	58	1,161	5.3	21,767
Outside central city.....	66,847	53,343	13,504	25.3	17,507	12,853	4,654	36.2	173	864	4.7	18,544
Metropolitan district.....	145,156	130,005	15,151	11.7	38,055	31,672	6,383	20.2	231	2,025	5.0	40,311

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	22	\$ 101,650	36	\$ 148,850	58	\$ 250,500
1936	107	503,690	121	473,750	228	977,440
1937	91	456,180	105	414,400	196	870,580
1938	154	719,097	80	320,390	234	1,039,487
1939	128	583,021	55	215,700	183	798,721
1940	92	421,900	36	141,500	128	563,400
1935-40	594	2,785,538	433	1,714,590	1,027	4,500,128

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	1,344	\$ 641,861
1936	1,137	513,810
1937	250	159,811
1938	663	304,453
1939	685	293,662
1940	743	290,174
1934-40	4,822	2,203,771

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	None
Number.....	
Amount.....	
Projects:	
Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	62.2	39.2	56.0
State banks	25.4	37.9	28.8
Savings and loan assns.	-	-	-
Mortgage companies	-	-	-
Insurance companies	7.1	7.5	7.2
Savings banks	4.4	13.3	6.8
All others	.9	2.1	1.2
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	31.0	-	21.4
81 to 85	16.0	-	11.0
76 to 80	23.0	62.2	35.2
71 to 75	13.0	20.0	15.2
61 to 70	10.0	4.5	8.3
51 to 60	5.0	13.3	7.6
50 or less	2.0	-	1.3
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	15.9
1-car garage	66.2
2-car garage.....	17.2
3-car garage	.7
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	71.7	76.9
Brick	14.1	5.1
Stucco.....	7.1	12.9
Other	7.1	5.1
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	15.2	5.1
5 rooms	35.3	25.6
6 rooms	39.4	38.5
7 rooms or more	10.1	30.8
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	1.0	\$ 3,500 ^a	\$ 350 ^a	10.0 ^a
4,000 to 4,999	26.3	4,536	429	9.5
5,000 to 5,999	33.3	5,345	552	10.3
6,000 to 7,999	32.3	6,418	733	11.4
8,000 to 9,999	6.1	8,413	1,175	14.0
10,000 or more	1.0	12,000 ^a	2,500 ^a	20.8 ^a
All groups: 1940	100.0	5,714	633	11.1
1939		7,175	859	12.0
1938		5,674	713	12.6
Existing homes:				
\$2,999 or less	7.6	\$ 2,517 ^a	\$ 433 ^a	17.2 ^a
3,000 to \$3,999	30.8	3,138	433	13.0
4,000 to 4,999	28.2	4,389	650	14.8
5,000 to 5,999	10.3	5,113	750	14.1 ^a
6,000 to 7,999	15.4	6,392	1,025	16.0
8,000 to 9,999	2.6	9,500 ^a	2,200 ^a	23.2 ^a
10,000 or more	5.1	10,250 ^a	2,200 ^a	21.5 ^a
All groups: 1940	100.0	4,756	754	15.9
1939		6,571	908	13.8
1938		5,038	872	17.3

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	3.0	\$ 27.67 ^a	3.44 ^a	23.9 ^a
1,500 to \$1,999	18.2	31.72	2.70	21.9
2,000 to 2,499	37.4	38.22	2.36	20.3
2,500 to 2,999	17.1	40.71	2.21	18.0
3,000 to 3,999	14.1	46.00	1.92	16.9
4,000 to 4,999	5.1	59.20 ^a	1.76 ^a	16.2 ^a
5,000 or more	5.1	61.40 ^a	1.34 ^a	12.1 ^a
All groups: 1940	100.0	40.47	2.15	18.3
1939		41.17	2.20	19.3
1938		42.94	2.08	18.6
Existing homes:				
\$1,499 or less	10.3	\$ 20.75 ^a	2.21 ^a	18.8 ^a
1,500 to \$1,999	25.7	28.20	2.20	19.2
2,000 to 2,499	17.9	31.57	1.91	17.2
2,500 to 2,999	5.1	45.00 ^a	1.80 ^a	19.8 ^a
3,000 to 3,999	23.1	45.44	1.50	16.1
4,000 to 4,999	5.1	48.00 ^a	1.44 ^a	14.4 ^a
5,000 or more	12.8	70.20 ^a	1.36 ^a	14.9 ^a
All groups: 1940	100.0	39.28	1.68	16.6
1939		40.29	1.86	18.1
1938		41.30	1.60	15.5

Note: A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 6 cases.

BUFFALO - NIAGARA METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	653,930	648,536	5,394	0.8	172,260	157,451	14,809	9.4	536	5,928	3.3	178,724
Outside central city.....	203,789	172,037	31,752	18.5	52,715	40,291	12,424	30.8	1,020	1,547	2.8	55,282
Metropolitan district.....	857,719	820,573	37,146	4.5	224,975	197,742	27,233	13.8	1,556	7,475	3.2	234,006

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	37	\$ 184,650	55	\$ 231,400	92	\$ 416,050
1936	178	915,299	179	707,904	357	1,623,203
1937	205	1,113,686	110	513,226	315	1,626,912
1938	438	2,148,940	143	648,777	581	2,797,717
1939	565	2,680,296	115	434,695	680	3,114,991
1940	763	3,475,300	48	200,200	811	3,675,500
1935-40	2,186	10,518,171	650	2,736,202	2,836	13,254,373

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	3,086	\$ 1,199,375
1936	2,883	1,211,773
1937	609	300,291
1938	2,961	1,163,200
1939	3,379	1,390,072
1940	3,714	1,603,851
1934-40	16,632	6,868,562

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	3
Amount.....	\$ 1,048,000
Projects:	
Number.....	3
Dwelling units.....	240

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	2.0	-	1.9
State banks	16.4	33.2	17.5
Savings and loan assns.	36.1	18.4	36.8
Mortgage companies	14.6	4.4	13.9
Insurance companies	7.0	10.3	7.2
Savings banks	21.1	27.8	21.6
All others	.8	5.9	1.1
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	62.3	-	58.7
81 to 85	16.6	-	15.5
76 to 80	12.4	71.2	15.8
71 to 75	5.2	11.9	5.7
61 to 70	2.2	13.5	3.0
51 to 60	1.0	1.7	1.0
50 or less	.3	1.7	.3
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	19.7
1-car garage	71.4
2-car garage	8.9
3-car garage	-
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	55.3	77.3
Brick	33.4	15.1
Stucco	2.2	1.9
Other	9.1	5.7
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	23.3	1.9
5 rooms	39.6	18.9
6 rooms	32.6	47.2
7 rooms or more	4.5	32.0
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	0.3	\$ 2,758 ^a	\$ 120 ^a	4.4 ^a
3,000 to \$3,999	6.8	3,478	341	9.8
4,000 to 4,999	32.8	4,528	427	9.4
5,000 to 5,999	34.6	5,376	506	9.4
6,000 to 7,999	22.3	6,554	655	10.0
8,000 to 9,999	2.6	8,651	1,040	12.0
10,000 or more	.6	14,000 ^a	2,190 ^a	15.6 ^a
All groups: 1940	100.0	5,363	525	9.8
1939		5,687	638	11.2
1938		5,806	718	12.4
Existing homes:				
\$2,999 or less	5.7	\$ 2,333 ^a	\$ 517 ^a	22.2 ^a
3,000 to \$3,999	18.8	3,545	498	14.0
4,000 to 4,999	24.5	4,454	675	15.2
5,000 to 5,999	20.8	5,460	836	15.3
6,000 to 7,999	22.6	6,473	706	10.9
8,000 to 9,999	3.8	9,188 ^a	1,250 ^a	13.6 ^a
10,000 or more	3.8	13,625 ^a	2,500 ^a	18.3 ^a
All groups: 1940	100.0	5,353	764	14.3
1939		4,987	799	16.0
1938		5,333	880	16.5

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	1.8	\$ 25.21	2.74	22.4
1,500 to \$1,999	27.9	31.67	2.55	21.4
2,000 to 2,499	34.8	37.64	2.37	20.5
2,500 to 2,999	16.1	40.41	2.11	18.3
3,000 to 3,999	12.8	47.41	1.89	16.8
4,000 to 4,999	4.1	51.94	1.54	14.4
5,000 or more	2.5	68.25	1.41	13.2
All groups: 1940	100.0	38.81	2.16	18.8
1939		39.63	2.19	18.6
1938		41.72	2.10	18.3
Existing homes:				
\$1,500 to \$1,999	1.9	\$ 28.00 ^a	2.43 ^a	23.1 ^a
2,000 to 2,499	17.0	31.11	2.10	20.4
2,500 to 2,999	26.4	35.14	1.97	19.3
3,000 to 3,999	15.1	40.50	1.90	18.1
4,000 to 4,999	17.0	48.11	1.83	17.0
5,000 or more	7.5	52.00 ^a	1.47 ^a	15.0 ^a
All groups: 1940	100.0	43.94	1.68	16.5
1939		40.24	1.85	18.0
1938		40.71	1.72	16.3

Note: A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 6 cases.

NEW YORK - NORTHEASTERN NEW JERSEY* METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units								
	1940	1930 ^a	Increase		Occupied				Vacant, 1940				Total
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent			
							Number	Percent		Number	Percent of total		
In central city.....	8,435,496	7,942,600	492,896	6.2	2,306,635	1,966,537	340,098	17.3	8,743	174,210	7.0	2,489,588	
Outside central city.....	3,255,024	2,963,732	291,292	9.8	854,311	717,174	137,137	19.1	17,163	64,418	6.9	935,892	
Metropolitan district.....	11,690,520	10,906,332	784,188	7.2	3,160,946	2,683,711	477,235	17.8	25,906	238,628	7.0	3,425,480	

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	1,436	\$ 7,772,450	1,763	\$ 9,610,700	3,199	\$ 17,383,150
1936	5,282	28,065,924	3,542	17,582,671	8,824	45,648,595
1937.....	5,563	28,718,455	2,639	13,182,479	8,202	41,900,934
1938	10,546	55,996,269	3,122	14,972,237	13,668	70,968,506
1939	11,505	59,805,657	1,865	8,822,269	13,370	68,627,926
1940.....	13,596	69,629,200	1,823	8,769,953	15,419	78,399,153
1935-40	47,928	249,987,955	14,754	72,942,309	62,682	322,930,264

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	126,532	\$ 55,183,793
1936	105,111	55,485,587
1937.....	23,107	14,808,970
1938	46,103	28,914,952
1939	51,731	32,821,644
1940.....	62,161	37,239,345
1934-40	414,745	224,454,291

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	51
Amount.....	\$ 35,826,500
Projects: Number.....	50
Dwelling units.....	8,768

Table 5.—Type of originating mortgagee, 1940

Type of institution origi- nating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	15.1	28.4	16.7
State banks	16.8	27.2	18.1
Savings and loan assns.....	9.3	3.8	5.6
Mortgage companies	30.8	25.4	30.2
Insurance companies	5.2	6.3	5.4
Savings banks.....	22.1	6.4	20.2
All others	.7	2.5	.8
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4- family homes		
	New homes	Existing homes	All homes
86 to 90	66.2		58.1
81 to 85	13.9		12.2
76 to 80.....	10.2	57.1	15.8
71 to 75	4.2	19.2	6.1
61 to 70	3.7	16.1	5.3
51 to 60.....	1.2	4.7	1.6
50 or less	.6	2.9	.9
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distri- bution all 1- to 4-family homes
No garage	13.3
1-car garage	79.6
2-car garage.....	6.9
3-car garage	.2
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	25.2	51.6
Brick	48.1	20.1
Stucco.....	5.5	20.3
Other	21.2	8.0
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	22.4	4.7
5 rooms	35.1	16.2
6 rooms.....	37.3	48.7
7 rooms or more	5.2	30.4
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distri- bution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	0.2	\$ 2,831	\$ 346	12.2
3,000 to \$3,999	2.6	3,569	432	12.1
4,000 to 4,999.....	13.9	4,499	587	13.0
5,000 to 5,999	29.9	5,431	758	14.0
6,000 to 7,999	46.8	6,548	1,057	16.1
8,000 to 9,999.....	5.1	8,551	1,521	17.8
10,000 or more	1.5	12,021	2,358	19.6
All groups: 1940	100.0	6,033	929	15.4
1939		6,187	1,030	16.6
1938		6,403	1,166	18.2
Existing homes:				
\$2,999 or less	1.9	\$ 2,443	\$ 372	15.2
3,000 to \$3,999	9.0	3,475	503	14.4
4,000 to 4,999.....	18.1	4,389	602	13.7
5,000 to 5,999	22.6	5,364	1,000	18.6
6,000 to 7,999	29.3	6,713	1,341	20.0
8,000 to 9,999.....	9.4	8,611	1,892	22.0
10,000 or more	9.7	12,824	3,006	23.4
All groups: 1940	100.0	6,389	1,296	20.3
1939		6,421	1,405	21.9
1938		6,581	1,566	23.8

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distri- bution	Average gross monthly payment	Ratio of property value to income	Gross pay- ment as a percent of income
New homes:				
\$1,499 or less	0.5	\$ 28.30	3.17	24.8
1,500 to \$1,999	11.5	33.78	2.63	22.5
2,000 to 2,499.....	24.5	39.87	2.43	21.4
2,500 to 2,999	18.9	43.50	2.17	19.4
3,000 to 3,999	28.9	49.20	1.91	17.6
4,000 to 4,999.....	8.6	55.58	1.61	15.2
5,000 or more	7.1	64.19	1.26	12.0
All groups: 1940	100.0	45.57	1.96	17.8
1939		47.00	1.93	17.6
1938		49.25	1.91	17.7
Existing homes:				
\$1,499 or less	0.8	\$ 24.80	2.33	22.5
1,500 to \$1,999	6.4	32.27	2.32	21.6
2,000 to 2,499.....	15.0	36.48	2.10	19.7
2,500 to 2,999	14.2	41.26	1.94	18.3
3,000 to 3,999	28.8	47.71	1.77	16.8
4,000 to 4,999.....	12.5	56.73	1.61	15.4
5,000 or more	20.3	80.15	1.19	11.8
All groups: 1940	100.0	51.36	1.58	15.2
1939		51.69	1.64	15.7
1938		52.72	1.57	15.1

Notes: A glossary of terms used is included in the Appendix. *Includes New York City, Elizabeth, Jersey City, Newark, and Paterson. *Estimated for 1930 by the FHA on the basis of the boundaries of the 1940 metropolitan district.

ROCHESTER METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	324,975	328,132	-3,157	-1.0	90,032	82,033	7,999	9.8	274	3,574	3.8	93,880
Outside central city.....	86,995	70,459	16,536	23.5	23,867	18,168	5,699	31.4	328	1,803	6.9	25,998
Metropolitan district.....	411,970	398,591	13,379	3.4	113,899	100,201	13,698	13.7	602	5,377	4.5	119,878

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	46	\$ 217,600	43	\$ 181,450	89	\$ 399,050
1936	223	1,078,342	122	478,657	345	1,556,999
1937	234	1,127,240	96	349,000	330	1,476,240
1938	326	1,599,000	45	173,100	371	1,772,100
1939	447	2,144,699	61	226,050	508	2,370,749
1940	552	2,651,200	51	182,400	603	2,833,600
1935-40	1,828	8,818,081	418	1,590,657	2,246	10,408,738

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	1,658	\$ 593,163
1936	1,568	559,663
1937	398	159,320
1938	2,272	877,161
1939	2,390	856,197
1940	3,144	1,098,151
1934-40	11,430	4,143,655

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	None
Number.....	
Amount.....	
Projects:	
Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	9.4	11.6	9.6
State banks	33.9	22.6	33.0
Savings and loan assns.	22.9	7.4	21.7
Mortgage companies	18.0	24.1	18.5
Insurance companies	1.1	12.0	1.9
Savings banks	14.7	22.3	15.3
All others	-	-	-
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	66.4		60.7
81 to 85	18.4		16.7
76 to 80	9.3	73.8	14.7
71 to 75	2.8	13.1	3.8
61 to 70	2.4	13.1	3.5
51 to 60	.5		.5
50 or less	.2	-	.1
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	5.4
1-car garage	85.1
2-car garage	9.3
3-car garage	.2
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	71.2	72.4
Brick	7.3	6.9
Stucco	5.9	8.6
Other	15.6	12.1
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	20.6	3.4
5 rooms	40.9	13.8
6 rooms	34.6	56.9
7 rooms or more	3.9	25.9
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	3.0	\$ 3,721	\$ 384	10.3
4,000 to 4,999	25.5	4,560	438	9.6
5,000 to 5,999	40.0	5,496	505	9.2
6,000 to 7,999	27.1	6,447	651	10.1
8,000 to 9,999	3.3	7,637	1,305	17.1
10,000 or more	1.1	13,409	2,467	18.4
All groups: 1940	100.0	5,616	571	10.2
1939		5,568	615	11.0
1938		5,801	710	12.2
Existing homes:				
\$2,999 or less	12.1	\$ 2,186	\$ 314	14.4
3,000 to \$3,999	27.6	3,456	525	15.2
4,000 to 4,999	25.9	4,333	548	12.6
5,000 to 5,999	10.3	5,158	550	10.7
6,000 to 7,999	17.2	7,160	890	12.4
8,000 to 9,999	5.2	8,858*	967*	10.9*
10,000 or more	1.7	10,000*	3,000*	30.0*
All groups: 1940	100.0	4,737	637	13.4
1939		5,100	853	16.7
1938		5,603	1,208	21.6

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	1.6	\$ 28.22	2.93	24.7
1,500 to \$1,999	25.9	34.50	2.69	23.0
2,000 to 2,499	34.6	38.07	2.45	20.8
2,500 to 2,999	19.5	41.44	2.14	18.4
3,000 to 3,999	13.2	46.11	1.89	16.5
4,000 to 4,999	2.6	55.13	1.77	15.5
5,000 or more	2.6	72.73	1.36	11.9
All groups: 1940	100.0	40.07	2.22	19.1
1939		39.12	2.19	18.5
1938		41.44	2.09	17.8
Existing homes:				
\$1,499 or less	3.6	\$ 26.00*	2.42*	21.6*
1,500 to \$1,999	27.3	28.93	1.77	19.0
2,000 to 2,499	32.7	34.11	1.87	19.1
2,500 to 2,999	10.9	40.00	1.65	17.8
3,000 to 3,999	16.4	46.22	1.96	17.0
4,000 to 4,999	7.3	55.50*	1.69*	14.8*
5,000 or more	1.8	87.00*	1.00	10.4*
All groups: 1940	100.0	37.55	1.77	17.4
1939		40.93	1.69	16.5
1938		51.14	1.88	20.7

Note: A glossary of terms used is included in the Appendix. * Computation based on fewer than 6 cases.

SYRACUSE METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	205,967	209,326	-3,359	-1.6	57,009	53,034	3,975	7.5	137	2,458	4.1	59,604
Outside central city.....	52,385	47,375	5,010	10.6	13,330	11,255	2,075	18.4	58	350	2.5	13,738
Metropolitan district.....	258,352	256,701	1,651	.6	70,339	64,289	6,050	9.4	195	2,808	3.8	73,342

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	4	\$ 23,900	6	\$ 33,500	10	\$ 57,400
1936	21	118,350	19	105,650	40	224,000
1937	19	115,200	11	49,900	30	165,100
1938	46	273,500	14	68,450	60	341,950
1939	69	367,300	13	62,700	82	430,000
1940	77	410,450	12	65,300	89	475,750
1935-40	236	1,308,700	75	385,500	311	1,694,200

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	1,667	\$ 572,216
1936	1,411	566,347
1937	328	120,703
1938	1,366	499,832
1939	1,576	588,637
1940	2,121	776,761
1934-40	8,469	3,144,496

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	None
Number.....	
Amount.....	
Projects:	
Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution origi- nating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	12.9	34.2	17.0
State banks	2.2	24.4	6.4
Savings and loan assns.	1.7	5.3	2.4
Mortgage companies	3.9	2.9	3.7
Insurance companies	36.4	25.2	34.3
Savings banks	36.3	8.0	30.9
All others	6.6	-	5.3
Total	100.0	100.0 ^b	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4- family homes		
	New homes	Existing homes	All homes
86 to 90	52.2	-	42.4
81 to 85	11.6	-	9.4
76 to 80	23.2	68.8	31.8
71 to 75	5.8	18.7	8.2
61 to 70	4.3	12.5	5.9
51 to 60	2.9	-	2.3
50 or less	-	-	-
Total	100.0	100.0 ^b	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distri- bution all 1- to 4-family homes
No garage	5.9
1-car garage	76.5
2-car garage	17.6
3-car garage	-
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	82.6	71.4
Brick	7.3	14.3
Stucco	-	-
Other	10.1	14.3
Total	100.0	100.0 ^b

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	17.4	-
5 rooms	30.4	21.4
6 rooms	47.8	21.4
7 rooms or more	4.4	57.2
Total	100.0	100.0 ^b

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribu- tion	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	1.4	\$ 3,700 ^c	\$ 250 ^c	6.8 ^c
4,000 to 4,999	13.1	4,450	467	10.5
5,000 to 5,999	24.6	5,256	435	8.3
6,000 to 7,999	47.8	6,889	773	11.2
8,000 to 9,999	10.2	8,679	943	10.9
10,000 or more	2.9	11,500 ^c	1,250 ^c	10.9 ^c
All groups: 1940	100.0	6,438	674	10.5
1939		6,471	706	10.9
1938		7,456	893	12.0
Existing homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	7.2	\$ 3,500 ^c	\$ 500 ^c	17.1 ^c
4,000 to 4,999	7.2	4,500	750	16.7 ^c
5,000 to 5,999	21.4	5,350 ^c	567	10.6 ^c
6,000 to 7,999	14.3	6,875 ^c	800	11.6 ^c
8,000 to 9,999	28.5	8,938 ^c	1,606 ^c	18.0 ^c
10,000 or more	21.4	11,167 ^c	1,833 ^c	16.4 ^c
All groups: 1940	100.0 ^b	7,646	1,184	15.5
1939		6,871	1,127	16.4
1938		5,913	856	14.5

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribu- tion	Average gross monthly payment	Ratio of property value to income	Gross pay- ment as a percent of income
New homes:				
\$1,499 or less	1.5	\$ 26.00 ^c	2.64 ^c	22.3 ^c
1,500 to \$1,999	14.5	30.80	2.86	21.3
2,000 to 2,499	26.1	37.00	2.59	20.2
2,500 to 2,999	23.2	43.06	2.41	19.0
3,000 to 3,999	18.8	51.15	2.09	18.5
4,000 to 4,999	13.0	62.00	1.92	16.6
5,000 or more	2.9	60.50 ^c	1.34 ^c	12.7 ^c
All groups: 1940	100.0	43.96	2.25	18.5
1939		44.26	2.13	17.5
1938		52.12	1.97	16.9
Existing homes:				
\$1,499 or less	-	-	-	-
1,500 to \$1,999	-	-	-	-
2,000 to 2,499	14.3	\$ 33.00 ^c	1.96 ^c	19.4 ^c
2,500 to 2,999	7.1	39.00	1.94	18.2
3,000 to 3,999	28.6	49.75 ^c	1.99 ^c	18.2
4,000 to 4,999	14.3	56.50 ^c	1.90 ^c	16.1 ^c
5,000 or more	35.7	62.60 ^c	1.19 ^c	11.3 ^c
All groups: 1940	100.0 ^b	59.29	1.49	13.9
1939		50.57	1.92	16.9
1938		42.33	1.95	17.7

Notes: A glossary of terms used is included in the Appendix. ^a Estimated for 1930 by the FHA on the basis of the boundaries of the 1940 metropolitan district. ^b Distribution based on fewer than 26 cases. ^c Computation based on fewer than 6 cases.

UTICA-ROME METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930 ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	134,732	134,078	654	0.5	34,758	31,592	3,166	10.0	127	1,300	36,185	
Outside central city.....	62,396	61,899	497	.8	16,104	15,340	764	5.0	160	638	16,902	
Metropolitan district.....	197,128	195,977	1,151	.6	50,862	46,932	3,930	8.4	287	1,938	53,087	

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	5	\$ 31,350	26	\$ 98,500	31	\$ 129,850
1936.....	27	155,440	93	351,250	120	506,690
1937.....	33	116,600	40	141,800	73	258,400
1938.....	22	110,400	26	97,700	48	208,100
1939.....	19	119,700	15	58,600	34	178,300
1940.....	19	91,200	12	42,000	31	133,200
1935-40.....	95	524,690	212	789,850	307	1,314,540

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	1,054	\$ 438,387
1936.....	877	396,987
1937.....	183	105,234
1938.....	834	350,547
1939.....	942	400,597
1940.....	1,270	495,794
1934-40.....	5,160	2,187,546

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	None
Amount.....	
Projects: Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	12.9	40.2	22.4
State banks.....	-	-	-
Savings and loan assns.....	21.1	29.9	24.1
Mortgage companies.....	-	-	-
Insurance companies.....	42.2	-	27.6
Savings banks.....	23.8	29.9	25.9
All others.....	-	-	-
Total.....	100.0 ^b	100.0 ^b	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90.....	40.9	-	23.1
81 to 85.....	27.3	-	15.4
76 to 80.....	18.2	35.3	25.6
71 to 75.....	9.1	17.6	12.8
61 to 70.....	4.5	41.2	20.5
51 to 60.....	-	-	-
50 or less.....	-	5.9	2.6
Total.....	100.0 ^b	100.0 ^b	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage.....	20.5
1-car garage.....	59.0
2-car garage.....	15.4
3-car garage.....	5.1
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	59.1	85.7
Brick.....	9.1	-
Stucco.....	4.5	-
Other.....	27.3	14.3
Total.....	100.0 ^b	100.0 ^b

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	18.2	-
5 rooms.....	36.4	7.1
6 rooms.....	36.4	50.0
7 rooms or more.....	9.0	42.9
Total.....	100.0 ^b	100.0 ^b

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	-	-	-	-
3,000 to \$3,999.....	-	-	-	-
4,000 to 4,999.....	13.6	\$ 4,400 ^c	\$ 433 ^c	9.8 ^c
5,000 to 5,999.....	50.0	5,255	486	9.2
6,000 to 7,999.....	18.2	6,500 ^c	650 ^c	10.0 ^c
8,000 to 9,999.....	9.1	8,300 ^c	850 ^c	10.2 ^c
10,000 or more.....	9.1	10,875 ^c	1,350 ^c	12.4 ^c
All groups: 1940.....	100.0 ^b	6,152	620	10.1
1939.....	-	7,639	836	10.9
1938.....	-	5,989	697	11.6
Existing homes:				
\$2,999 or less.....	7.2	\$ 2,800 ^c	\$ 250 ^c	8.9 ^c
3,000 to \$3,999.....	35.7	3,400 ^c	594 ^c	17.5 ^c
4,000 to 4,999.....	35.7	4,360 ^c	580 ^c	13.3 ^c
5,000 to 5,999.....	-	-	-	-
6,000 to 7,999.....	7.2	7,800 ^c	1,500 ^c	19.2 ^c
8,000 to 9,999.....	-	-	-	-
10,000 or more.....	14.2	11,000 ^c	1,650 ^c	15.0 ^c
All groups: 1940.....	100.0 ^b	5,100	780	15.3
1939.....	-	5,244	784	15.0
1938.....	-	4,360	810	18.6

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less.....	-	-	-	-
1,500 to \$1,999.....	36.4	\$ 33.88	2.77	22.4 ^c
2,000 to 2,499.....	22.8	33.80 ^c	2.36 ^c	18.2 ^c
2,500 to 2,999.....	4.5	39.00 ^c	2.01 ^c	17.1 ^c
3,000 to 3,999.....	27.3	45.50	2.05	16.2 ^c
4,000 to 4,999.....	4.5	73.00 ^c	2.45 ^c	18.3 ^c
5,000 or more.....	4.5	69.00 ^c	1.82 ^c	15.1 ^c
All groups: 1940.....	100.0 ^b	40.64	2.29	18.2
1939.....	-	48.67	2.26	17.8
1938.....	-	42.50	2.21	18.7
Existing homes:				
\$1,499 or less.....	-	-	-	-
1,500 to \$1,999.....	21.5	\$ 32.33 ^c	2.00 ^c	21.6 ^c
2,000 to 2,499.....	35.7	32.00 ^c	1.66 ^c	17.2 ^c
2,500 to 2,999.....	14.3	35.50 ^c	1.63 ^c	16.9 ^c
3,000 to 3,999.....	14.3	45.00 ^c	1.78 ^c	16.3 ^c
4,000 to 4,999.....	7.1	58.00 ^c	2.62 ^c	16.6 ^c
5,000 or more.....	7.1	86.00 ^c	1.20 ^c	11.2 ^c
All groups: 1940.....	100.0 ^b	40.14	1.71	16.2
1939.....	-	37.24	1.83	16.9
1938.....	-	35.00	1.60	15.4

Note: A glossary of terms used is included in the Appendix. ^a Estimated for 1930 by the FHA on the basis of the boundaries of the 1940 metropolitan district. ^b Distribution based on fewer than 26 cases. ^c Computation based on fewer than 6 cases.

ATLANTIC CITY METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	64,094	66,198	-2,104	-3.2	17,795	16,851	944	5.6	442	3,911	17.7	22,148
Outside central city.....	36,002	35,826	176	.5	10,400	9,772	628	6.4	1,404	7,300	38.2	19,104
Metropolitan district.....	100,096	102,024	-1,928	-1.9	28,195	26,623	1,572	5.9	1,846	11,211	27.2	41,252

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	4	\$ 20,650	30	\$ 115,900	34	\$ 136,550
1936	11	54,350	63	225,540	74	279,890
1937	18	96,300	53	197,500	71	293,800
1938	32	160,500	69	209,800	101	370,300
1939	23	122,400	35	98,400	58	220,800
1940	32	157,400	32	111,100	64	268,500
1935-40	120	611,600	282	958,240	402	1,569,840

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	857	\$ 344,333
1936	767	322,456
1937	188	98,229
1938	400	194,614
1939	593	334,366
1940	737	421,101
1934-40	3,542	1,715,079

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	1
Amount.....	\$ 875,000
Projects:	
Number.....	1
Dwelling units.....	261

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	66.6	79.0	71.8
State banks	7.4	4.8	6.3
Savings and loan assns.....	19.5	12.5	16.5
Mortgage companies	3.8	3.7	3.8
Insurance companies	2.7	-	1.6
Savings banks	-	-	-
All others	-	-	-
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	62.8	-	30.1
81 to 85	2.9	-	1.4
76 to 80	17.1	60.5	39.7
71 to 75	2.9	10.5	6.8
61 to 70	11.4	10.5	11.0
51 to 60	-	10.5	5.5
50 or less	2.9	8.0	5.5
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	13.7
1-car garage	72.6
2-car garage	12.3
3-car garage	1.4
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	61.8	65.7
Brick	5.9	2.8
Stucco	22.9	-
Other	32.3	8.6
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	23.5	-
5 rooms	20.6	20.0
6 rooms	41.2	37.1
7 rooms or more	14.7	42.9
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	2.9	\$ 3,500 ^a	\$ 400 ^a	11.4 ^a
4,000 to 4,999	14.7	4,525 ^a	510 ^a	11.3 ^a
5,000 to 5,999	41.2	5,461	729	13.3
6,000 to 7,999	32.4	6,502	855	13.1
8,000 to 9,999	5.9	8,063 ^a	1,225 ^a	15.2 ^a
10,000 or more	2.9	11,525 ^a	2,000 ^a	17.4 ^a
All groups: 1940	100.0	5,935	794	13.4
1939		6,598	1,087	16.5
1938		5,799	769	13.3
Existing homes:				
\$2,999 or less	17.1	\$ 2,158	\$ 342	15.8
3,000 to \$3,999	28.6	3,250	435	13.4
4,000 to 4,999	5.7	4,100 ^a	525 ^a	12.8 ^a
5,000 to 5,999	17.1	5,208	592	11.4
6,000 to 7,999	28.6	6,585	990	15.0
8,000 to 9,999	-	-	-	-
10,000 or more	2.9	10,000 ^a	2,500 ^a	25.0 ^a
All groups: 1940	100.0	4,593	669	14.6
1939		4,218	666	15.8
1938		4,213	669	15.9

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	-	-	-	-
1,500 to \$1,999	3.1	\$ 26.00 ^a	1.76 ^a	15.7 ^a
2,000 to 2,499	25.0	41.25	2.44	21.6
2,500 to 2,999	18.8	40.67	2.05	19.0
3,000 to 3,999	40.6	46.69	1.87	16.7
4,000 to 4,999	-	-	-	-
5,000 or more	12.5	58.50 ^a	.95 ^a	9.1 ^a
All groups: 1940	100.0	45.03	1.73	15.7
1939		52.07	1.31	12.4
1938		44.24	1.46	13.4
Existing homes:				
\$1,499 or less	3.0	\$ 17.00 ^a	1.60 ^a	16.4 ^a
1,500 to \$1,999	12.1	26.75 ^a	2.07 ^a	18.8 ^a
2,000 to 2,499	27.3	25.56	1.42	13.9
2,500 to 2,999	6.1	32.00 ^a	1.54 ^a	14.0 ^a
3,000 to 3,999	9.1	46.67 ^a	1.88 ^a	17.5 ^a
4,000 to 4,999	24.2	42.88	1.10	11.6
5,000 or more	18.2	64.33	1.12	12.5
All groups: 1940	100.0	39.00	1.31	13.4
1939		36.18	1.26	12.9
1938		38.37	1.00	10.7

Note: A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 6 cases.

TRENTON METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	124,697	123,356	1,341	1.1	29,595	27,130	2,465	9.1	41	659	2.2	30,295
Outside central city.....	75,431	66,863	8,568	12.8	19,529	16,301	3,228	19.8	101	407	2.0	20,037
Metropolitan district.....	200,128	190,219	9,909	5.2	49,124	43,431	5,693	13.1	142	1,066	2.1	50,332

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	9	\$ 42,700	41	\$ 170,400	50	\$ 213,100
1936	25	122,300	90	330,054	115	452,354
1937	29	135,600	61	212,400	90	348,000
1938	70	367,800	66	245,100	136	612,900
1939	123	576,700	41	153,300	164	730,000
1940	258	1,093,200	23	116,100	281	1,209,300
1935-40	514	2,338,300	328	1,227,354	842	3,565,654

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	1,291	\$ 536,322
1936	1,028	501,621
1937	187	102,203
1938	504	335,602
1939	956	485,236
1940	1,145	616,195
1934-40	5,201	2,577,178

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	None
Amount.....	
Projects: Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	24.0	63.3	27.9
State banks	7.0	15.7	7.6
Savings and loan assns.	2.1	1.9	1.9
Mortgage companies	42.0	13.3	39.2
Insurance companies	4.7	7.7	5.0
Savings banks	—	—	—
All others	20.2	—	16.2
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	62.8	—	56.4
81 to 85	14.3	—	12.8
76 to 80	12.4	53.1	16.4
71 to 75	4.1	18.8	5.7
61 to 70	3.4	15.6	4.7
51 to 60	1.9	12.5	3.0
50 or less	1.1	—	1.0
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	30.5
1-car garage	60.1
2-car garage	8.1
3-car garage	1.3
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	45.7	56.3
Brick	4.1	12.5
Stucco	—	15.6
Other	50.2	15.6
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	14.0	6.2
5 rooms	40.0	18.8
6 rooms	42.6	43.8
7 rooms or more	3.4	31.2
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	3.4	\$ 2,881	\$ 253	8.8
3,000 to \$3,999	22.3	3,351	292	8.7
4,000 to 4,999	21.5	4,524	475	10.5
5,000 to 5,999	27.2	5,444	659	12.1
6,000 to 7,999	21.9	6,504	803	12.3
8,000 to 9,999	3.0	8,738	1,225	14.0
10,000 or more	.7	11,000 ^a	2,400 ^a	21.8 ^a
All groups: 1940	100.0	5,067	586	11.6
1939	—	5,756	709	12.3
1938	—	6,457	839	13.0
Existing homes:				
\$2,999 or less	18.8	\$ 2,692	\$ 383	14.2
3,000 to \$3,999	21.9	3,643	429	11.8
4,000 to 4,999	15.6	4,390 ^a	570 ^a	13.0 ^a
5,000 to 5,999	6.3	5,375 ^a	650 ^a	12.1 ^a
6,000 to 7,999	25.0	6,281	881	14.0
8,000 to 9,999	6.2	8,750 ^a	1,200 ^a	13.7 ^a
10,000 or more	6.2	12,750 ^a	2,000 ^a	15.7 ^a
All groups: 1940	100.0	5,238	716	13.7
1939	—	4,963	891	18.0
1938	—	5,197	938	18.0

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	6.8	\$ 25.50	2.73	22.7
1,500 to \$1,999	25.8	30.34	2.47	20.8
2,000 to 2,499	29.6	34.35	2.22	18.6
2,500 to 2,999	16.3	35.51	1.94	15.9
3,000 to 3,999	15.5	43.93	1.83	15.5
4,000 to 4,999	3.0	49.25	1.55	13.4
5,000 or more	3.0	55.63	1.10	9.8
All groups: 1940	100.0	35.48	2.03	17.0
1939	—	38.66	2.01	16.2
1938	—	44.29	2.16	17.7
Existing homes:				
\$1,499 or less	6.3	\$ 20.00 ^a	2.01 ^a	16.6 ^a
1,500 to \$1,999	18.7	28.00	1.86	19.1
2,000 to 2,499	25.0	29.82	1.85	16.3
2,500 to 2,999	9.4	34.00	2.01	15.4 ^a
3,000 to 3,999	28.1	42.33	1.89	15.6
4,000 to 4,999	3.1	51.00 ^a	1.14 ^a	13.3 ^a
5,000 or more	9.4	82.67 ^a	1.52 ^a	13.7 ^a
All groups: 1940	100.0	38.41	1.77	15.6
1939	—	38.60	1.62	15.2
1938	—	40.36	1.37	12.8

Note: A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 6 cases.

ALLENTOWN - BETHLEHEM - EASTON METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	188,983	184,923	4,060	2.2	49,609	45,291	4,318	9.5	84	1,139	2.2	50,832
Outside central city.....	136,159	137,249	-1,090	.8	34,039	31,793	2,246	7.1	370	691	2.0	35,100
Metropolitan district.....	325,142	322,172	2,970	.9	83,648	77,084	6,564	8.5	454	1,830	2.1	85,932

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	8	\$ 51,550	82	\$ 317,200	90	\$ 368,750
1936	41	293,110	256	819,330	297	1,112,440
1937	30	170,300	147	499,550	177	669,850
1938	62	342,800	129	470,300	191	813,100
1939	57	246,800	51	198,400	108	445,200
1940	113	489,200	79	267,200	192	756,400
1935-40	311	1,593,760	744	2,571,980	1,055	4,165,740

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	810	\$ 349,897
1936	989	495,838
1937	236	129,846
1938	594	291,804
1939	895	415,038
1940	1,147	531,212
1934-40	4,621	2,213,035

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	1
Amount.....	\$ 230,000
Projects:	
Number.....	1
Dwelling units.....	53

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	39.2	36.7	38.4
State banks	54.4	59.1	56.0
Savings and loan assns.	-	.9	.3
Mortgage companies	-	2.7	.9
Insurance companies	1.0	-	.7
Savings banks	-	-	-
All others	5.4	.6	3.7
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	68.9	-	40.4
81 to 85	7.6	-	4.4
76 to 80	18.5	70.2	39.9
71 to 75	.8	13.1	5.9
61 to 70	3.4	16.7	8.9
51 to 60	.8	-	.5
50 or less	-	-	-
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	36.0
1-car garage	52.7
2-car garage	9.3
3-car garage	2.0
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	36.1	12.2
Brick	43.7	71.9
Stucco	-	11.0
Other	20.2	4.9
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	16.0	-
5 rooms	28.6	6.1
6 rooms	51.2	53.7
7 rooms or more	4.2	40.2
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	5.9	\$ 2,814	\$ 336	11.9
3,000 to \$3,999	16.0	3,438	486	14.1
4,000 to 4,999	16.8	4,453	573	12.9
5,000 to 5,999	40.3	5,374	728	13.5
6,000 to 7,999	17.7	6,433	965	15.0
8,000 to 9,999	2.5	8,333	1,500	18.0
10,000 or more	.8	10,000	1,800	18.0
All groups: 1940	100.0	5,060	710	14.0
1939		5,238	719	13.7
1938		7,431	1,083	14.6
Existing homes:				
\$2,999 or less	24.4	\$ 2,405	\$ 450	18.7
3,000 to \$3,999	26.8	3,420	547	16.0
4,000 to 4,999	22.0	4,356	680	15.6
5,000 to 5,999	12.2	5,360	988	18.4
6,000 to 7,999	7.3	6,467	1,258	19.5
8,000 to 9,999	4.9	9,075	1,600	17.6
10,000 or more	2.4	10,250	2,725	26.6
All groups: 1940	100.0	4,280	763	17.8
1939		5,107	955	18.7
1938		5,350	1,134	21.2

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	7.5	\$ 22.89	2.52	21.3
1,500 to \$1,999	35.8	30.21	2.57	20.7
2,000 to 2,499	34.2	35.90	2.36	19.7
2,500 to 2,999	12.5	42.73	2.28	18.9
3,000 to 3,999	5.0	49.83	2.12	18.3
4,000 to 4,999	4.2	48.60	1.47	12.9
5,000 or more	.8	81.00	1.85	18.0
All groups: 1940	100.0	35.34	2.31	19.2
1939		36.79	2.19	18.2
1938		49.11	2.20	17.4
Existing homes:				
\$1,499 or less	7.3	\$ 21.67	2.07	20.5
1,500 to \$1,999	35.4	25.45	1.84	17.9
2,000 to 2,499	23.2	34.05	1.77	18.3
2,500 to 2,999	12.2	40.70	1.80	18.3
3,000 to 3,999	8.5	50.00	1.91	17.6
4,000 to 4,999	6.1	40.00	1.02	10.5
5,000 or more	7.3	73.50	1.46	14.7
All groups: 1940	100.0	35.54	1.68	16.7
1939		40.67	1.71	16.8
1938		43.49	1.82	17.6

Note: A glossary of terms used is included in the Appendix. * Computation based on fewer than 6 cases.

ALTOONA METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by F.H.A.	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	80,214	82,054	-1,840	-2.2	21,361	19,987	1,374	6.9	28	388	1.8	21,777
Outside central city.....	33,880	32,178	1,702	5.3	7,643	6,763	880	13.0	92	99	1.3	7,834
Metropolitan district.....	114,094	114,232	-138	-1	29,004	26,750	2,254	8.4	120	487	1.6	29,611

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	-	-	2	\$ 5,450	2	\$ 5,450
1936	-	-	7	16,650	7	16,650
1937	-	\$ 17,200	27	82,200	31	99,400
1938	3	14,900	24	75,400	27	90,300
1939	9	51,300	14	62,600	23	113,900
1940	35	160,500	18	63,200	53	223,700
1935-40	51	243,900	92	305,500	143	549,400

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	158	\$ 44,371
1936	256	93,000
1937	70	26,911
1938	101	12,150
1939	382	146,890
1940	619	221,936
1934-40	1,586	565,258

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	None
Number	
Amount	
Projects:	
Number	
Dwelling units	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	37.0	65.5	46.7
State banks	34.5	34.5	53.3
Savings and loan assns.	-	-	-
Mortgage companies	-	-	-
Insurance companies	-	-	-
Savings banks	-	-	-
All others	-	-	-
Total	100.0	100.0 ^a	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	68.6	-	42.4
81 to 85	17.1	-	10.2
76 to 80	8.5	66.7	30.5
71 to 75	2.9	16.7	8.5
61 to 70	2.9	8.3	5.1
51 to 60	-	8.3	3.3
50 or less	-	-	-
Total	100.0	100.0 ^a	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	52.5
1-car garage	32.2
2-car garage	13.6
3-car garage	1.7
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	82.4	29.1
Brick	8.8	62.5
Stucco	-	4.2
Other	8.8	4.2
Total	100.0	100.0 ^a

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	14.7	-
5 rooms	32.4	12.5
6 rooms	47.0	45.8
7 rooms or more	5.9	41.7
Total	100.0	100.0 ^a

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	-	-	-	-
4,000 to 4,999	44.1	\$ 4,423	\$ 397	9.0
5,000 to 5,999	29.4	5,340	555	10.4
6,000 to 7,999	23.5	6,050	663	11.0
8,000 to 9,999	3.0	8,000 ^b	1,100 ^b	13.8 ^b
10,000 or more	-	-	-	-
All groups: 1940	100.0	5,181	526	10.2
1939	-	6,770	825	12.2
1938	-	4,200 ^b	350 ^b	8.3 ^b
Existing homes:				
\$2,999 or less	8.3	\$ 2,500 ^b	\$ 475 ^b	19.0 ^b
3,000 to \$3,999	12.5	3,433 ^b	717 ^b	20.9 ^b
4,000 to 4,999	50.0	4,317 ^b	596 ^b	13.8
5,000 to 5,999	12.5	5,333 ^b	717 ^b	13.4 ^b
6,000 to 7,999	16.7	6,700 ^b	925 ^b	13.8 ^b
8,000 to 9,999	-	-	-	-
10,000 or more	-	-	-	-
All groups: 1940	100.0 ^a	4,579	671	14.7
1939	-	5,960	1,093	18.3
1938	-	4,203	965	23.0

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	5.9	\$ 29.50 ^b	3.27 ^b	24.4 ^b
1,500 to \$1,999	35.3	31.25	2.74	22.1
2,000 to 2,499	26.5	35.56 ^b	2.30	18.9
2,500 to 2,999	23.5	40.88	1.99	17.8
3,000 to 3,999	5.9	44.50 ^b	1.80 ^b	16.0 ^b
4,000 to 4,999	2.9	63.00 ^b	1.98 ^b	18.7 ^b
5,000 or more	-	-	-	-
All groups: 1940	100.0	36.26	2.31	19.4
1939	-	48.40	2.09	18.0
1938	-	27.00 ^b	3.11 ^b	24.0 ^b
Existing homes:				
\$1,499 or less	-	-	-	-
1,500 to \$1,999	16.7	\$ 26.25 ^b	2.15 ^b	17.7 ^b
2,000 to 2,499	20.8	31.40 ^b	1.97 ^b	17.1 ^b
2,500 to 2,999	12.5	30.67 ^b	1.36 ^b	13.3 ^b
3,000 to 3,999	33.3	37.00	1.49	13.2
4,000 to 4,999	12.5	43.67 ^b	1.31 ^b	11.9 ^b
5,000 or more	4.2	35.00 ^b	.70 ^b	7.4 ^b
All groups: 1940	100.0 ^a	34.00	1.52	13.5
1939	-	53.38	1.91	20.3
1938	-	31.65	1.50	13.6

Note: A glossary of terms used is included in the Appendix. ^a Distribution based on fewer than 26 cases. ^b Computation based on fewer than 6 cases.

ERIE METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units								
	1940	1930	Increase		Occupied				Vacant, 1940				Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent			
							Number	Percent		Number	Percent of total		
In central city.....	116,955	115,967	988	0.9	30,735	28,197	2,538	9.0	100	639	2.0	31,474	
Outside central city.....	17,084	13,850	3,234	23.4	4,502	3,474	1,028	29.6	292	85	1.7	4,879	
Metropolitan district.....	134,039	129,817	4,222	3.3	35,237	31,671	3,566	11.3	392	724	2.0	36,353	

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	2	\$ 9,400	24	\$ 94,500	26	\$ 103,900
1936	15	57,400	74	260,150	89	317,550
1937.....	23	110,200	243	628,400	266	738,600
1938	55	245,700	125	408,200	180	653,900
1939	86	384,000	69	250,600	155	634,600
1940.....	121	531,400	87	314,100	208	845,500
1935-40	302	1,338,100	622	1,955,950	924	3,294,050

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	407	\$ 124,917
1936	533	195,968
1937.....	104	42,703
1938	436	158,057
1939	571	219,540
1940.....	219	298,149
1934-40	2,870	1,039,334

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	1
Amount.....	\$ 800,000
Projects:	
Number.....	1
Dwelling units.....	202

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	29.0	30.8	29.6
State banks	40.1	57.8	46.8
Savings and loan assns.	29.7	11.4	22.8
Mortgage companies	-	-	-
Insurance companies	-	-	-
Savings banks	1.2	-	.8
All others	-	-	-
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	32.6	-	19.1
81 to 85	28.7	-	15.5
76 to 80	20.2	60.4	36.9
71 to 75	11.6	19.8	15.1
61 to 70	4.7	10.4	7.1
51 to 60	1.5	7.3	4.0
50 or less	.7	2.1	1.3
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	24.4
1-car garage	46.9
2-car garage	24.9
3-car garage	1.8
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	80.6	54.3
Brick	10.9	43.5
Stucco	-	1.1
Other	8.5	1.1
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	23.3	5.4
5 rooms	39.5	15.2
6 rooms	33.3	40.2
7 rooms or more	3.9	39.2
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	8.1
3,000 to \$3,999	6.2	\$ 3,525	\$ 294	8.3
4,000 to 4,999	37.9	4,422	368	8.3
5,000 to 5,999	28.7	5,284	504	9.5
6,000 to 7,999	20.9	6,452	676	10.5
8,000 to 9,999	4.7	8,750	1,217	13.9
10,000 or more	1.6	10,000	1,700	17.0
All groups: 1940	100.0	5,333	527	9.9
1939		5,572	599	10.8
1938		5,191	656	12.6
Existing homes:				
\$2,999 or less	5.4	\$ 1,570	\$ 250	15.9
3,000 to \$3,999	33.7	3,418	455	13.3
4,000 to 4,999	21.7	4,295	513	11.9
5,000 to 5,999	17.4	5,368	763	14.2
6,000 to 7,999	13.1	6,533	983	15.0
8,000 to 9,999	6.5	8,833	1,500	17.0
10,000 or more	2.2	10,250	1,900	18.5
All groups: 1940	100.0	4,759	678	14.2
1939		4,561	843	18.5
1938		4,400	771	17.5

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	8.5	\$ 27.91	2.98	24.1
1,500 to \$1,999	29.5	31.05	2.66	21.2
2,000 to 2,499	27.9	37.11	2.32	19.5
2,500 to 2,999	14.7	42.21	2.15	18.7
3,000 to 3,999	14.7	41.74	1.84	15.3
4,000 to 4,999	3.1	59.50	1.89	15.5
5,000 or more	1.6	65.50	1.41	13.7
All groups: 1940	100.0	37.08	2.24	18.7
1939		37.54	2.22	17.9
1938		37.41	2.13	18.3
Existing homes:				
\$1,499 or less	9.0	\$ 23.53	2.29	20.7
1,500 to \$1,999	24.7	26.68	2.07	18.5
2,000 to 2,499	22.5	31.20	2.02	16.7
2,500 to 2,999	12.4	34.00	1.67	15.2
3,000 to 3,999	18.0	41.19	1.60	14.0
4,000 to 4,999	6.7	49.67	1.54	13.3
5,000 or more	6.7	54.67	1.12	9.3
All groups: 1940	100.0	34.37	1.70	14.7
1939		33.61	1.62	14.1
1938		30.31	1.51	12.7

Note: A glossary of terms used is included in the Appendix. * Computation based on fewer than 6 cases.

HARRISBURG METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	83,893	80,339	3,554	4.4	23,769	21,620	2,149	9.9	61	640	2.6	24,470
Outside central city.....	89,474	81,333	8,141	10.0	22,642	19,500	3,142	16.1	243	446	1.9	23,331
Metropolitan district.....	173,367	161,672	11,695	7.2	46,411	41,120	5,291	12.9	304	1,086	2.3	47,801

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	3	\$ 19,350	19	\$ 76,100	22	\$ 95,450
1936	21	118,250	55	173,390	76	291,640
1937.....	44	239,300	21	72,000	65	311,300
1938	53	284,700	22	95,700	75	380,400
1939	113	565,300	13	55,100	126	620,400
1940.....	114	570,500	31	112,000	145	682,500
1935-40	348	1,797,400	161	584,290	509	2,381,690

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	530	\$ 212,020
1936	431	188,764
1937.....	77	32,779
1938	366	176,558
1939	472	197,225
1940.....	774	363,757
1934-40	2,650	1,171,103

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	1
Amount.....	\$ 550,000
Projects:	
Number.....	1
Dwelling units.....	117

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	32.1	22.0	30.5
State banks	63.5	73.1	65.0
Savings and loan assns.	—	—	—
Mortgage companies	3.6	1.7	3.3
Insurance companies	.8	3.2	1.2
Savings banks	—	—	—
All others	—	—	—
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	69.8	—	55.6
81 to 85	11.6	—	9.3
76 to 80.....	13.9	66.7	24.7
71 to 75	.8	21.2	4.9
61 to 70	2.3	9.1	3.7
51 to 60.....	.8	3.0	1.2
50 or less	.8	—	.6
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	22.2
1-car garage	71.0
2-car garage.....	6.2
3-car garage	.6
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	20.2	31.0
Brick	76.7	48.3
Stucco.....	—	10.4
Other	3.1	10.3
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	—	3.4
5 rooms	12.4	13.8
6 rooms.....	82.2	48.3
7 rooms or more	5.4	34.5
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	—	—	—	—
3,000 to \$3,999	8.5	\$ 4,568	\$ 523	11.4
4,000 to 4,999	53.5	5,427	684	12.6
5,000 to 5,999	36.4	6,603	841	12.7
6,000 to 7,999	.8	8,850	1,500	16.9
8,000 to 9,999	.8	10,000	3,250	32.5
10,000 or more	—	—	—	—
All groups: 1940	100.0	5,844	754	12.9
1939	—	5,881	738	12.5
1938	—	6,365	769	12.1
Existing homes:				
\$2,999 or less	13.8	\$ 2,450	\$ 404	16.5
3,000 to \$3,999	20.7	3,533	575	16.3
4,000 to 4,999	24.1	4,314	700	16.2
5,000 to 5,999	20.7	5,158	746	14.5
6,000 to 7,999	13.8	6,325	1,113	17.6
8,000 to 9,999	6.9	9,025	1,750	19.4
10,000 or more	—	—	—	—
All groups: 1940	100.0	4,672	772	16.5
1939	—	5,488	922	16.8
1938	—	6,469	1,225	18.9

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	—	—	—	—
1,500 to \$1,999	30.2	\$ 33.08	2.98	22.4
2,000 to 2,499	38.0	38.88	2.61	21.1
2,500 to 2,999	14.7	41.58	2.28	18.7
3,000 to 3,999	15.5	46.45	2.04	16.8
4,000 to 4,999	.8	49.00	1.34	13.1
5,000 or more	.8	59.00	.31	2.8
All groups: 1940	100.0	38.93	2.33	18.6
1939	—	38.26	2.17	17.0
1938	—	43.60	2.35	19.3
Existing homes:				
\$1,499 or less	7.1	\$ 23.00	2.20	19.6
1,500 to \$1,999	42.9	30.33	2.45	21.5
2,000 to 2,499	28.6	34.13	2.12	18.8
2,500 to 2,999	10.7	44.00	2.06	20.1
3,000 to 3,999	3.6	37.00	1.32	11.7
4,000 to 4,999	7.1	60.00	1.34	15.5
5,000 or more	—	—	—	—
All groups: 1940	100.0	34.71	2.15	19.0
1939	—	39.40	2.20	18.9
1938	—	51.50	1.72	16.4

Note: A glossary of terms used is included in the Appendix. * Computation based on fewer than 6 cases.

JOHNSTOWN METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	66,668	66,993	-325	-0.5	16,302	15,042	1,260	8.4	7	161	1.0	16,470
Outside central city.....	85,113	80,618	4,495	5.6	19,432	16,419	3,013	18.4	135	277	1.4	19,844
Metropolitan district.....	151,781	147,611	4,170	2.8	35,734	31,461	4,273	13.6	142	438	1.2	36,314

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	1	\$ 6,000	9	\$ 35,600	10	\$ 41,600
1936	9	36,800	23	90,260	32	127,060
1937	30	116,300	50	167,400	80	283,700
1938	60	321,100	73	299,400	133	620,700
1939	80	418,600	96	364,200	176	782,800
1940	135	638,200	39	136,800	174	775,000
1935-40	315	1,537,000	290	1,093,860	605	2,630,860

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	279	\$ 85,928
1936	279	116,444
1937	64	29,529
1938	119	50,296
1939	396	152,546
1940	786	283,522
1934-40	1,923	718,265

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	None
Number	
Amount	
Projects:	
Number	
Dwelling units	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	51.8	83.2	57.5
State banks	20.7	10.8	18.9
Savings and loan assns.	-	4.3	.8
Mortgage companies	2.0	1.7	2.0
Insurance companies	.8	-	.7
Savings banks	-	-	-
All others	24.7	-	20.1
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	63.1	-	49.2
81 to 85	18.9	-	14.5
76 to 80	12.3	58.5	22.3
71 to 75	.7	17.1	4.5
61 to 70	3.6	12.2	5.6
51 to 60	.7	9.8	2.8
50 or less	.7	2.4	1.1
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	30.7
1-car garage	57.6
2-car garage	11.7
3-car garage	-
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	82.5	59.0
Brick	13.9	25.6
Stucco	-	2.6
Other	3.6	12.8
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	16.8	5.1
5 rooms	46.7	15.4
6 rooms	32.1	59.0
7 rooms or more	4.4	20.5
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	0.7	\$ 2,800 ^a	\$ 400 ^a	14.3 ^a
3,000 to \$3,999	4.4	3,567	342	9.6
4,000 to 4,999	32.1	4,427	419	9.5
5,000 to 5,999	27.0	5,341	513	9.6
6,000 to 7,999	29.9	6,361	734	11.5
8,000 to 9,999	3.7	8,440 ^a	1,400 ^a	16.6 ^a
10,000 or more	2.2	14,333 ^a	1,867 ^a	13.0 ^a
All groups: 1940	100.0	5,566	603	10.8
1939		6,416	777	12.1
1938		4,500 ^a	450 ^a	10.0 ^a
Existing homes:				
\$2,999 or less	10.3	\$ 2,575 ^a	\$ 363 ^a	14.1 ^a
3,000 to \$3,999	23.1	3,517	583	16.6
4,000 to 4,999	33.3	4,323	638	14.8
5,000 to 5,999	7.7	5,367	900	16.8
6,000 to 7,999	20.5	6,988	1,069	15.3
8,000 to 9,999	5.1	8,250 ^a	1,250 ^a	15.2 ^a
10,000 or more	-	-	-	-
All groups: 1940	100.0	4,786	737	15.4
1939		5,055	1,017	20.1
1938		3,367 ^a	400 ^a	11.9 ^a

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	4.4	\$ 25.83	2.87	21.7
1,500 to \$1,999	41.9	32.84	2.87	22.7
2,000 to 2,499	30.1	35.66	2.40	19.2
2,500 to 2,999	11.8	39.69	2.15	17.6
3,000 to 3,999	5.9	42.88	1.92	15.6
4,000 to 4,999	1.5	72.50 ^a	2.11 ^a	18.8 ^a
5,000 or more	4.4	72.67	1.71	14.0
All groups: 1940	100.0	37.12	2.40	19.2
1939		44.07	2.12	17.5
1938		26.50 ^a	2.65 ^a	18.7 ^a
Existing homes:				
\$1,499 or less	10.0	\$ 27.25 ^a	3.79 ^a	29.5 ^a
1,500 to \$1,999	30.0	27.25	2.16	18.1
2,000 to 2,499	25.0	32.20	2.15	17.7
2,500 to 2,999	7.5	30.00 ^a	1.53 ^a	13.6 ^a
3,000 to 3,999	12.5	51.80 ^a	1.75 ^a	17.6 ^a
4,000 to 4,999	15.0	45.00	1.35	12.1
5,000 or more	-	-	-	-
All groups: 1940	100.0	34.43	1.89	16.5
1939		38.92	1.81	16.7
1938		28.00 ^a	1.36 ^a	12.3 ^a

Note: A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 6 cases.

LANCASTER METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	61,345	59,949	1,396	2.3	16,958	15,407	1,551	10.1	21	359	2.1	17,338
Outside central city.....	70,682	63,207	7,475	11.8	18,383	15,446	2,937	19.0	192	337	1.8	18,912
Metropolitan district.....	132,027	123,156	8,871	7.2	35,341	30,853	4,488	14.5	213	696	1.9	36,250

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	1	\$ 4,300	5	\$ 20,100	6	\$ 24,400
1936	4	26,200	15	48,300	19	74,500
1937	8	51,800	5	14,400	13	66,200
1938	32	149,700	7	21,000	39	170,700
1939	17	80,500	7	23,500	24	104,000
1940	8	39,000	3	12,700	11	51,700
1935-40	70	351,500	42	140,000	112	491,500

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	163	\$ 57,067
1936	131	74,193
1937	29	14,798
1938	109	43,734
1939	131	57,365
1940	168	75,493
1934-40	731	322,650

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	1
Amount.....	\$ 250,000
Projects:	
Number.....	1
Dwelling units.....	58

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	75.7	36.2	66.9
State banks	24.3	-	18.9
Savings and loan assns.	-	-	-
Mortgage companies	-	63.8	14.2
Insurance companies	-	-	-
Savings banks.....	-	-	-
All others	-	-	-
Total	100.0 ^a	100.0 ^a	100.0 ^a

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	55.6	-	41.7
81 to 85	22.2	-	16.6
76 to 80	22.2	100.0	41.7
71 to 75	-	-	-
61 to 70	-	-	-
51 to 60	-	-	-
50 or less	-	-	-
Total	100.0 ^a	100.0 ^a	100.0 ^a

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	41.7
1-car garage	50.0
2-car garage	8.3
3-car garage	-
Total	100.0 ^a

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	-	-
Brick	100.0	33.4
Stucco	-	33.3
Other	-	33.3
Total	100.0 ^a	100.0 ^a

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	-	-
5 rooms	11.1	-
6 rooms	77.8	66.7
7 rooms or more	11.1	33.3
Total	100.0 ^a	100.0 ^a

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	22.2	\$ 3,800 ^b	\$ 400 ^b	10.5 ^b
4,000 to 4,999	11.1	4,500 ^b	500 ^b	11.1 ^b
5,000 to 5,999	-	-	-	-
6,000 to 7,999	66.7	6,617	979	14.8
8,000 to 9,999	-	-	-	-
10,000 or more	-	-	-	-
All groups: 1940	100.0 ^a	5,756	797	13.8
1939	-	5,886	878	14.9
1938	-	5,700	743	13.0
Existing homes:				
\$2,999 or less	33.4	\$ 2,350 ^b	\$ 350 ^b	14.9 ^b
3,000 to \$3,999	33.3	3,500 ^b	600 ^b	17.1 ^b
4,000 to 4,999	-	-	-	-
5,000 to 5,999	-	-	-	-
6,000 to 7,999	-	-	-	-
8,000 to 9,999	-	-	-	-
10,000 or more	33.3	10,125 ^b	3,000 ^b	29.6 ^b
All groups: 1940	100.0 ^a	5,325 ^b	1,317 ^b	24.7 ^b
1939	-	4,407	664	15.1
1938	-	3,917 ^b	658 ^b	16.8 ^b

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	11.2	\$ 30.00 ^b	3.35 ^b	26.8 ^b
1,500 to \$1,999	22.2	26.00 ^b	2.24 ^b	18.4 ^b
2,000 to 2,499	22.2	39.50 ^b	2.90 ^b	21.1 ^b
2,500 to 2,999	11.1	36.00 ^b	2.22 ^b	16.0 ^b
3,000 to 3,999	22.2	48.00 ^b	2.13 ^b	18.3 ^b
4,000 to 4,999	-	-	-	-
5,000 or more	11.1	47.00 ^b	1.34 ^b	10.4 ^b
All groups: 1940	100.0 ^a	37.78	2.19	17.3
1939	-	36.78	2.29	18.1
1938	-	37.21	2.53	19.6
Existing homes:				
\$1,499 or less	-	-	-	-
1,500 to \$1,999	66.7	\$ 23.00 ^b	1.77 ^b	16.7 ^b
2,000 to 2,499	-	-	-	-
2,500 to 2,999	-	-	-	-
3,000 to 3,999	-	-	-	-
4,000 to 4,999	-	-	-	-
5,000 or more	33.3	60.00 ^b	1.35 ^b	9.6 ^b
All groups: 1940	100.0 ^a	35.33 ^b	1.48 ^b	11.8 ^b
1939	-	31.00	2.31	19.5
1938	-	29.00	2.41 ^b	21.4 ^b

Note: A glossary of terms used is included in the Appendix. ^a Distribution based on fewer than 26 cases. ^b Computation based on fewer than 6 cases.

PHILADELPHIA METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units								
	1940	1930 ^a	Increase		Occupied				Vacant, 1940				Total
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent			
							Number	Percent		Number	Percent of total		
In central city.....	1,931,334	1,950,961	-19,627	-1.0	507,124	458,627	48,497	10.6	1,114	25,250	4.7	533,488	
Outside central city.....	967,310	906,362	60,948	6.7	247,598	215,715	31,883	14.8	2,751	9,328	3.6	259,677	
Metropolitan district.....	2,898,644	2,857,323	41,321	1.4	754,722	674,342	80,380	11.9	3,865	34,578	4.4	793,165	

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	151	\$ 738,100	805	\$ 2,781,250	956	\$ 3,519,350
1936	915	4,169,020	2,112	6,072,912	3,027	10,241,932
1937	801	3,838,500	2,067	6,023,100	2,868	9,861,600
1938	1,930	9,722,300	1,915	5,957,000	3,845	15,679,300
1939	3,610	16,989,900	1,367	4,443,000	4,977	21,432,900
1940	4,780	21,311,400	1,423	4,568,900	6,203	25,879,300
1935-40	12,190	56,769,220	9,689	29,845,662	21,879	86,614,882

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	23,169	\$ 7,265,624
1936	21,472	7,901,956
1937	3,659	1,800,824
1938	11,887	5,206,125
1939	15,075	6,682,014
1940	18,056	8,137,824
1934-40	93,319	36,994,367

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	10
Amount.....	\$ 2,637,500
Projects:	
Number.....	10
Dwelling units.....	636

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	11.2	21.7	13.1
State banks	25.9	17.7	21.4
Savings and loan assns.	7.8	2.1	6.8
Mortgage companies	47.5	50.7	49.0
Insurance companies	2.6	1.9	2.5
Savings banks	4.4	5.7	4.7
All others	.6	.2	.5
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	80.3		61.8
81 to 85	8.6		6.6
76 to 80	6.8	53.6	17.3
71 to 75	2.4	23.7	7.4
61 to 70	1.5	15.9	4.9
51 to 60	.3	4.3	1.3
50 or less	.1	2.5	.7
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	14.3
1-car garage	81.0
2-car garage	4.4
3-car garage	.3
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	3.9	15.1
Brick	62.7	57.6
Stucco	.2	13.3
Other	33.2	14.0
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	4.1	0.9
5 rooms	10.3	7.5
6 rooms	77.8	58.7
7 rooms or more	7.8	32.9
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	1.2	\$ 2,804	\$ 360	12.8
3,000 to \$3,999	8.0	3,623	385	10.6
4,000 to 4,999	37.6	4,454	494	11.1
5,000 to 5,999	35.1	5,359	730	13.6
6,000 to 7,999	14.8	6,451	988	15.3
8,000 to 9,999	2.4	8,351	1,566	18.8
10,000 or more	.9	11,787	2,445	20.7
All groups: 1940	100.0	5,144	684	13.3
1939		5,451	789	14.5
1938		5,909	849	14.4
Existing homes:				
\$2,999 or less	21.0	\$ 2,491	\$ 487	19.6
3,000 to \$3,999	30.9	3,429	612	17.8
4,000 to 4,999	23.7	4,472	772	17.3
5,000 to 5,999	10.5	5,320	1,019	19.2
6,000 to 7,999	8.3	6,443	1,378	21.4
8,000 to 9,999	3.1	8,436	2,079	24.6
10,000 or more	2.5	12,384	3,313	26.8
All groups: 1940	100.0	4,306	843	19.6
1939		4,377	858	19.6
1938		4,322	863	20.0

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	3.0	\$ 27.05	2.96	24.1
1,500 to \$1,999	27.9	31.48	2.55	21.7
2,000 to 2,499	36.4	35.53	2.26	19.5
2,500 to 2,999	12.4	38.49	2.00	17.3
3,000 to 3,999	14.1	44.41	1.84	16.1
4,000 to 4,999	3.5	51.13	1.58	14.0
5,000 or more	2.7	60.57	1.30	11.3
All groups: 1940	100.0	36.97	2.11	18.2
1939		38.50	2.04	17.3
1938		42.37	2.04	17.5
Existing homes:				
\$1,499 or less	6.8	\$ 23.59	2.18	21.7
1,500 to \$1,999	28.5	27.90	1.92	19.4
2,000 to 2,499	27.7	31.94	1.78	17.6
2,500 to 2,999	11.8	35.54	1.61	15.9
3,000 to 3,999	15.4	42.17	1.59	15.4
4,000 to 4,999	4.2	50.89	1.51	14.1
5,000 or more	5.6	72.67	1.26	11.9
All groups: 1940	100.0	35.31	1.66	16.3
1939		35.90	1.56	15.3
1938		35.52	1.62	15.9

Note: A glossary of terms used is included in the Appendix. ^a Estimated for 1930 by the FHA on the basis of the boundaries of the 1940 metropolitan district.

PITTSBURGH METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	671,659	669,817	1,842	0.3	175,156	155,079	20,077	12.9	347	4,366	2.4	179,869
Outside central city.....	1,322,401	1,283,851	38,550	3.0	327,024	281,691	45,333	16.1	773	4,992	1.5	332,789
Metropolitan district.....	1,994,060	1,953,668	40,392	2.1	502,180	436,770	65,410	15.0	1,120	9,358	1.8	512,658

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	82	\$ 468,300	391	\$ 1,877,200	473	\$ 2,345,500
1936.....	541	2,859,634	1,054	4,308,410	1,595	7,168,044
1937.....	723	4,007,300	1,864	3,725,100	2,587	7,732,400
1938.....	968	5,468,500	536	2,524,200	1,504	7,992,700
1939.....	1,556	8,808,700	505	2,376,000	2,061	11,184,700
1940.....	2,219	12,502,200	531	2,603,990	2,750	15,106,190
1935-40.....	6,089	34,114,634	3,881	17,414,900	9,970	51,529,534

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	6,101	\$ 2,020,377
1936.....	6,596	2,192,814
1937.....	1,100	458,516
1938.....	3,076	1,163,473
1939.....	4,704	1,896,551
1940.....	8,818	3,757,633
1934-40.....	30,395	11,489,364

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	1
Amount.....	\$ 1,050,000
Projects: Number.....	1
Dwelling units.....	300

Table 5.—Type of originating mortgagee, 1940

Type of institution origi- nating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	18.1	26.5	19.7
State banks.....	31.8	40.4	33.4
Savings and loan assns.....	1.8	1.5	1.7
Mortgage companies.....	39.2	24.9	36.6
Insurance companies.....	6.9	6.5	6.8
Savings banks.....	b	b	b
All others.....	2.2	.2	1.8
Total.....	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4- family homes		
	New homes	Existing homes	All homes
86 to 90.....	53.2	—	42.9
81 to 85.....	19.3	—	15.5
76 to 80.....	16.2	62.0	25.0
71 to 75.....	5.2	18.0	7.8
61 to 70.....	3.9	14.9	6.1
51 to 60.....	1.6	3.3	1.9
50 or less.....	.6	1.8	.8
Total.....	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distri- bution all 1- to 4-family homes
No garage.....	19.7
1-car garage.....	71.8
2-car garage.....	8.0
3-car garage.....	.5
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	21.9	26.8
Brick.....	70.5	62.1
Stucco.....	.3	3.3
Other.....	7.3	7.8
Total.....	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	11.8	2.6
5 rooms.....	39.7	20.2
6 rooms.....	42.2	48.8
7 rooms or more.....	6.3	28.4
Total.....	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distri- bution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	—	—	—	—
3,000 to \$3,999.....	1.4	\$ 3,614	\$ 388	10.7
4,000 to 4,999.....	11.1	4,473	509	11.4
5,000 to 5,999.....	20.6	5,391	590	10.9
6,000 to 7,999.....	44.6	6,590	795	11.9
8,000 to 9,999.....	15.8	8,640	1,177	13.6
10,000 or more.....	6.5	11,721	1,857	15.8
All groups: 1940.....	100.0	6,766	844	12.5
1939.....	—	6,875	901	13.1
1938.....	—	7,095	953	13.4
Existing homes:				
\$2,999 or less.....	2.0	\$ 2,332	\$ 532	22.8
3,000 to \$3,999.....	7.7	3,560	608	17.1
4,000 to 4,999.....	19.3	4,333	700	16.2
5,000 to 5,999.....	22.0	5,328	881	16.5
6,000 to 7,999.....	27.1	6,700	1,328	19.8
8,000 to 9,999.....	10.6	8,613	1,839	21.4
10,000 or more.....	11.3	12,568	3,285	26.1
All groups: 1940.....	100.0	6,478	1,312	20.3
1939.....	—	6,235	1,302	20.9
1938.....	—	6,408	1,443	22.5

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distri- bution	Average gross monthly payment	Ratio of property value to income	Gross pay- ment as a percent of income
New homes:				
\$1,499 or less.....	1.7	\$ 28.47	3.35	25.3
1,500 to \$1,999.....	18.2	36.04	3.00	24.2
2,000 to 2,499.....	26.1	42.11	2.69	22.5
2,500 to 2,999.....	16.5	47.37	2.43	21.0
3,000 to 3,999.....	25.3	54.89	2.21	19.4
4,000 to 4,999.....	6.5	63.77	1.99	17.5
5,000 or more.....	5.7	76.88	1.49	13.1
All groups: 1940.....	100.0	48.26	2.32	19.8
1939.....	—	48.85	2.30	19.6
1938.....	—	50.20	2.16	18.4
Existing homes:				
\$1,499 or less.....	2.3	\$ 27.08	3.01	26.0
1,500 to \$1,999.....	14.9	34.62	2.56	23.1
2,000 to 2,499.....	20.7	38.31	2.21	20.2
2,500 to 2,999.....	17.3	42.96	2.09	19.0
3,000 to 3,999.....	20.3	50.88	1.97	18.0
4,000 to 4,999.....	7.9	60.64	1.77	16.5
5,000 or more.....	16.6	82.67	1.42	13.4
All groups: 1940.....	100.0	49.99	1.86	17.1
1939.....	—	48.85	1.74	16.1
1938.....	—	48.94	1.73	15.9

Note: A glossary of terms used is included in the Appendix. ^a Based on the metropolitan district as established in the 1930 Census. ^b Less than 0.05 percent.

READING METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	110,568	111,171	-603	-0.5	29,802	27,699	2,143	7.7	28	798	2.6	30,628
Outside central city.....	64,787	59,315	5,472	9.2	16,956	14,504	2,452	16.9	334	384	2.2	17,674
Metropolitan district.....	175,355	170,486	4,869	2.9	46,758	42,163	4,595	10.9	362	1,182	2.4	48,302

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	3	\$ 14,600	30	\$ 107,300	33	\$ 121,900
1936	17	89,000	96	283,600	113	372,600
1937.....	5	31,800	48	142,600	53	174,400
1938	25	122,400	42	121,400	67	243,800
1939	25	192,300	13	36,600	53	228,900
1940.....	40	124,800	15	52,200	40	177,000
1935-40	115	574,900	244	743,700	359	1,318,600

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	424	\$ 199,642
1936	462	245,818
1937.....	96	56,798
1938	202	121,479
1939	320	162,114
1940.....	444	239,308
1934-40	1,948	1,005,159

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	1
Amount.....	\$ 179,000
Projects:	
Number.....	1
Dwelling units.....	48

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	-	9.0	2.7
State banks	60.4	80.3	66.3
Savings and loan assns.	-	-	-
Mortgage companies	-	-	-
Insurance companies	25.2	10.7	20.9
Savings banks	-	-	-
All others	14.4	-	10.1
Total	100.0	100.0 ^a	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	64.5	-	40.0
81 to 85	19.3	-	12.0
76 to 80	6.5	63.2	28.0
71 to 75	-	10.5	4.0
61 to 70	3.2	21.1	10.0
51 to 60	-	-	-
50 or less	6.5	5.2	6.0
Total	100.0	100.0 ^a	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	22.0
1-car garage	70.0
2-car garage.....	8.0
3-car garage	-
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	9.7	10.5
Brick	61.3	68.4
Stucco.....	12.9	15.8
Other	16.1	5.3
Total	100.0	100.0 ^a

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	6.5	5.3
5 rooms	25.8	15.3
6 rooms.....	64.5	52.6
7 rooms or more	3.2	26.3
Total	100.0	100.0 ^a

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	3.2	\$ 3,750 ^b	\$ 800 ^b	21.3 ^b
4,000 to 4,999	9.7	4,433 ^b	633 ^b	14.3 ^b
5,000 to 5,999	48.4	5,347	713	13.3
6,000 to 7,999	38.7	6,421	950	14.8
8,000 to 9,999	-	-	-	-
10,000 or more	-	-	-	-
All groups: 1940	100.0	5,623	800	14.2
1939	-	5,631	780	13.9
1938	-	5,960	980	16.4
Existing homes:				
\$2,999 or less	15.8	\$ 2,500 ^b	\$ 547 ^b	21.9 ^b
3,000 to \$3,999	26.3	3,430 ^b	440 ^b	12.8 ^b
4,000 to 4,999	31.5	4,225	592	14.0
5,000 to 5,999	15.8	5,417 ^b	1,000 ^b	18.5 ^b
6,000 to 7,999	5.3	7,200 ^b	900 ^b	12.5 ^b
8,000 to 9,999	5.3	8,250 ^b	2,100 ^b	25.5 ^b
10,000 or more	-	-	-	-
All groups: 1940	100.0 ^a	4,300	705	16.4
1939	-	3,863	677	17.5
1938	-	3,985	660	16.6

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	3.2	\$ 25.00 ^b	2.60 ^b	20.8 ^b
1,500 to \$1,999	12.9	34.75 ^b	2.82 ^b	22.5 ^b
2,000 to 2,499	38.7	37.42	2.53	20.4
2,500 to 2,999	22.6	38.71	2.28	17.5
3,000 to 3,999	22.6	37.29	1.81	13.9
4,000 to 4,999	-	-	-	-
5,000 or more	-	-	-	-
All groups: 1940	100.0	36.94	2.28	18.0
1939	-	37.71	2.04	16.4
1938	-	40.08	2.24	17.6
Existing homes:				
\$1,499 or less	11.8	\$ 20.00 ^b	2.16 ^b	19.2 ^b
1,500 to \$1,999	29.4	27.60 ^b	1.95 ^b	18.1 ^b
2,000 to 2,499	17.6	31.67 ^b	1.53 ^b	16.5 ^b
2,500 to 2,999	17.6	36.00 ^b	1.74 ^b	16.6 ^b
3,000 to 3,999	11.8	48.00 ^b	1.81 ^b	16.5 ^b
4,000 to 4,999	5.9	73.00 ^b	2.06 ^b	21.9 ^b
5,000 or more	5.9	50.00 ^b	.96 ^b	10.0 ^b
All groups: 1940	100.0 ^a	35.29	1.72	16.6
1939	-	29.83	1.82	16.0
1938	-	30.73	1.81	16.8

Note: A glossary of terms used is included in the Appendix. ^a Distribution based on fewer than 26 cases. ^b Computation based on fewer than 6 cases.

SCRANTON—WILKES-BARRE METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units								
	1940	1930	Increase		Occupied				Vacant, 1940				Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent			
							Number	Percent		Number	Percent of total		
In central city.....	226,640	230,059	-3,419	-1.5	55,990	51,645	4,345	8.4	59	1,169	2.0	57,218	
Outside central city.....	402,941	422,253	-19,312	-4.6	92,324	85,442	6,882	8.1	330	1,332	1.4	93,986	
Metropolitan district.....	629,581	652,312	-22,731	-3.5	148,314	137,087	11,227	8.2	389	2,501	1.7	151,204	

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	4	\$ 23,100	63	\$ 263,400	67	\$ 286,500
1936.....	23	141,100	205	734,480	228	875,580
1937.....	6	25,200	110	394,500	116	419,700
1938.....	15	89,600	79	96,400	94	186,000
1939.....	31	157,700	43	145,700	74	303,400
1940.....	49	261,500	42	138,100	91	399,600
1935-40.....	128	698,200	502	1,772,580	630	2,470,780

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	2,237	\$ 933,595
1936.....	1,716	722,366
1937.....	197	29,763
1938.....	951	471,131
1939.....	1,514	742,860
1940.....	2,331	992,556
1934-40.....	8,946	3,992,271

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	None
Number.....	
Amount.....	
Projects:	
Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	89.2	80.7	86.3
State banks.....	8.2	19.3	11.9
Savings and loan assns.....	-	-	-
Mortgage companies.....	-	-	-
Insurance companies.....	2.6	-	1.8
Savings banks.....	-	-	-
All others.....	-	-	-
Total.....	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90.....	60.3	-	33.3
81 to 85.....	12.1	-	6.7
76 to 80.....	19.0	34.0	25.7
71 to 75.....	3.4	21.3	11.4
61 to 70.....	5.2	29.8	15.2
51 to 60.....	-	10.6	4.8
50 or less.....	-	4.3	1.9
Total.....	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage.....	38.1
1-car garage.....	41.9
2-car garage.....	17.1
3-car garage.....	2.9
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	79.3	87.8
Brick.....	8.6	2.4
Stucco.....	1.7	4.9
Other.....	10.4	4.9
Total.....	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	1.7	-
5 rooms.....	10.4	2.4
6 rooms.....	65.5	43.9
7 rooms or more.....	22.4	53.7
Total.....	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	-	-	-	-
3,000 to \$3,999.....	1.7	\$ 3,500 ^a	\$ 600 ^a	17.1 ^a
4,000 to 4,999.....	3.4	4,275 ^a	600 ^a	14.0 ^a
5,000 to 5,999.....	36.2	5,374	749	13.9
6,000 to 7,999.....	46.6	6,410	881	13.7
8,000 to 9,999.....	8.6	8,790 ^a	1,330 ^a	15.1 ^a
10,000 or more.....	3.5	11,250 ^a	1,350 ^a	12.0 ^a
All groups: 1940.....	100.0	6,283	873	13.9
1939.....	-	6,245	881	14.1
1938.....	-	5,737 ^a	725 ^a	12.6 ^a
Existing homes:				
\$2,999 or less.....	12.2	\$ 2,420 ^a	\$ 510 ^a	21.1 ^a
3,000 to \$3,999.....	19.5	3,406	613	18.0
4,000 to 4,999.....	29.3	4,263	935	21.9
5,000 to 5,999.....	19.5	5,353	1,088	20.3
6,000 to 7,999.....	17.1	6,864	1,357	19.8
8,000 to 9,999.....	2.4	8,440 ^a	1,900 ^a	22.5 ^a
10,000 or more.....	-	-	-	-
All groups: 1940.....	100.0	4,630	746	20.4
1939.....	-	4,672	987	21.1
1938.....	-	3,920	765	19.5

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less.....	-	-	-	-
1,500 to \$1,999.....	13.8	\$ 35.50	2.85	23.6
2,000 to 2,499.....	24.1	38.93	2.53	21.6
2,500 to 2,999.....	19.0	43.64	2.29	19.9
3,000 to 3,999.....	25.9	47.80	1.99	17.4
4,000 to 4,999.....	8.6	55.80 ^a	1.77 ^a	15.1 ^a
5,000 or more.....	8.6	66.80 ^a	1.23 ^a	11.6 ^a
All groups: 1940.....	100.0	45.50	2.03	17.6
1939.....	-	44.23	2.10	17.8
1938.....	-	43.00	2.25 ^a	20.2 ^a
Existing homes:				
\$1,499 or less.....	7.3	\$ 21.67 ^a	1.85 ^a	19.0 ^a
1,500 to \$1,999.....	17.1	29.14	2.27	21.9
2,000 to 2,499.....	36.6	34.60	1.95	18.5
2,500 to 2,999.....	9.8	33.50 ^a	1.40 ^a	14.2 ^a
3,000 to 3,999.....	14.6	44.00	1.66	14.8
4,000 to 4,999.....	4.9	48.50 ^a	1.36 ^a	13.9 ^a
5,000 or more.....	9.7	58.25 ^a	.84 ^a	8.3 ^a
All groups: 1940.....	100.0	36.98	1.53	14.7
1939.....	-	38.51	1.63	16.1
1938.....	-	32.16	1.70	17.1

Note: A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 6 cases.

YORK METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	56,712	55,254	1,458	2.6	15,840	14,460	1,380	9.5	29	409	2.5	16,278
Outside central city.....	35,915	31,941	3,974	12.4	9,765	8,094	1,711	21.2	57	148	1.5	9,970
Metropolitan district.....	92,627	87,195	5,432	6.2	25,605	22,554	3,091	13.7	86	557	2.1	26,248

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	1	\$ 4,650	11	\$ 33,600	12	\$ 38,250
1936	6	28,300	33	88,500	39	116,800
1937.....	7	33,050	13	31,350	20	64,400
1938	12	60,800	8	26,500	20	87,300
1939	9	44,150	5	22,850	14	67,000
1940.....	9	37,650	2	6,450	11	44,100
1935-40	44	208,800	72	209,250	116	418,050

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	255	\$ 68,698
1936	295	88,148
1937.....	24	9,681
1938	68	29,685
1939	97	38,917
1940.....	238	94,583
1934-40	977	329,712

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	1
Amount.....	\$ 141,000
Projects:	
Number.....	1
Dwelling units.....	42

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	40.3	83.3	51.9
State banks	46.6	16.7	38.5
Savings and loan assns.	13.1	-	9.6
Mortgage companies	-	-	-
Insurance companies	-	-	-
Savings banks	-	-	-
All others	-	-	-
Total	100.0 ^a	100.0 ^a	100.0 ^a

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	53.3	-	42.1
81 to 85	-	-	-
76 to 80	40.0	50.0	42.1
71 to 75	6.7	25.0	10.5
61 to 70	-	-	-
51 to 60	-	25.0	5.3
50 or less	-	-	-
Total	100.0 ^a	100.0 ^a	100.0 ^a

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	31.6
1-car garage	52.6
2-car garage.....	10.5
3-car garage	5.3
Total	100.0 ^a

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	46.6	25.0
Brick	26.7	50.0
Stucco.....	-	-
Other	26.7	25.0
Total	100.0 ^a	100.0 ^a

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	13.3	-
5 rooms	33.4	25.0
6 rooms	40.0	-
7 rooms or more	13.3	75.0
Total	100.0 ^a	100.0 ^a

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	13.3	\$ 3,400 ^b	\$ 475 ^b	14.0 ^b
4,000 to 4,999	33.3	4,320 ^b	460 ^b	10.6 ^b
5,000 to 5,999	26.7	5,275 ^b	625 ^b	11.8 ^b
6,000 to 7,999	13.3	6,375 ^b	950 ^b	14.9 ^b
8,000 to 9,999	6.7	9,500 ^b	2,000 ^b	21.1 ^b
10,000 or more	6.7	10,500 ^b	1,800 ^b	17.1 ^b
All groups: 1940	100.0 ^a	5,483	763	13.9
1939		c	c	c
1938		c	c	c
Existing homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	25.0	\$ 3,000 ^b	\$ 850 ^b	28.3 ^b
4,000 to 4,999	25.0	4,800 ^b	1,000 ^b	20.8 ^b
5,000 to 5,999	25.0	5,500	1,750	31.8
6,000 to 7,999	-	-	-	-
8,000 to 9,999	-	-	-	-
10,000 or more	25.0	25,000 ^b	2,500 ^b	10.0 ^b
All groups: 1940	100.0 ^a	9,575 ^b	1,525 ^b	15.9 ^b
1939		c	c	c
1938		c	c	c

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	6.7	\$ 21.00 ^b	2.50 ^b	21.0 ^b
1,500 to \$1,999	53.3	30.63	2.72	21.5
2,000 to 2,499	20.0	33.33 ^b	2.30 ^b	18.2 ^b
2,500 to 2,999	-	-	-	-
3,000 to 3,999	6.7	52.00 ^b	1.88 ^b	17.3 ^b
4,000 to 4,999	13.3	62.50 ^b	2.20 ^b	16.5 ^b
5,000 or more	-	-	-	-
All groups: 1940	100.0 ^a	36.20	2.40	19.1
1939		c	c	c
1938		c	c	c
Existing homes:				
\$1,499 or less	25.0	\$ 24.00 ^b	2.14 ^b	20.6 ^b
1,500 to \$1,999	-	-	-	-
2,000 to 2,499	25.0	30.00 ^b	2.31 ^b	17.3 ^b
2,500 to 2,999	-	-	-	-
3,000 to 3,999	25.0	47.00 ^b	1.41 ^b	14.5 ^b
4,000 to 4,999	-	-	-	-
5,000 or more	25.0	120.00 ^b	1.67 ^b	9.6 ^b
All groups: 1940	100.0 ^a	55.25 ^b	1.71 ^b	11.9 ^b
1939		c	c	c
1938		c	c	c

Note: A glossary of terms used is included in the Appendix. ^a Distribution based on fewer than 25 cases. ^b Computation based on fewer than 6 cases. ^c Data not available.

SOUTH ATLANTIC GEOGRAPHIC DIVISION

The States of Delaware, Maryland, Virginia, West Virginia, North Carolina, Georgia, South Carolina, Florida, and the District of Columbia form the South Atlantic Geographic Division. The total population of this Division is 17,823,151, or 13.5 percent of the total population of the United States. Of these, 11,846,350 are nonfarm. Some 5,257,241 reside within metropolitan districts.

Population in 1940	South Atlantic Division		United States
		Percent	Percent
Percent of United States.....		13.5	100.0
Total.....	17,823,151	100.0	100.0
Nonfarm.....	11,846,350	66.5	77.1
Metropolitan districts.....	5,257,241	29.5	47.8
Population density per square mile.....	66.4		44.3

There are twenty-four metropolitan districts principally or entirely located within this Division. The population of that portion of the metropolitan districts located inside the boundaries of the Division constitutes only 29.5 percent of the Division total as compared with 47.8 percent in the metropolitan districts for the national scene. The Division and the metropolitan districts it contains are shown on the map on the following page.

While nearly two-thirds of the total population, 66.5 percent, resides in the metropolitan districts and the smaller cities and towns and is therefore nonfarm in character, the South Atlantic Division does not approximate the United States as a whole in this respect, for nationally some 77.1 percent of the population is nonfarm. Only three other geographic divisions, the West North Central, the West South Central, and the East South Central, have a smaller percentage of their population classified as nonfarm, 65.4, 61.3, and 51.1 percent, respectively. Of the nonfarm population in this Division only 44.4 percent resides within metropolitan districts as compared with 62.0 in the United States as a whole.

Possessed of 9.0 percent of the land area of the United States and 13.5 percent of the popula-

tion, the population density is considerably greater than for the entire country, 66.4 as compared with 44.3 persons per square mile.

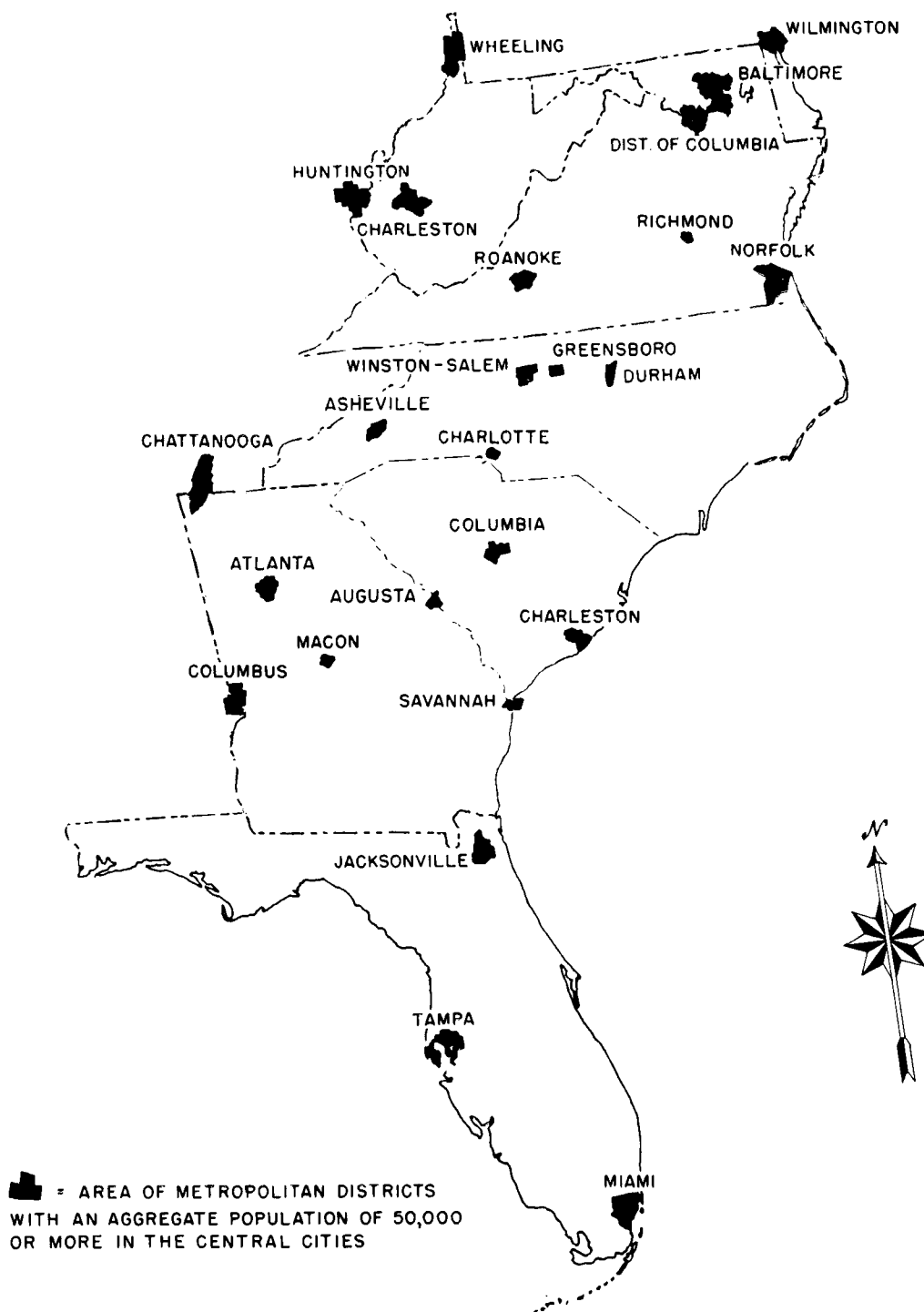
Economic characteristics. The South Atlantic Geographic Division is well diversified economically. Its industrial activity is constantly increasing in importance. The largest single source of private income is manufacturing, closely followed by income from agriculture, with the trade and service occupations not far behind. The importance of trade as a source of income is partly derived from tourist expenditures in the many resort localities of this Division, particularly in the State of Florida.

As might be expected, the metropolitan districts differ in their commercial and industrial activities. Some constitute trading and distributing centers, while others are primarily manufacturing areas. Some are inland, while others are seaports. The general nature of each metropolitan district is indicated in the following observations.

The single metropolitan district in the State of Maryland is **Baltimore**. As measured by tonnage, both import and export, it is the second largest port on the Atlantic Coast. The major industries of the **Baltimore** Metropolitan District are iron and steel production, aircraft, textiles, food items and kindred products such as liquors, other beverages, and confectionery. Of secondary importance are cane-sugar and petroleum refining, and the smelting and refining of copper. At present, there is a large volume of shipbuilding.

In the metropolitan district of **Washington**, District of Columbia, the conduct of government is the major activity. Manufacturing within the District of Columbia, with the exception of a large Navy Yard, is discouraged. Such industry as exists is of a light variety serving the immediate satisfaction of consumer needs. Typical of Washington industries are laundries, bakeries, and automobile repair shops. The principal sources of employment outside the Government are service industries and trade and professional occupations.

1940 METROPOLITAN DISTRICTS IN THE SOUTH ATLANTIC DIVISION



The single metropolitan district in Delaware, **Wilmington**, is located principally within that State, but does spill over somewhat into the Middle Atlantic Division. The major industry of the district is the production of chemicals and dyes. There are also large railway shops. Secondary manufactures include vulcanized rubber, glazed kid, morocco leather, and dyed cotton textiles.

The three metropolitan districts in Florida are located entirely within that State. **Jacksonville** is the most highly industrialized of the three, having a large trade in rough and finished lumber and in naval stores. Coffee is roasted and packed there. Other activities include the manufacture of cigars, chemical products and fertilizer, and canning of fruits and vegetables. This district has a large tourist trade during the winter season.

The metropolitan district of **Miami** is the largest of the Florida resort cities. Its industries are of secondary importance and mainly concern fishing and the collection of fruits and vegetables

for shipment. The **Tampa-St. Petersburg** Metropolitan District also is a resort center and a shipping point for fruits and vegetables. It is an important producer of phosphate, cement, and cigars, and is the canned citrus center of the world.

Atlanta, the capital of the State of Georgia, is the largest metropolitan district in that State. It is the major distributing and trading center for the Middle South and the headquarters for many corporations operating in that region. Its manufactures include chemicals and fertilizers, furniture, paper and paper products, printing and publishing, and iron and steel products. Cotton textile manufacturing and silk throwing are the principal industries of **Augusta**. Other products include cottonseed oil, clay products, brick, and building and drain tile. The **Columbus**, Georgia, Metropolitan District is the trading and distributing center for a large agricultural region and has an extensive industrial development as well. The leading manufactures are cotton textiles and hosiery, cotton gins, and refined sugar.

Population, Occupied Dwelling Units, and FHA Activity in South Atlantic Metropolitan Districts

Metropolitan district	Population in 1940	Occupied dwelling units enumerated in the 1940 Census			1- to 4-family home mortgages accepted for FHA insurance, 1935-40			
		Number in 1940	Estimated increase 1930-40		On all homes		On new homes	
			Number	Percentage increase, 1940 over 1930	Number	As a % of all occupied dwellings in 1940	Number	As a % of the 1930-40 increase in dwellings
Wilmington, Del. ^a	188,974	48,583	9,160	23.2	1,150	2.4	829	9.1
Baltimore, Md. ^a	1,046,692	271,952	46,501	20.6	6,530	2.4	4,541	9.8
Washington, D. C. ^a	907,816	237,879	78,431	49.2	8,453	3.6	6,949	8.9
Norfolk, Va. ^a	330,396	82,927	14,393	21.0	2,342	2.8	1,595	11.1
Richmond, Va.	245,674	64,391	11,333	21.4	2,532	3.9	1,649	14.6
Roanoke, Va.	110,593	27,696	4,589	19.9	910	3.3	538	11.7
Charleston, W. Va. ^b	136,332	34,104	9,947	41.2	1,667	4.9	1,277	12.8
Huntington, W. Va.	170,979	43,523	5,458	14.3	1,245	2.9	624	11.4
Wheeling, W. Va. ^a	196,340	50,371	5,049	11.1	497	1.0	295	5.8
Asheville, N. C.	76,324	18,875	3,089	19.6	242	1.3	110	3.6
Charlotte, N. C.	112,986	27,855	6,788	32.2	2,373	8.5	1,858	27.4
Durham, N. C.	69,683	17,530	4,756	37.2	294	1.7	220	4.6
Greensboro, N. C.	73,055	17,735	4,331	32.3	693	2.2	297	6.9
Winston-Salem, N. C.	109,833	27,114	5,452	25.2	427	1.6	308	5.6
Charleston, S. C.	98,711	26,707	5,831	27.9	707	2.6	597	10.2
Columbia, S. C.	89,555	21,847	5,936	37.3	836	3.8	663	11.2
Atlanta, Ga. ^a	442,294	117,384	26,466	29.1	6,112	5.2	4,522	17.1
Augusta, Ga.	87,809	22,959	3,821	20.0	580	2.5	486	12.7
Columbus, Ga. ^a	92,478	23,912	6,793	39.7	318	1.3	234	3.4
Macon, Ga.	74,830	21,021	3,950	23.1	306	1.5	244	6.2
Savannah, Ga.	117,970	31,720	4,296	15.7	442	1.4	315	7.3
Jacksonville, Fla. ^a	195,619	51,203	13,959	37.5	4,100	8.0	3,612	25.9
Miami, Fla. ^b	250,537	70,960	33,855	91.2	8,225	11.6	7,203	21.3
Tampa, Fla. ^a	209,693	61,644	16,330	36.0	1,231	2.0	889	5.4
Division total ^c	5,435,173	1,419,892	330,514	30.3	51,912	3.7	39,855	12.1
140 district total	62,965,773	17,220,831	2,744,341	19.0	546,842	3.2	358,587	13.1

^a Occupied dwelling unit data for 1930 were estimated on a basis approximating the boundaries of the metropolitan district as established in the 1940 Census.

^b Occupied dwelling unit data for 1930 were estimated on the basis of the boundaries of the metropolitan district as established in the 1930 Census.

^c Each column total is based upon the summation of the figures of the metropolitan districts in their entirety, including minor district parts which spill over into adjacent geographic divisions.

The principal manufactures of the **Macon** Metropolitan District are cotton textiles, cottonseed oil, sewer pipe, tile, terra cotta, furniture, and barrels. It is a large inland cotton market. **Savannah** is the largest cotton exporting port on the Atlantic Coast. It also exports large quantities of lumber, fertilizer, tobacco, and naval stores. Manufactures include fertilizer products, cottonseed oil, cotton textiles, jute, and cotton bagging.

All of the five North Carolina metropolitan districts are located entirely within the State. **Asheville** is a popular winter resort. It is a tobacco and apple marketing center. Its industries include meat packing, hide tanning, cotton textile and furniture manufacture. **Charlotte** acts as a trade and distributing center for southwestern North Carolina and northwestern Georgia. Manufactured products include cottonseed oil, and cotton textiles. The **Durham** Metropolitan District is a major tobacco manufacturing center. Its other products include cotton textiles and hosiery. It is also the site of a large university. **Greensboro** manufactures bobbins, cotton textiles, pipes for smoking, and furniture. **Winston-Salem** is a great smoking tobacco manufacturing center. It also is a large producer of cotton textiles.

Charleston is the larger of the two metropolitan districts located principally within the State of South Carolina. **Charleston** harbor contains a large United States Navy Yard. The commerce of the port involves the exportation of cotton and cotton products, tobacco, and coal, and the importation of fertilizer materials and mineral oils. The principal manufactured products are commercial fertilizer, woven asbestos, refined oil, railway ties, and cotton goods. The manufacture of cotton products is the principal industry of the **Columbia** Metropolitan District; other manufactures include hardwood lumber products and pottery.

The principal industry of the **Norfolk-Portsmouth-Newport News** Metropolitan District in the State of Virginia is the large United States Navy Yard located there. The Yard constructs naval vessels and has servicing facilities for the fleet. There are large exports of coal and tobacco products through the port. The metropolitan district of **Richmond** is the capital of

the State and has many persons employed in governmental activity. It is a distributing and trading center for Southern Virginia and Northern North Carolina. Manufactures include tobacco products, paper and paper products, books, newspapers, and periodicals. **Roanoke** manufactures rayon, structural steel, and furniture.

Charleston is the capital of West Virginia. Its products include ammonia, lumber products, paper and paper products, and railway mine cars. The metropolitan district of **Huntington-Ashland** is located principally within the State of West Virginia and subordinately in Kentucky. It is a highly industrialized community, the products of which include rolled steel, coke and fire brick, glass, pottery, railway cars, and leather products. The **Wheeling** Metropolitan District is similar. Its manufactures include iron and steel, tobacco products, pottery, and leather products.

FHA activity. The FHA had accepted for insurance through December 31, 1940, mortgages on 51,912 small homes in the twenty-four metropolitan districts located primarily in the South Atlantic Geographic Division, 3.7 percent of the 1,419,892 occupied dwelling units of all types enumerated therein by the 1940 Census. This proportion for the FHA slightly exceeds the 3.2-percent share for the 140 metropolitan districts of the United States.

FHA activity has varied considerably among the twenty-four metropolitan districts of the South Atlantic Division. It was relatively greatest in the **Miami** Metropolitan District where small home mortgage acceptances by the FHA accounted for 11.6 percent of the total occupied dwelling units. For the **Charlotte** and **Jacksonville** Metropolitan Districts proportions are 8.5 and 8.0 percent, respectively. Of the metropolitan districts in which FHA activity was slight, the **Wheeling** Metropolitan District was notable. Small home mortgage acceptances by the FHA amounted to but 1.0 percent of the occupied dwelling units. In the **Asheville** and **Columbus** Metropolitan Districts FHA's share was but 1.3 percent.

Of the 330,514 occupied dwelling units added in the South Atlantic Division during the decade 1930-40, some 12.1 percent, or 39,855 new, small homes were financed under the FHA Plan. This proportion for the FHA was slightly less than

the average of 13.1 percent within all the 140 metropolitan districts of the United States.

Among the metropolitan districts in which FHA activity was outstanding is **Charlotte**, where 27.4 percent or somewhat more than one of every four dwelling units added during the years 1930-40 represented an FHA mortgage acceptance on a new, small home. In the **Jacksonville** Metropolitan District, 25.9 percent of the dwelling unit addition represented FHA small home mortgage acceptances. In the **Miami** Metropolitan District FHA's share was 21.3 percent.

The metropolitan districts in which FHA's proportion of the dwelling unit addition was

slight include **Durham**, where but 4.6 percent of the new dwelling units were financed under the FHA Plan; the **Asheville** Metropolitan District with 3.6 percent; and the **Columbus** Metropolitan District with 3.4 percent.

Individual metropolitan districts. On the following pages are shown FHA and Bureau of the Census data for each of the twenty-four metropolitan districts located predominantly within the South Atlantic Geographic Division. Some purposes which the reader may make these data serve are considered at the beginning of this section. An explanation of the terms used appears in the Appendix.

WILMINGTON METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	112,504	106,597	5,907	5.5	29,293	25,543	3,750	14.7	56	782	2.6	30,131
Outside central city.....	76,470	60,149	16,321	27.1	19,290	13,880	5,410	39.0	298	630	3.1	20,218
Metropolitan district.....	188,974	166,746	22,228	13.3	48,583	39,423	9,160	23.2	354	1,412	2.8	50,349

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	15	\$ 66,850	78	\$ 404,550	93	\$ 471,400
1936	108	655,350	88	382,300	196	1,037,650
1937	76	383,600	53	214,200	129	597,800
1938	184	937,600	42	163,000	226	1,100,600
1939	213	1,019,200	31	125,700	244	1,144,900
1940	233	1,071,000	29	131,900	262	1,202,900
1935-40	829	4,133,600	321	1,421,650	1,150	5,555,250

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	1,482	\$ 596,932
1936	1,365	616,311
1937	338	197,202
1938	816	421,826
1939	1,044	534,425
1940	1,181	574,081
1934-40	6,226	2,940,777

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	2
Amount.....	\$ 740,000
Projects:	
Number.....	2
Dwelling units.....	179

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	8.9	3.5	6.3
State banks	23.1	41.1	25.2
Savings and loan assns.	1.9	—	1.7
Mortgage companies	43.5	15.9	40.3
Insurance companies	22.2	37.2	23.9
Savings banks	—	2.3	.2
All others	.4	—	.4
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	78.5	—	69.3
81 to 85	5.5	—	4.8
76 to 80	10.9	76.5	18.6
71 to 75	2.0	17.7	3.8
61 to 70	2.7	2.9	2.7
51 to 60	—	2.9	.4
50 or less	.4	—	.4
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	20.0
1-car garage	73.1
2-car garage	6.9
3-car garage	—
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	16.5	17.7
Brick	43.1	52.9
Stucco	.8	—
Other	39.6	29.4
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	5.1	—
5 rooms	32.6	11.8
6 rooms	53.7	58.8
7 rooms or more	8.6	29.4
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	—	—	—	—
3,000 to \$3,999	11.8	\$ 3,425	\$ 459	13.4
4,000 to 4,999	24.7	4,524	543	12.0
5,000 to 5,999	34.1	5,385	651	12.1
6,000 to 7,999	24.3	6,328	863	13.6
8,000 to 9,999	3.9	8,685	1,220	14.0
10,000 or more	1.2	11,833 ^b	1,967 ^b	16.6 ^b
All groups: 1940	100.0	5,376	691	12.9
1939		5,637	746	13.2
1938		6,134	810	13.2
Existing homes:				
\$2,999 or less	2.9	\$ 2,800 ^b	\$ 400 ^b	14.3 ^b
3,000 to \$3,999	5.9	3,350 ^b	500 ^b	17.9 ^b
4,000 to 4,999	32.4	4,295	700	16.3
5,000 to 5,999	26.5	5,333	950	17.8
6,000 to 7,999	17.6	7,023	1,025	14.6
8,000 to 9,999	5.9	8,750 ^b	1,250 ^b	14.3 ^b
10,000 or more	8.8	15,467 ^b	2,383 ^b	15.4 ^b
All groups: 1940	100.0	6,199	990	16.0
1939		5,208	824	15.8
1938		5,285	944	17.9

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	5.1	\$ 24.23	2.91	21.9
1,500 to \$1,999	32.3	28.91	2.69	20.2
2,000 to 2,499	31.5	34.25	2.42	18.6
2,500 to 2,999	9.8	36.24	2.11	16.3
3,000 to 3,999	13.5	40.65	1.96	14.7
4,000 to 4,999	4.7	45.67	1.65	12.4
5,000 or more	3.1	46.88	1.14	8.4
All groups: 1940	100.0	34.00	2.20	16.7
1939		34.64	2.23	16.4
1938		40.34	2.34	18.6
Existing homes:				
\$1,499 or less	—	—	—	—
1,500 to \$1,999	25.0	\$ 28.25	2.29	19.2
2,000 to 2,499	33.6	33.63	2.22	18.9
2,500 to 2,999	12.5	36.00 ^b	2.04 ^b	16.6 ^b
3,000 to 3,999	21.9	53.14	2.38	19.2
4,000 to 4,999	9.4	66.00 ^b	2.09 ^b	16.9 ^b
5,000 or more	6.2	84.00 ^b	1.27 ^b	9.9 ^b
All groups: 1940	100.0	43.03	2.04	16.7
1939		36.74	1.93	16.1
1938		36.92	1.94	16.2

Note: A glossary of terms used is included in the Appendix. ^a Estimated for 1930 by the FHA on the basis of the boundaries of the 1940 metropolitan district. ^b Computation based on fewer than 6 cases.

BALTIMORE METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	859,100	804,874	54,226	6.7	227,811	193,991	33,820	17.4	396	8,531	3.6	236,738
Outside central city.....	187,792	146,715	40,877	27.9	44,141	31,460	12,681	40.3	4,630	3,870	7.4	52,641
Metropolitan district.....	1,046,892	951,589	95,103	10.0	271,952	225,451	46,501	20.6	5,026	12,401	4.3	289,379

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	39	\$ 204,800	332	\$ 1,254,800	371	\$ 1,459,600
1936.....	215	1,004,890	637	1,988,150	853	2,993,040
1937.....	406	1,871,305	434	1,371,800	840	3,243,105
1938.....	970	4,303,850	287	1,133,600	1,257	5,437,450
1939.....	1,274	5,033,800	182	788,200	1,456	5,822,000
1940.....	1,636	6,100,800	117	510,500	1,753	6,611,300
1935-40.....	4,541	18,519,445	1,989	7,047,050	6,530	25,566,495

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	5,830	\$ 2,390,736
1936.....	7,116	2,905,574
1937.....	1,650	672,349
1938.....	5,020	2,047,256
1939.....	6,457	2,508,689
1940.....	8,076	3,543,032
1934-40.....	34,149	14,067,636

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	11
Amount.....	\$ 5,565,900
Projects: Number.....	11
Dwelling units.....	1,530

Table 5.—Type of originating mortgagee, 1940

Type of institution origi- nating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	0.6	5.8	1.0
State banks	6.8	9.4	7.0
Savings and loan assns.	50.4	20.9	46.0
Mortgage companies	21.8	26.8	22.2
Insurance companies	18.7	33.8	20.0
Savings banks	1.7	3.0	1.8
All others	—	.3	—
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4- family homes		
	New homes	Existing homes	All homes
86 to 90.....	85.2	—	79.3
81 to 85.....	6.6	—	6.1
76 to 80.....	2.9	72.1	7.8
71 to 75.....	1.7	11.6	2.4
61 to 70.....	2.9	8.5	3.3
51 to 60.....	—	5.4	.7
50 or less.....	.3	2.4	.4
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distri- bution all 1- to 4-family homes
No garage.....	50.5
1-car garage.....	45.6
2-car garage.....	3.7
3-car garage.....	.2
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	3.2	39.3
Brick.....	63.3	33.9
Stucco.....	1.2	19.6
Other.....	32.3	7.2
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	10.0	0.9
5 rooms.....	13.9	9.8
6 rooms.....	73.0	53.6
7 rooms or more.....	3.1	35.7
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distrib- ution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	—	—	—	—
3,000 to \$3,999.....	8.4	\$ 3,644	\$ 522	14.3
4,000 to 4,999.....	28.8	4,599	588	12.9
5,000 to 5,999.....	32.7	5,376	742	13.8
6,000 to 7,999.....	25.9	6,700	935	14.0
8,000 to 9,999.....	3.5	8,653	1,465	16.9
10,000 or more.....	.7	10,904	2,100	19.3
All groups: 1940.....	100.0	5,492	764	13.9
1939.....	—	5,954	840	14.1
1938.....	—	6,386	973	15.2
Existing homes:				
\$2,999 or less.....	—	—	—	—
3,000 to \$3,999.....	18.8	\$ 3,402	\$ 593	17.4
4,000 to 4,999.....	21.4	4,373	794	18.2
5,000 to 5,999.....	17.9	5,320	937	17.6
6,000 to 7,999.....	23.2	6,708	1,394	20.8
8,000 to 9,999.....	8.0	8,694	2,208	25.4
10,000 or more.....	10.7	11,354	3,408	30.0
All groups: 1940.....	100.0	5,997	1,315	21.9
1939.....	—	6,208	1,141	18.4
1938.....	—	5,519	1,279	23.2

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distrib- ution	Average gross monthly payment	Ratio of property value to income	Gross pay- ment as a percent of income
New homes:				
\$1,499 or less.....	2.9	\$ 25.58	2.98	22.9
1,500 to \$1,999.....	28.1	32.53	2.73	22.2
2,000 to 2,499.....	30.4	36.36	2.41	19.8
2,500 to 2,999.....	16.7	39.27	2.12	17.6
3,000 to 3,999.....	15.1	44.92	1.92	16.1
4,000 to 4,999.....	3.8	50.24	1.68	14.0
5,000 or more.....	3.0	59.73	1.23	11.1
All groups: 1940.....	100.0	37.99	2.19	18.1
1939.....	—	40.72	2.15	17.7
1938.....	—	43.85	2.19	18.2
Existing homes:				
\$1,499 or less.....	2.9	\$ 23.00 ^c	2.99 ^c	22.5 ^c
1,500 to \$1,999.....	13.3	30.14	2.47	21.1
2,000 to 2,499.....	17.2	32.39	2.07	17.4
2,500 to 2,999.....	15.2	36.19	1.79	16.1
3,000 to 3,999.....	19.0	45.15	1.72	15.5
4,000 to 4,999.....	12.4	59.08	1.73	15.0
5,000 or more.....	20.0	74.00	1.27	12.4
All groups: 1940.....	100.0	46.46	1.65	15.1
1939.....	—	46.00	1.80	16.0
1938.....	—	42.50	1.68	16.0

Note: A glossary of terms used is included in the Appendix. ^a Estimated for 1930 by the FHA on the basis of the boundaries of the 1940 metropolitan district. ^b Less than 0.05 percent. ^c Computation based on fewer than 6 cases.

WASHINGTON, D.C. METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930 *	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	663,091	486,869	176,222	36.2	173,709	125,554	48,155	38.4	1,685	9,999	5.4	185,793
Outside central city.....	244,725	137,341	107,384	78.2	64,170	33,894	30,276	89.3	396	3,093	4.6	67,659
Metropolitan district.....	907,816	624,210	283,606	45.4	237,879	159,448	78,431	49.2	2,081	13,092	5.2	253,052

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	144	\$ 1,017,750	458	\$ 2,904,980	602	\$ 3,922,730
1936.....	538	3,443,900	420	2,392,830	958	5,836,730
1937.....	414	2,421,450	172	996,600	586	3,418,050
1938.....	1,218	6,898,300	194	1,160,200	1,412	8,058,500
1939.....	1,852	9,829,850	130	811,600	1,982	10,641,450
1940.....	2,783	14,863,100	130	773,600	2,913	15,636,700
1935-40.....	6,549	38,474,350	1,504	9,039,810	8,053	47,514,160

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	6,079	\$ 2,991,764
1936.....	6,854	3,256,954
1937.....	1,255	708,039
1938.....	4,218	1,854,028
1939.....	4,544	2,037,013
1940.....	5,594	2,686,835
1934-40.....	28,544	13,494,653

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	21
Amount.....	\$ 19,351,500
Projects: Number.....	12
Dwelling units.....	5,502

Table 5.—Type of originating mortgagee, 1940 ^b

Type of institution origi- nating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	12.5	20.9	13.1
State banks.....	20.7	17.2	20.5
Savings and loan assns.....	8.0	7.0	7.9
Mortgage companies.....	27.3	20.4	26.8
Insurance companies.....	21.4	23.3	21.5
Savings banks.....	11.4	4.5	1.6
All others.....	8.7	6.7	8.6
Total.....	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940 ^b

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4- family homes		
	New homes	Existing homes	All homes
86 to 90.....	80.5	—	76.4
81 to 85.....	8.1	—	7.6
76 to 80.....	8.8	79.8	12.4
71 to 75.....	1.8	13.2	2.4
61 to 70.....	.6	5.2	.9
51 to 60.....	.2	.9	.2
50 or less.....	—	.9	.1
Total.....	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940 ^b

Garage and car capacity	Percent distri- bution all 1- to 4-family homes
No garage.....	70.7
1-car garage.....	27.5
2-car garage.....	1.8
3-car garage.....	—
Total.....	100.0

Table 8.—Material of construction, 1940 ^b

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	12.5	21.1
Brick.....	71.9	64.9
Stucco.....	5.0	7.9
Other.....	10.6	6.1
Total.....	100.0	100.0

Table 9.—Size of home, 1940 ^b

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	13.2	2.6
5 rooms.....	42.7	36.0
6 rooms.....	40.9	33.3
7 rooms or more.....	3.2	28.1
Total.....	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940 ^b

FHA valuation of property	Percent distrib- ution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	0.4	\$ 2,744	\$ 250	9.1
3,000 to \$3,999.....	10.7	3,566	333	9.3
4,000 to 4,999.....	7.1	4,599	510	11.1
5,000 to 5,999.....	23.0	5,488	682	12.4
6,000 to 7,999.....	46.1	6,486	841	13.0
8,000 to 9,999.....	9.6	8,600	1,235	14.4
10,000 or more.....	3.1	12,095	1,961	16.2
All groups: 1940.....	100.0	6,173	797	12.9
1939.....	—	6,098	782	12.8
1938.....	—	6,598	846	12.8
Existing homes:				
\$2,999 or less.....	0.9	\$ 2,500 ^c	\$ 250 ^c	10.0 ^c
3,000 to \$3,999.....	2.6	3,550 ^c	367 ^c	16.0 ^c
4,000 to 4,999.....	4.4	4,680 ^c	510 ^c	10.9 ^c
5,000 to 5,999.....	22.8	5,399	802	14.9
6,000 to 7,999.....	34.2	6,633	1,114	16.3
8,000 to 9,999.....	14.0	8,613	1,616	18.3
10,000 or more.....	21.1	11,930	2,513	21.1
All groups: 1940.....	100.0	7,638	1,359	17.8
1939.....	—	8,340	1,571	18.8
1938.....	—	7,983	1,400	17.5

Table 11.—Averages by borrower income groups for 1-family homes, 1940 ^b

Annual family income of borrower	Percent distrib- ution	Average gross monthly payment	Ratio of property value to income	Gross pay- ment as a percent of income
New homes:				
\$1,499 or less.....	2.8	\$ 23.59	2.70	20.5
1,500 to \$1,999.....	13.7	31.31	2.77	21.1
2,000 to 2,499.....	23.4	36.27	2.50	19.5
2,500 to 2,999.....	18.3	40.26	2.21	17.8
3,000 to 3,999.....	29.1	45.74	1.97	16.1
4,000 to 4,999.....	8.2	52.26	1.75	14.4
5,000 or more.....	4.5	62.06	2.73	11.9
All groups: 1940.....	100.0	41.19	2.11	16.9
1939.....	—	40.14	2.05	16.2
1938.....	—	44.63	2.19	17.8
Existing homes:				
\$1,499 or less.....	2.8	\$ 23.67 ^c	2.97 ^c	21.6 ^c
1,500 to \$1,999.....	8.3	32.33	2.89	21.4
2,000 to 2,499.....	15.6	36.41	2.51	19.5
2,500 to 2,999.....	10.1	44.27	2.47	19.5
3,000 to 3,999.....	31.2	47.12	2.14	16.8
4,000 to 4,999.....	16.5	65.17	2.23	17.9
5,000 or more.....	15.5	71.82	1.66	13.5
All groups: 1940.....	100.0	50.13	2.13	16.8
1939.....	—	54.61	2.00	15.8
1938.....	—	52.21	1.89	14.8

Note: A glossary of terms used is included in the Appendix. ^a Estimated for 1930 by the FHA on the basis of the boundaries of the 1940 metropolitan district. ^b Because of certain limitations in the sample selected for tabulation, statistics for this district may not be entirely representative. ^c Computation based on fewer than 6 cases.

NORFOLK - PORTSMOUTH - NEWPORT NEWS METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930 *	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, * estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	232,144	209,831	22,313	10.6	60,362	51,679	8,683	16.8	239	1,780	2.9	62,381
Outside central city.....	98,252	74,163	24,089	32.5	22,565	16,855	5,710	33.9	576	1,026	4.2	24,167
Metropolitan district.....	330,396	283,994	46,402	16.3	82,927	68,534	14,393	21.0	815	2,806	3.2	86,548

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	31	\$ 125,300	177	\$ 632,150	208	\$ 757,450
1936.....	107	455,440	301	1,000,538	408	1,455,978
1937.....	72	314,850	82	295,900	154	610,750
1938.....	290	1,275,880	76	285,770	366	1,561,650
1939.....	329	1,393,750	41	157,850	370	1,551,600
1940.....	766	3,072,300	70	270,900	836	3,343,200
1935-40.....	1,595	6,637,520	747	2,643,108	2,342	9,280,628

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	1,572	\$ 630,006
1936.....	2,202	832,255
1937.....	393	197,607
1938.....	1,244	526,513
1939.....	1,194	531,471
1940.....	869	369,620
1934-40.....	8,175	3,587,672

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	4
Amount.....	\$ 1,519,000
Projects:	
Number.....	4
Dwelling units.....	435

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	22.7	58.1	25.6
State banks.....	7.0	7.5	7.0
Savings and loan assns.....	11.5	8.1	11.2
Mortgage companies.....	26.8	15.2	25.8
Insurance companies.....	6.8	2.2	6.5
Savings banks.....	25.2	8.9	23.9
All others.....			
Total.....	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940^b

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90.....	59.3		49.7
81 to 85.....	15.3		13.1
76 to 80.....	14.9	65.4	22.8
71 to 75.....	6.3	11.5	7.2
61 to 70.....	3.4	17.3	5.6
51 to 60.....	8.	3.9	1.3
50 or less.....	-	1.9	.3
Total.....	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940^b

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage.....	31.3
1-car garage.....	61.2
2-car garage.....	7.5
3-car garage.....	-
Total.....	100.0

Table 8.—Material of construction, 1940^b

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	72.8	73.1
Brick.....	12.5	23.1
Stucco.....	1.9	1.9
Other.....	14.7	1.9
Total.....	100.0	100.0

Table 9.—Size of home, 1940^b

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	4.9	1.9
5 rooms.....	53.2	44.3
6 rooms.....	30.9	26.9
7 rooms or more.....	11.0	26.9
Total.....	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940^b

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	2.6	\$ 2,637	\$ 236	8.9
3,000 to \$3,999.....	20.0	3,350	423	12.6
4,000 to 4,999.....	21.5	4,333	467	10.8
5,000 to 5,999.....	24.9	5,353	686	12.8
6,000 to 7,999.....	24.9	6,672	797	11.9
8,000 to 9,999.....	5.3	8,636	1,229	14.2
10,000 or more.....	.8	10,625 ^c	1,250 ^c	11.8 ^c
All groups: 1940.....	100.0	5,203	635	12.2
1939.....		5,120	631	12.3
1938.....		5,259	669	12.7
Existing homes:				
\$2,999 or less.....	3.9	\$ 2,750 ^c	\$ 400 ^c	14.5 ^c
3,000 to \$3,999.....	15.4	3,375	469	13.9
4,000 to 4,999.....	34.6	4,375	611	14.0
5,000 to 5,999.....	25.0	5,348	723	13.5
6,000 to 7,999.....	11.5	6,667	1,008	15.1
8,000 to 9,999.....	7.7	8,563 ^c	1,200 ^c	14.0 ^c
10,000 or more.....	1.9	10,650 ^c	2,000 ^c	18.8 ^c
All groups: 1940.....	100.0	5,109	727	14.2
1939.....		4,875	741	15.2
1938.....		5,007	773	15.4

Table 11.—Averages by borrower income groups for 1-family homes, 1940^b

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less.....	7.2	\$ 21.58	2.55	19.1
1,500 to \$1,999.....	25.7	27.03	2.32	17.9
2,000 to 2,499.....	30.3	33.34	2.30	18.0
2,500 to 2,999.....	16.7	37.23	2.13	16.6
3,000 to 3,999.....	14.8	41.51	1.85	15.0
4,000 to 4,999.....	2.3	59.33	1.94	16.3
5,000 or more.....	3.0	52.13	1.28	9.5
All groups: 1940.....	100.0	33.88	2.10	16.4
1939.....		33.94	2.11	16.8
1938.....		36.06	1.98	16.3
Existing homes:				
\$1,499 or less.....	2.0	\$ 17.00 ^c	2.08 ^c	15.5 ^c
1,500 to \$1,999.....	25.5	26.69	2.33	18.1
2,000 to 2,499.....	31.3	28.13	2.03	15.0
2,500 to 2,999.....	15.7	30.50	1.82	13.4
3,000 to 3,999.....	11.8	39.33	1.73	13.3
4,000 to 4,999.....	9.8	52.20 ^c	1.82 ^c	14.3 ^c
5,000 or more.....	3.9	51.50 ^c	1.47 ^c	11.4 ^c
All groups: 1940.....	100.0	32.51	1.92	14.6
1939.....		31.67	1.89	14.6
1938.....		35.62	1.56	13.1

Note: A glossary of terms used is included in the Appendix. ^a Estimated for 1930 by the FHA on the basis of the boundaries of the 1940 metropolitan district. ^b Because of certain limitations in the sample selected for tabulation, statistics for this district may not be entirely representative. ^c Computation based on fewer than 6 cases.

RICHMOND METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	193,042	182,929	10,113	5.5	50,924	44,774	6,150	13.7	98	1,423	2.7	52,445
Outside central city.....	52,632	37,584	15,048	40.0	13,467	8,264	5,183	62.6	66	639	4.5	14,194
Metropolitan district.....	245,674	220,513	25,161	11.4	64,391	53,058	11,333	21.4	166	2,062	3.1	66,639

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	30	\$ 167,150	155	\$ 676,400	185	\$ 843,550
1936	104	607,400	260	1,014,068	364	1,621,468
1937	112	592,800	164	644,400	276	1,237,200
1938	400	1,964,200	132	606,700	532	2,570,900
1939	418	2,125,600	98	452,600	516	2,578,200
1940	585	2,849,900	74	342,400	659	3,192,300
1935-40	1,649	8,307,050	883	3,736,568	2,532	12,043,618

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	2,075	\$ 853,859
1936	1,778	707,767
1937	588	243,930
1938	1,409	778,910
1939	1,479	740,559
1940	2,072	1,359,300
1934-40	9,401	4,684,325

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	7
Amount.....	\$ 1,310,000
Projects:	
Number.....	7
Dwelling units.....	327

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	2.6	9.8	3.4
State banks	11.0	19.9	12.0
Savings and loan assns.	17.5	5.4	16.2
Mortgage companies	47.5	31.8	45.7
Insurance companies	16.6	24.5	17.5
Savings banks	4.8	8.6	5.2
All others			
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940^a

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	73.4		67.3
81 to 85	12.5		11.5
76 to 80	9.9	63.7	14.3
71 to 75	2.0	17.7	3.3
61 to 70	1.5	13.7	2.6
51 to 60	.7	4.9	1.0
50 or less	-	-	-
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940^a

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	66.3
1-car garage	29.6
2-car garage	3.9
3-car garage	.2
Total	100.0

Table 8.—Material of construction, 1940^a

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	59.7	50.0
Brick	27.4	27.6
Stucco		20.4
Other	12.9	2.0
Total	100.0	100.0

Table 9.—Size of home, 1940^a

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	12.6	1.0
5 rooms	59.1	29.6
6 rooms	22.5	34.7
7 rooms or more	5.5	34.7
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940^a

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	7.3	\$ 2,829	\$ 271	9.6
3,000 to \$3,999	23.8	3,456	355	10.3
4,000 to 4,999	23.1	4,379	460	10.5
5,000 to 5,999	16.5	5,321	625	11.7
6,000 to 7,999	23.1	6,651	846	12.7
8,000 to 9,999	3.7	8,659	1,317	15.2
10,000 or more	2.5	11,936	1,804	15.1
All groups: 1940	100.0	5,070	602	11.9
1939		5,817	759	13.0
1938		5,755	765	13.3
Existing homes:				
\$2,999 or less	4.1	\$ 2,450 ^b	\$ 400 ^b	16.3 ^b
3,000 to \$3,999	17.4	3,435	462	13.4
4,000 to 4,999	20.4	4,405	629	14.3
5,000 to 5,999	17.3	5,376	718	13.4
6,000 to 7,999	25.5	6,714	1,038	15.5
8,000 to 9,999	9.2	8,472	1,417	16.7
10,000 or more	6.1	12,317	3,742	30.4
All groups: 1940	100.0	5,772	973	16.9
1939		6,043	1,023	16.9
1938		5,936	1,088	18.3

Table 11.—Averages by borrower income groups for 1-family homes, 1940^a

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	6.9	\$ 21.49	2.59	19.8
1,500 to \$1,999	27.8	26.19	2.35	17.9
2,000 to 2,499	28.8	30.51	2.15	16.5
2,500 to 2,999	16.2	35.39	2.01	15.7
3,000 to 3,999	13.7	42.18	1.89	15.1
4,000 to 4,999	3.1	54.38	1.80	14.7
5,000 or more	3.5	61.97	1.39	11.0
All groups: 1940	100.0	32.89	2.04	15.9
1939		37.77	2.18	17.0
1938		36.22	2.25	17.4
Existing homes:				
\$1,499 or less	1.1	\$ 17.00 ^b	1.67 ^b	17.0 ^b
1,500 to \$1,999	18.3	29.06	2.45	19.4
2,000 to 2,499	23.7	29.68	2.11	16.0
2,500 to 2,999	11.8	30.64	1.73	13.6
3,000 to 3,999	24.7	45.83	1.89	15.7
4,000 to 4,999	7.5	48.29	1.65	13.2
5,000 or more	12.9	63.50	1.38	11.5
All groups: 1940	100.0	39.30	1.81	14.6
1939		42.45	1.71	14.2
1938		41.37	1.62	13.3

Note: A glossary of terms used is included in the Appendix. ^a Because of certain limitations in the sample selected for tabulation, statistics for this district may not be entirely representative. ^b Computation based on fewer than 6 cases.

ROANOKE METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	69,287	69,206	81	0.1	17,951	15,898	2,053	12.9	21	468	2.5	18,440
Outside central city.....	41,306	33,914	7,392	21.8	9,745	7,209	2,536	35.2	119	257	2.5	10,121
Metropolitan district.....	110,593	103,120	7,473	7.2	27,696	23,107	4,589	19.9	140	725	2.5	28,561

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	7	\$ 32,800	38	\$ 140,100	45	\$ 172,900
1936	23	119,200	65	213,150	88	332,350
1937	148	219,900	101	380,100	149	600,000
1938	118	562,900	73	288,300	191	851,200
1939	155	754,900	46	192,100	201	947,000
1940	187	913,300	49	207,600	236	1,120,900
1935-40	538	2,603,000	372	1,421,350	910	4,024,350

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	277	\$ 122,135
1936	696	220,903
1937	120	40,662
1938	463	199,907
1939	586	244,452
1940	831	368,281
1934-40	2,973	1,196,340

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	1
Amount.....	\$ 295,000
Projects:	
Number.....	1
Dwelling units.....	82

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	16.6	21.4	17.5
State banks	63.7	60.4	63.1
Savings and loan assns.	1.8	1.5	1.5
Mortgage companies	-	-	-
Insurance companies	17.1	18.2	17.3
Savings banks	-	-	-
All others	.8	-	.6
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	59.3	-	47.5
81 to 85	20.3	-	16.1
76 to 80	14.1	64.0	24.4
71 to 75	5.2	12.0	6.6
61 to 70	.5	18.0	4.2
51 to 60	-	2.0	.4
50 or less	-	4.0	.8
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	32.2
1-car garage	57.5
2-car garage	9.9
3-car garage	.4
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	24.1	20.4
Brick	71.7	75.5
Stucco	-	4.1
Other	4.2	-
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	2.6	2.0
5 rooms	45.0	6.1
6 rooms	35.1	34.7
7 rooms or more	17.3	57.2
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	2.1	\$ 2,725 ^a	\$ 225 ^a	8.3 ^a
3,000 to \$3,999	11.0	3,402	401	11.8
4,000 to 4,999	18.3	4,493	456	10.1
5,000 to 5,999	29.3	5,370	573	10.7
6,000 to 7,999	27.2	6,476	707	10.9
8,000 to 9,999	8.4	8,638	1,241	14.4
10,000 or more	3.7	12,299	2,200	17.9
All groups: 1940	100.0	5,764	677	11.7
1939		5,825	708	12.2
1938		5,730	748	13.1
Existing homes:				
\$2,999 or less	4.1	\$ 2,500 ^a	\$ 275 ^a	11.0 ^a
3,000 to \$3,999	8.2	3,375 ^a	425 ^a	12.6 ^a
4,000 to 4,999	24.5	4,417	558	12.6
5,000 to 5,999	18.3	5,389	911	16.9
6,000 to 7,999	34.7	6,537	971	14.9
8,000 to 9,999	4.1	8,250 ^a	1,225 ^a	14.8 ^a
10,000 or more	6.1	11,417 ^a	2,167 ^a	19.0 ^a
All groups: 1940	100.0	5,753	869	15.1
1939		5,324	831	15.6
1938		5,343	867	16.2

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	7.3	\$ 21.21	2.71	19.5
1,500 to \$1,999	30.0	28.39	2.69	19.5
2,000 to 2,499	24.2	34.30	2.45	18.4
2,500 to 2,999	12.1	38.61	2.23	17.1
3,000 to 3,999	17.4	44.91	2.03	16.0
4,000 to 4,999	3.7	53.57	1.75	14.2
5,000 or more	5.3	72.90	1.54	12.5
All groups: 1940	100.0	36.67	2.21	16.9
1939		36.75	2.25	17.0
1938		37.49	2.32	18.0
Existing homes:				
\$1,499 or less	-	-	-	-
1,500 to \$1,999	26.6	\$ 27.50	2.49	19.1
2,000 to 2,499	20.0	29.89	2.02	15.7
2,500 to 2,999	20.0	38.44	2.29	17.4
3,000 to 3,999	20.0	40.33	1.81	14.5
4,000 to 4,999	2.3	66.00 ^a	2.56 ^a	18.4 ^a
5,000 or more	11.1	80.20 ^a	.64 ^a	6.8 ^a
All groups: 1940	100.0	39.44	1.52	12.5
1939		34.73	1.98	15.7
1938		33.08	1.83	13.8

Note: A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 6 cases.

CHARLESTON, WEST VIRGINIA METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	67,914	60,408	7,506	12.4	17,950	14,067	3,883	27.6	14	555	3.0	18,519
Outside central city.....	68,418	47,752	20,666	43.3	15,154	10,090	6,064	60.1	45	336	2.0	15,535
Metropolitan district.....	136,332	108,160	28,172	26.0	34,104	24,157	9,947	41.2	59	891	2.5	35,054

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	9	\$ 65,000	13	\$ 70,650	22	\$ 135,650
1936.....	91	514,400	36	178,500	129	692,900
1937.....	146	818,400	51	132,700	177	951,100
1938.....	284	1,506,100	124	568,200	408	2,074,300
1939.....	310	1,601,900	99	469,000	409	2,070,900
1940.....	437	2,227,900	85	400,400	522	2,628,300
1935-40.....	1,277	6,733,700	390	1,819,450	1,667	8,553,150

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	137	\$ 47,838
1936.....	113	42,206
1937.....	105	10,261
1938.....	100	51,295
1939.....	344	150,577
1940.....	544	230,435
1934-40.....	1,248	532,614

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages.....	1
Number.....	\$ 650,000
Amount.....	
Projects.....	1
Number.....	
Dwelling units.....	174

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	61.4	62.2	61.6
State banks.....	1.1	3.3	1.4
Savings and loan assns.....	12.1	10.3	11.6
Mortgage companies.....	24.1	24.2	24.1
Insurance companies.....	1.3	-	1.1
Savings banks.....	-	-	-
All others.....	-	-	-
Total.....	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90.....	68.9	-	57.1
81 to 85.....	13.0	-	10.9
76 to 80.....	13.0	79.8	24.3
71 to 75.....	2.2	8.5	3.5
61 to 70.....	2.2	6.4	2.9
51 to 60.....	-	3.2	1.1
50 or less.....	-	2.1	.4
Total.....	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage.....	40.1
1-car garage.....	52.4
2-car garage.....	6.8
3-car garage.....	.7
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	59.6	55.1
Brick.....	16.6	23.6
Stucco.....	2.5	10.1
Other.....	21.3	11.2
Total.....	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	7.6	1.1
5 rooms.....	50.1	18.0
6 rooms.....	35.1	46.1
7 rooms or more.....	7.2	34.8
Total.....	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	-	-	-	-
3,000 to \$3,999.....	11.2	\$ 3,516	\$ 439	12.5
4,000 to 4,999.....	24.5	4,330	542	12.5
5,000 to 5,999.....	18.7	5,369	764	14.2
6,000 to 7,999.....	34.4	6,715	1,161	17.3
8,000 to 9,999.....	8.8	8,433	1,349	16.0
10,000 or more.....	2.4	13,250	2,436	18.4
All groups: 1940.....	100.0	5,832	902	15.5
1939.....		6,141	930	15.1
1938.....		6,068	904	14.9
Existing homes:				
\$2,999 or less.....	1.1	\$ 2,750 ^b	\$ 350 ^b	12.7 ^b
3,000 to \$3,999.....	15.7	3,411	625	18.3
4,000 to 4,999.....	13.5	4,442	733	16.5
5,000 to 5,999.....	25.9	5,437	904	16.6
6,000 to 7,999.....	24.7	6,807	1,291	19.0
8,000 to 9,999.....	11.2	8,518	1,630	19.1
10,000 or more.....	7.9	12,464	3,464	27.8
All groups: 1940.....	100.0	6,191	1,214	19.6
1939.....		6,052	1,108	18.3
1938.....		5,652	1,069	18.9

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less.....	2.8	\$ 25.08	3.07	22.8
1,500 to \$1,999.....	21.3	29.02	2.59	19.8
2,000 to 2,499.....	34.8	34.27	2.38	18.4
2,500 to 2,999.....	14.2	40.56	2.33	18.0
3,000 to 3,999.....	18.8	44.73	2.10	16.4
4,000 to 4,999.....	4.2	53.78	1.94	14.9
5,000 or more.....	3.9	63.88	1.45	10.9
All groups: 1940.....	100.0	37.73	2.22	17.1
1939.....		39.59	2.15	16.6
1938.....		40.44	1.96	15.7
Existing homes:				
\$1,499 or less.....	-	-	-	-
1,500 to \$1,999.....	7.5	\$ 27.67	2.25	18.7
2,000 to 2,499.....	28.7	31.48	2.23	16.3
2,500 to 2,999.....	16.3	38.08	2.29	16.6
3,000 to 3,999.....	27.5	40.59	1.85	14.5
4,000 to 4,999.....	8.7	41.29	1.61	11.8
5,000 or more.....	11.3	63.56	1.83	12.9
All groups: 1940.....	100.0	39.24	1.98	14.7
1939.....		39.84	1.94	14.9
1938.....		39.29	1.57	13.1

Note: A glossary of terms used is included in the Appendix. ^a Based on the metropolitan district as established in the 1930 Census. ^b Computation based on fewer than 6 cases.

HUNTINGTON - ASHLAND METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	108,373	104,646	3,727	3.6	28,393	24,772	3,621	14.6	26	775	2.7	29,194
Outside central city.....	62,606	58,721	3,885	6.6	15,130	13,293	1,837	13.8	36	446	2.9	15,612
Metropolitan district.....	170,979	163,367	7,612	4.7	43,523	38,065	5,458	14.3	62	1,221	2.7	44,806

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	6	\$ 35,250	66	\$ 233,150	72	\$ 268,400
1936	39	204,350	176	594,675	215	799,025
1937	35	178,900	77	284,150	112	463,050
1938	134	665,300	102	447,500	236	1,112,800
1939	188	803,700	112	431,800	300	1,235,500
1940	222	1,080,000	88	317,300	310	1,397,300
1935-40	624	2,967,500	621	2,308,575	1,245	5,276,075

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	565	\$ 189,912
1936	381	149,005
1937	111	45,707
1938	226	79,593
1939	367	122,598
1940	529	170,533
1934-40	2,179	757,348

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	None
Amount.....	
Projects: Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	43.0	42.1	42.8
State banks	-	-	-
Savings and loan assns.	3	-	.2
Mortgage companies	16.8	5.0	14.0
Insurance companies	39.9	52.9	43.0
Savings banks	-	-	-
All others	-	-	-
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	75.0	-	53.4
81 to 85	10.5	-	7.5
76 to 80	11.4	72.3	28.9
71 to 75	1.3	12.8	5.0
61 to 70	1.3	5.3	2.5
51 to 60	-	5.3	1.5
50 or less	-	4.3	1.2
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	22.7
1-car garage	67.4
2-car garage	9.3
3-car garage	.6
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	44.7	58.1
Brick	28.3	31.2
Stucco	9	3.2
Other	26.1	7.5
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	9.8	1.1
5 rooms	49.1	24.7
6 rooms	31.4	52.7
7 rooms or more	9.7	21.5
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	0.9	\$ 2,750 ^a	\$ 350 ^a	12.7 ^a
3,000 to \$3,999	10.6	3,524	435	12.3
4,000 to 4,999	25.2	4,431	573	12.9
5,000 to 5,999	26.1	5,362	719	13.4
6,000 to 7,999	27.9	6,466	919	14.2
8,000 to 9,999	6.6	8,517	1,367	16.1
10,000 or more	2.7	12,042	2,083	17.3
All groups: 1940	100.0	5,604	784	14.0
1939		5,239	736	14.0
1938		6,059	928	15.3
Existing homes:				
\$2,999 or less	8.6	\$ 2,438	\$ 506	20.8
3,000 to \$3,999	24.7	3,315	585	17.6
4,000 to 4,999	25.8	4,259	717	16.8
5,000 to 5,999	21.5	5,315	880	16.6
6,000 to 7,999	10.8	6,740	1,095	16.2
8,000 to 9,999	7.5	8,500	1,825	21.5
10,000 or more	1.1	12,000 ^a	2,500 ^a	20.8 ^a
All groups: 1940	100.0	4,765	845	17.7
1939		4,337	888	18.0
1938		5,926	1,106	18.7

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	4.4	\$ 22.00	2.86	20.1
1,500 to \$1,999	27.1	27.84	2.68	19.5
2,000 to 2,499	35.6	32.29	2.39	17.4
2,500 to 2,999	12.0	39.70	2.31	17.8
3,000 to 3,999	16.4	43.73	2.05	15.9
4,000 to 4,999	1.8	48.50 ^a	1.70 ^a	12.9 ^a
5,000 or more	2.7	73.33	1.94	14.8
All groups: 1940	100.0	34.78	2.32	17.3
1939		32.45	2.22	16.5
1938		37.31	2.14	16.2
Existing homes:				
\$1,499 or less	2.3	\$ 26.50 ^a	4.54 ^a	23.6 ^a
1,500 to \$1,999	35.6	22.55	2.20	15.7
2,000 to 2,499	26.4	27.52	1.90	14.6
2,500 to 2,999	12.6	31.18	1.92	13.6
3,000 to 3,999	13.8	40.58	1.93	14.6
4,000 to 4,999	5.8	51.20 ^a	1.97 ^a	14.4 ^a
5,000 or more	3.5	50.00 ^a	1.02 ^a	9.7 ^a
All groups: 1940	100.0	30.13	2.04	15.3
1939		31.28	1.99	15.1
1938		36.02	1.94	14.9

Note: A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 6 cases.

WHEELING METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	61,099	61,659	-560	-0.9	16,558	15,554	1,004	6.5	19	342	2.0	16,919
Outside central city.....	135,241	130,401	4,840	3.7	33,813	29,768	4,045	13.6	95	533	1.5	34,441
Metropolitan district.....	196,340	192,060	4,280	2.2	50,371	45,322	5,049	11.1	114	875	1.7	51,360

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	5	\$ 29,350	31	\$ 115,250	36	\$ 144,600
1936	32	161,150	83	300,076	115	461,226
1937	57	293,500	42	148,000	99	441,500
1938	57	260,900	20	85,000	77	345,900
1939	72	320,600	12	43,100	84	363,700
1940	72	331,800	14	48,300	86	380,100
1935-40	295	1,397,300	202	739,726	497	2,137,026

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	570	\$ 201,664
1936	483	192,406
1937	108	39,740
1938	212	79,117
1939	297	119,890
1940	476	170,912
1934-40	2,142	803,729

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	None
Amount.....	
Projects: Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	36.9	66.5	40.8
State banks	46.2	26.6	43.7
Savings and loan assns.	15.3	6.9	14.2
Mortgage companies	-	-	-
Insurance companies	1.6	-	1.3
Savings banks	-	-	-
All others	-	-	-
Total	100.0	100.0 ^b	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	65.3	-	55.1
81 to 85	16.0	-	13.5
76 to 80	8.0	50.0	14.6
71 to 75	4.0	21.4	6.7
61 to 70	6.7	21.4	9.0
51 to 60	-	7.2	1.1
50 or less	-	-	-
Total	100.0	100.0 ^b	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	27.0
1-car garage	64.0
2-car garage	7.9
3-car garage	1.1
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	92.0	85.7
Brick	6.7	14.3
Stucco	-	-
Other	1.3	-
Total	100.0	100.0 ^b

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	21.3	-
5 rooms	36.0	35.7
6 rooms	38.7	50.0
7 rooms or more	4.0	14.3
Total	100.0	100.0 ^b

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	6.7	\$ 3,420 ^c	\$ 440 ^c	12.9 ^c
4,000 to 4,999	25.3	4,424 ^c	589 ^c	13.3
5,000 to 5,999	49.3	5,322 ^c	735 ^c	13.8
6,000 to 7,999	14.7	6,600 ^c	900 ^c	13.6
8,000 to 9,999	2.7	8,750 ^c	1,375 ^c	15.7 ^c
10,000 or more	1.3	15,650 ^c	3,000 ^c	19.2 ^c
All groups: 1940	100.0	5,384	750	13.9
1939	-	5,256	749	14.3
1938	-	5,395	765	14.2
Existing homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	35.8	\$ 3,160 ^c	\$ 490 ^c	15.5 ^c
4,000 to 4,999	21.4	4,250 ^c	600 ^c	14.1 ^c
5,000 to 5,999	21.4	5,250 ^c	817 ^c	15.6 ^c
6,000 to 7,999	21.4	6,750 ^c	1,417 ^c	21.0 ^c
8,000 to 9,999	-	-	-	-
10,000 or more	-	-	-	-
All groups: 1940	100.0 ^b	4,611	782	17.0
1939	-	5,176	1,047	20.2
1938	-	5,275	1,035	19.6

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	6.8	\$ 25.80 ^c	3.88 ^c	24.7 ^c
1,500 to \$1,999	42.5	31.00	2.87	21.6
2,000 to 2,499	27.4	34.70	2.37	18.8
2,500 to 2,999	8.2	35.67	1.92	15.5
3,000 to 3,999	13.7	42.90	2.06	16.0
4,000 to 4,999	-	-	-	-
5,000 or more	1.4	98.00 ^c	2.48 ^c	18.7 ^c
All groups: 1940	100.0	34.59	2.49	19.0
1939	-	34.67	2.17	17.1
1938	-	35.56	2.35	18.6
Existing homes:				
\$1,499 or less	21.4	\$ 19.67 ^c	2.87 ^c	18.0 ^c
1,500 to \$1,999	43.0	25.67	2.59	19.1
2,000 to 2,499	14.3	24.50 ^c	1.77 ^c	13.0 ^c
2,500 to 2,999	7.1	49.00 ^c	2.59 ^c	21.8 ^c
3,000 to 3,999	7.1	39.00 ^c	1.74 ^c	13.0 ^c
4,000 to 4,999	-	-	-	-
5,000 or more	7.1	49.00 ^c	1.37 ^c	11.5 ^c
All groups: 1940	100.0 ^b	28.50	2.19	16.2
1939	-	35.67	1.54	12.7
1938	-	37.80	1.49	12.8

Notes: A glossary of terms used is included in the Appendix. ^a Estimated for 1930 by the FHA on the basis of the boundaries of the 1940 metropolitan district. ^b Distribution based on fewer than 26 cases. ^c Computation based on fewer than 6 cases.

ASHEVILLE METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	51,310	50,193	1,117	2.2	13,270	11,695	1,575	13.5	48	575	4.1	13,893
Outside central city.....	25,014	20,344	4,670	23.0	5,605	4,091	1,514	37.0	95	216	3.7	5,916
Metropolitan district.....	76,324	70,537	5,787	8.2	18,875	15,786	3,089	19.6	143	791	4.0	19,809

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	5	\$ 29,550	20	\$ 59,600	25	\$ 89,150
1936	27	149,650	58	171,855	85	321,505
1937	23	114,700	16	55,500	39	170,200
1938	11	38,600	10	35,600	21	74,200
1939	17	81,900	18	52,100	35	134,000
1940	27	127,700	10	22,500	37	150,200
1935-40	110	\$42,100	132	\$97,155	242	\$99,255

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	317	\$ 125,201
1936	624	223,067
1937	152	73,801
1938	535	23,020
1939	579	23,267
1940	874	280,604
1934-40	3,081	1,125,080

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	None
Number.....	
Amount.....	
Projects:	
Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	-	-	-
State banks	4.7	-	3.8
Savings and loan assns.	-	-	-
Mortgage companies	39.4	81.6	47.3
Insurance companies	51.1	18.4	45.0
Savings banks	-	-	-
All others	4.8	-	3.9
Total	100.0	100.0 ^a	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	60.0	-	42.8
81 to 85	13.3	-	9.5
76 to 80	16.7	75.0	33.3
71 to 75	3.3	16.7	7.2
61 to 70	6.7	8.3	7.2
51 to 60	-	-	-
50 or less	-	-	-
Total	100.0	100.0 ^a	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	16.7
1-car garage	61.9
2-car garage	21.4
3-car garage	-
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	13.8	83.3
Brick	17.2	16.7
Stucco	3.5	-
Other	65.5	-
Total	100.0	100.0 ^a

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	3.5	8.3
5 rooms	51.7	33.4
6 rooms	27.6	33.3
7 rooms or more	17.2	25.0
Total	100.0	100.0 ^a

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	24.1	\$ 3,521	\$ 357	10.1
4,000 to 4,999	20.7	4,271	383	9.0
5,000 to 5,999	17.2	5,300 ^b	520 ^b	9.8 ^b
6,000 to 7,999	27.6	6,484	800	12.3
8,000 to 9,999	3.5	9,000 ^b	900 ^b	10.0 ^b
10,000 or more	6.9	10,875 ^b	1,375 ^b	12.6 ^b
All groups: 1940	100.0	5,497	602	10.9
1939	-	c	c	c
1938	-	c	c	c
Existing homes:				
\$2,999 or less	33.3	\$ 2,500 ^b	\$ 350 ^b	14.0 ^b
3,000 to \$3,999	41.7	3,500 ^b	420 ^b	12.0 ^b
4,000 to 4,999	16.7	4,063 ^b	525 ^b	12.9 ^b
5,000 to 5,999	8.3	5,000 ^b	1,000 ^b	20.0 ^b
6,000 to 7,999	-	-	-	-
8,000 to 9,999	-	-	-	-
10,000 or more	-	-	-	-
All groups: 1940	100.0 ^a	3,385	463	13.7
1939	-	c	c	c
1938	-	c	c	c

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	3.8	\$ 25.00 ^b	2.73 ^b	22.7 ^b
1,500 to \$1,999	25.9	29.14	2.33	19.5
2,000 to 2,499	25.9	31.00	2.14	16.9
2,500 to 2,999	14.8	39.75 ^b	2.04 ^b	17.5 ^b
3,000 to 3,999	14.8	44.25 ^b	1.72 ^b	15.4 ^b
4,000 to 4,999	7.4	68.00 ^b	2.07 ^b	17.5 ^b
5,000 or more	7.4	64.50 ^b	1.44 ^b	11.7 ^b
All groups: 1940	100.0	38.78	1.95	16.4
1939	-	c	c	c
1938	-	c	c	c
Existing homes:				
\$1,499 or less	-	-	-	-
1,500 to \$1,999	18.2	\$ 25.00 ^b	2.01 ^b	16.7 ^b
2,000 to 2,499	72.7	26.25	1.48	13.8
2,500 to 2,999	-	-	-	-
3,000 to 3,999	9.1	31.00 ^b	1.32 ^b	11.9 ^b
4,000 to 4,999	-	-	-	-
5,000 or more	-	-	-	-
All groups: 1940	100.0 ^a	26.45	1.54	14.0
1939	-	c	c	c
1938	-	c	c	c

Note: ^a A glossary of terms used is included in the Appendix. ^b Distribution based on fewer than 26 cases. ^c Computation based on fewer than 6 cases. ^d Data not available.

CHARLOTTE METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	100,899	82,675	18,224	22.0	24,975	19,243	5,732	29.8	14	427	1.7	25,416
Outside central city.....	12,087	8,589	3,498	40.7	2,880	1,824	1,056	57.9	8	39	1.3	2,927
Metropolitan district.....	112,986	91,264	21,722	23.8	27,855	21,067	6,788	32.2	22	466	1.6	28,343

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	30	\$ 158,700	60	\$ 252,350	90	\$ 411,050
1936.....	162	803,100	139	678,900	301	1,482,000
1937.....	250	1,263,500	105	450,100	355	1,713,600
1938.....	292	1,399,900	96	429,200	388	1,829,100
1939.....	492	2,185,900	66	272,400	558	2,458,300
1940.....	632	2,723,500	49	242,600	681	2,966,100
1935-40.....	1,858	8,534,600	515	2,325,550	2,373	10,860,150

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	401	\$ 122,380
1936.....	426	162,963
1937.....	86	31,474
1938.....	221	82,433
1939.....	366	106,567
1940.....	549	183,892
1934-40.....	2,049	689,709

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	4
Amount.....	\$ 690,000
Projects:	
Number.....	4
Dwelling units.....	214

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	11.1	10.2	11.0
State banks.....	-	-	-
Savings and loan assns.....	1.8	2.0	1.8
Mortgage companies.....	6.4	15.0	7.1
Insurance companies.....	27.5	29.9	27.5
Savings banks.....	-	-	-
All others.....	53.2	42.9	52.3
Total.....	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90.....	82.4	-	75.7
81 to 85.....	8.3	-	7.6
76 to 80.....	7.3	74.6	12.7
71 to 75.....	1.1	11.9	2.0
61 to 70.....	.8	10.1	1.5
51 to 60.....	-	1.7	.2
50 or less.....	.1	1.7	.3
Total.....	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage.....	9.0
1-car garage.....	71.4
2-car garage.....	18.9
3-car garage.....	.7
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	36.4	57.9
Brick.....	60.5	36.8
Stucco.....	.3	3.5
Other.....	2.8	1.8
Total.....	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	2.3	-
5 rooms.....	59.8	26.3
6 rooms.....	29.4	36.9
7 rooms or more.....	8.5	36.8
Total.....	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	4.1	\$ 2,755	\$ 281	10.2
3,000 to \$3,999.....	30.3	3,498	368	10.5
4,000 to 4,999.....	29.8	4,364	471	10.8
5,000 to 5,999.....	14.0	5,293	677	12.8
6,000 to 7,999.....	14.6	6,568	975	14.8
8,000 to 9,999.....	4.6	8,799	1,289	14.6
10,000 or more.....	2.6	10,672	1,618	15.2
All groups: 1940.....	100.0	4,858	602	12.4
1939.....	-	-	-	-
1938.....	-	-	-	-
Existing homes:				
\$2,999 or less.....	7.0	\$ 2,500 ^b	\$ 350 ^b	14.0 ^b
3,000 to \$3,999.....	15.8	3,392	500	14.7
4,000 to 4,999.....	19.3	4,493	680	15.1
5,000 to 5,999.....	17.5	5,370	910	16.9
6,000 to 7,999.....	28.1	7,078	1,419	20.0
8,000 to 9,999.....	7.0	8,250 ^b	1,363 ^b	16.5 ^b
10,000 or more.....	5.3	12,083 ^b	2,583 ^b	21.4 ^b
All groups: 1940.....	100.0	5,714	1,023	17.9
1939.....	-	-	-	-
1938.....	-	-	-	-

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less.....	5.8	\$ 21.89	2.64	20.8
1,500 to \$1,999.....	29.1	25.49	2.23	17.9
2,000 to 2,499.....	30.3	29.82	1.98	16.0
2,500 to 2,999.....	11.1	35.23	1.93	15.6
3,000 to 3,999.....	16.4	43.91	1.89	15.9
4,000 to 4,999.....	4.6	55.34	1.82	15.2
5,000 or more.....	2.7	61.06	1.48	12.0
All groups: 1940.....	100.0	33.02	1.98	16.1
1939.....	-	-	-	-
1938.....	-	-	-	-
Existing homes:				
\$1,499 or less.....	1.9	\$ 23.00 ^b	2.41 ^b	19.0 ^b
1,500 to \$1,999.....	13.5	28.86	2.24	15.9
2,000 to 2,499.....	30.7	30.06	1.94	16.3
2,500 to 2,999.....	9.6	36.80 ^b	1.89 ^b	15.7 ^b
3,000 to 3,999.....	23.1	46.50	2.00	16.9
4,000 to 4,999.....	15.4	53.38	1.70	14.6
5,000 or more.....	5.8	70.67 ^b	1.72 ^b	13.9 ^b
All groups: 1940.....	100.0	39.10	1.90	15.7
1939.....	-	-	-	-
1938.....	-	-	-	-

Notes: A glossary of terms used is included in the Appendix. ^a Data not available. ^b Computation based on fewer than 6 cases.

DURHAM METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	60,195	52,037	8,158	15.7	15,279	11,478	3,801	33.1	6	544	3.4	15,829
Outside central city.....	9,488	6,488	3,000	46.2	2,251	1,296	955	73.7	11	48	2.1	2,310
Metropolitan district.....	69,683	58,525	11,158	19.1	17,530	12,774	4,756	37.2	17	592	3.3	18,139

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	4	\$ 24,900	6	\$ 27,100	10	\$ 52,000
1936.....	24	126,100	11	61,300	35	187,400
1937.....	19	99,900	16	68,500	35	168,400
1938.....	24	117,600	4	17,400	28	135,000
1939.....	38	191,000	17	70,500	55	261,500
1940.....	111	463,000	20	96,300	131	559,300
1935-40.....	220	1,022,500	74	311,100	294	1,363,600

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	270	\$ 119,358
1936.....	213	71,143
1937.....	29	8,964
1938.....	147	55,313
1939.....	131	42,216
1940.....	171	83,836
1934-40.....	961	380,830

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:.....	
Number.....	1
Amount.....	\$ 500,000
Projects:.....	
Number.....	1
Dwelling units.....	123

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	43.3	18.2	38.7
State banks.....	9.7	-	8.0
Savings and loan assns.....	-	-	-
Mortgage companies.....	6.5	3.4	5.9
Insurance companies.....	39.8	75.7	46.4
Savings banks.....	-	-	-
All others.....	.7	2.7	1.0
Total.....	100.0	100.0 ^a	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90.....	65.0	-	54.2
81 to 85.....	9.2	-	7.6
76 to 80.....	16.7	66.7	25.0
71 to 75.....	1.6	8.4	2.8
61 to 70.....	7.5	8.3	7.6
51 to 60.....	-	8.3	1.4
50 or less.....	-	8.3	1.4
Total.....	100.0	100.0 ^a	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage.....	46.5
1-car garage.....	38.9
2-car garage.....	14.6
3-car garage.....	-
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	65.2	69.6
Brick.....	31.3	26.1
Stucco.....	-	-
Other.....	3.5	4.3
Total.....	100.0	100.0 ^a

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	19.1	-
5 rooms.....	52.2	26.1
6 rooms.....	15.7	43.5
7 rooms or more.....	13.0	30.4
Total.....	100.0	100.0 ^a

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	8.7	\$ 2,854	\$ 330	11.6
3,000 to \$3,999.....	30.4	3,386	393	11.6
4,000 to 4,999.....	26.1	4,415	477	10.8
5,000 to 5,999.....	16.5	5,310	633	11.9
6,000 to 7,999.....	11.3	6,642	812	12.2
8,000 to 9,999.....	2.6	8,667 ^b	950 ^b	11.0 ^b
10,000 or more.....	4.4	11,650 ^b	1,800 ^b	15.5 ^b
All groups: 1940.....	100.0	4,791	577	12.0
1939.....	c	c	c	c
1938.....	c	c	c	c
Existing homes:				
\$2,999 or less.....	4.4	\$ 2,500 ^b	\$ 300 ^b	12.0 ^b
3,000 to \$3,999.....	21.7	3,350 ^b	390 ^b	11.6 ^b
4,000 to 4,999.....	21.7	4,380 ^b	650 ^b	14.8 ^b
5,000 to 5,999.....	17.4	5,375 ^b	1,025 ^b	19.1 ^b
6,000 to 7,999.....	17.4	6,813	1,563	22.9
8,000 to 9,999.....	4.4	8,000	1,100	13.8
10,000 or more.....	13.0	14,133	3,833	27.1
All groups: 1940.....	100.0 ^a	6,104	1,237	20.3
1939.....	c	c	c	c
1938.....	c	c	c	c

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less.....	9.3	\$ 22.10	2.55	20.8
1,500 to \$1,999.....	32.7	25.03	2.09	17.6
2,000 to 2,499.....	23.4	31.36	2.06	16.9
2,500 to 2,999.....	13.1	38.07	1.92	17.0
3,000 to 3,999.....	14.0	43.47	1.84	16.0
4,000 to 4,999.....	1.9	58.00 ^b	1.77 ^b	15.5 ^b
5,000 or more.....	5.6	77.50	1.47	12.5
All groups: 1940.....	100.0	34.08	1.92	16.3
1939.....	c	c	c	c
1938.....	c	c	c	c
Existing homes:				
\$1,499 or less.....	26.3	\$ 26.80 ^b	2.46 ^b	18.6 ^b
1,500 to \$1,999.....	31.5	31.83	2.24	17.6
2,000 to 2,499.....	5.3	18.00	1.08 ^b	7.8 ^b
2,500 to 2,999.....	21.1	36.00 ^b	1.57 ^b	12.4 ^b
3,000 to 3,999.....	5.3	77.00 ^b	2.60 ^b	19.3 ^b
4,000 to 4,999.....	10.5	60.00 ^b	.98 ^b	7.9 ^b
All groups: 1940.....	100.0 ^a	36.00	1.72	13.3
1939.....	c	c	c	c
1938.....	c	c	c	c

Note: A glossary of terms used is included in the Appendix. ^a Distribution based on fewer than 26 cases. ^b Computation based on fewer than 6 cases. ^c Data not available.

GREENSBORO METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	59,319	53,569	5,750	10.7	14,602	11,474	3,128	27.3	8	378	2.5	14,988
Outside central city.....	13,736	9,900	3,836	38.7	3,133	1,930	1,203	62.3	8	76	2.4	3,217
Metropolitan district.....	73,055	63,469	9,586	15.1	17,735	13,404	4,331	32.3	16	454	2.5	18,205

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	5	\$ 30,000	9	\$ 40,100	14	\$ 70,100
1936	27	151,700	21	101,100	48	252,800
1937	18	99,600	13	60,400	31	160,000
1938	36	197,100	10	47,600	46	244,700
1939	65	315,800	23	93,800	88	409,600
1940	146	619,200	20	86,900	166	706,100
1935-40	297	1,413,400	96	429,900	393	1,843,300

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	364	\$ 122,090
1936	447	125,102
1937	49	21,866
1938	159	63,336
1939	324	119,242
1940	371	117,144
1934-40	1,714	568,780

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	2
Amount.....	\$ 661,000
Projects:	
Number.....	2
Dwelling units.....	186

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	7.7	-	6.7
State banks	-	-	-
Savings and loan assns.	1.7	-	1.4
Mortgage companies	7	-	.6
Insurance companies	89.9	100.0	91.3
Savings banks	-	-	-
All others	-	-	-
Total	100.0	100.0*	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	70.4	-	60.8
81 to 85	11.2	-	9.7
76 to 80	17.8	91.6	27.8
71 to 75	-	4.2	.6
61 to 70	.6	4.2	1.1
51 to 60	-	-	-
50 or less	-	-	-
Total	100.0	100.0*	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	30.1
1-car garage	61.9
2-car garage	6.3
3-car garage	1.7
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	37.7	37.5
Brick	50.0	45.8
Stucco	-	12.5
Other	12.3	4.2
Total	100.0	100.0*

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	24.0	-
5 rooms	46.6	25.0
6 rooms	21.9	37.5
7 rooms or more	7.5	37.5
Total	100.0	100.0*

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	13.0	\$ 2,718	\$ 211	7.8
3,000 to \$3,999	21.2	3,410	365	10.7
4,000 to 4,999	19.2	4,459	490	11.0
5,000 to 5,999	21.2	5,262	566	10.8
6,000 to 7,999	18.5	6,519	687	10.5
8,000 to 9,999	6.9	8,688	1,150	13.3
10,000 or more	-	-	-	-
All groups: 1940	100.0	4,849	525	10.8
1939	c	c	c	c
1938	c	c	c	c
Existing homes:				
\$2,999 or less	4.2	\$ 2,750 ^b	\$ 500 ^b	18.2 ^b
3,000 to \$3,999	16.7	3,594 ^b	525 ^b	14.6 ^b
4,000 to 4,999	20.8	4,550 ^b	600 ^b	13.8 ^b
5,000 to 5,999	20.8	5,325 ^b	840 ^b	15.8 ^b
6,000 to 7,999	20.8	6,950 ^b	870 ^b	12.5 ^b
8,000 to 9,999	16.7	8,688 ^b	1,450 ^b	16.7 ^b
10,000 or more	-	-	-	-
All groups: 1940	100.0*	5,625	831	14.8
1939	c	c	c	c
1938	c	c	c	c

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	6.4	\$ 21.33	2.53	19.8
1,500 to \$1,999	31.2	27.05	2.38	18.9
2,000 to 2,499	24.8	32.29	2.13	17.1
2,500 to 2,999	12.8	32.28	1.69	14.2
3,000 to 3,999	17.7	42.60	1.93	16.0
4,000 to 4,999	5.0	52.71	1.60	14.0
5,000 or more	2.1	51.33 ^b	.85 ^b	7.4 ^b
All groups: 1940	100.0	33.20	1.95	16.0
1939	c	c	c	c
1938	c	c	c	c
Existing homes:				
\$1,499 or less	-	-	-	-
1,500 to \$1,999	13.6	\$ 28.00 ^b	2.36 ^b	18.7 ^b
2,000 to 2,499	22.7	26.60 ^b	1.90 ^b	15.4 ^b
2,500 to 2,999	13.6	22.33 ^b	1.23 ^b	9.8 ^b
3,000 to 3,999	27.3	48.17	1.97	17.0
4,000 to 4,999	4.6	50.00 ^b	1.61 ^b	14.3 ^b
5,000 or more	18.2	61.75 ^b	1.23 ^b	10.8 ^b
All groups: 1940	100.0*	40.00	1.62	13.7
1939	c	c	c	c
1938	c	c	c	c

Note: A glossary of terms used is included in the Appendix. * Distribution based on fewer than 26 cases. ^b Computation based on fewer than 6 cases. ^c Data not available.

WINSTON-SALEM METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	79,815	75,274	4,541	6.0	20,176	17,145	3,028	17.7	45	1,054	5.0	21,275
Outside central city.....	30,018	22,000	8,018	36.4	6,938	4,514	2,424	53.7	23	173	2.4	7,134
Metropolitan district.....	109,833	97,274	12,559	12.9	27,114	21,662	5,452	25.2	68	1,227	4.3	28,409

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	5	\$ 18,650	10	\$ 38,050	15	\$ 56,700
1936	30	94,300	20	110,250	50	204,550
1937	24	159,600	17	84,200	41	223,800
1938	37	182,500	15	78,900	52	261,400
1939	62	366,700	43	176,700	125	543,400
1940	130	516,900	14	67,600	144	584,500
1935-40	308	1,318,650	119	555,700	427	1,874,350

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	197	\$ 67,518
1936	122	53,668
1937	39	11,174
1938	150	44,549
1939	340	94,149
1940	412	112,492
1934-40	1,260	383,550

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	1
Amount.....	\$ 400,000
Projects:	
Number.....	1
Dwelling units.....	124

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	20.1	-	17.3
State banks	-	-	-
Savings and loan assns.	-	-	-
Mortgage companies	.4	3.4	.8
Insurance companies	79.5	96.6	81.9
Savings banks	-	-	-
All others	-	-	-
Total	100.0	100.0 ^a	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	67.4	-	59.3
81 to 85	10.6	-	9.3
76 to 80	17.7	76.2	24.7
71 to 75	2.9	19.0	4.9
61 to 70	1.4	4.8	1.8
51 to 60	-	-	-
50 or less	-	-	-
Total	100.0	100.0 ^a	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	40.1
1-car garage	45.1
2-car garage	14.8
3-car garage	-
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	60.7	55.0
Brick	25.7	40.0
Stucco	-	5.0
Other	13.6	-
Total	100.0	100.0 ^a

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	6.6	5.0
5 rooms	56.4	10.0
6 rooms	18.6	50.0
7 rooms or more	16.4	35.0
Total	100.0	100.0 ^a

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	17.9	\$ 2,630	\$ 376	14.3
3,000 to \$3,999	26.4	3,371	405	12.0
4,000 to 4,999	26.4	4,524	526	11.6
5,000 to 5,999	13.6	5,218	621	11.9
6,000 to 7,999	6.4	6,806	1,017	14.9
8,000 to 9,999	2.9	8,500 ^b	1,400 ^b	16.5 ^b
10,000 or more	6.4	11,822	2,083	17.6
All groups: 1940	100.0	4,705	637	13.5
1939	-	c	c	c
1938	-	c	c	c
Existing homes:				
\$2,999 or less	10.0	\$ 2,250 ^b	\$ 325 ^b	14.4 ^b
3,000 to \$3,999	5.0	3,750 ^b	300 ^b	8.0 ^b
4,000 to 4,999	30.0	4,250 ^b	633 ^b	14.9
5,000 to 5,999	15.0	5,500 ^b	667 ^b	12.1 ^b
6,000 to 7,999	25.0	6,430 ^b	1,190 ^b	18.5 ^b
8,000 to 9,999	5.0	9,500 ^b	1,750 ^b	18.4 ^b
10,000 or more	10.0	12,500 ^b	3,000 ^b	24.0 ^b
All groups: 1940	100.0 ^a	5,845	1,023	17.5
1939	-	c	c	c
1938	-	c	c	c

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	23.8	\$ 18.94	2.26	18.1
1,500 to \$1,999	26.6	25.00	2.22	17.8
2,000 to 2,499	22.3	31.29	2.11	16.9
2,500 to 2,999	7.2	31.20	1.79	13.9
3,000 to 3,999	11.5	40.25	1.87	14.9
4,000 to 4,999	4.3	58.33	2.00	15.6
5,000 or more	4.3	80.17	1.72	14.0
All groups: 1940	100.0	30.99	2.03	16.2
1939	-	c	c	c
1938	-	c	c	c
Existing homes:				
\$1,499 or less	11.7	\$ 27.50 ^b	2.64 ^b	22.5 ^b
1,500 to \$1,999	5.9	30.00 ^b	2.67 ^b	24.0 ^b
2,000 to 2,499	17.7	31.00 ^b	2.00 ^b	15.5 ^b
2,500 to 2,999	5.9	38.00 ^b	2.13 ^b	16.9 ^b
3,000 to 3,999	35.4	39.83	1.83	15.3
4,000 to 4,999	11.7	59.50 ^b	2.14 ^b	15.9 ^b
5,000 or more	11.7	60.00 ^b	1.60 ^b	12.3 ^b
All groups: 1940	100.0 ^a	40.82	1.94	15.5
1939	-	c	c	c
1938	-	c	c	c

Notes: A glossary of terms used is included in the Appendix. ^a Distribution based on fewer than 26 cases. ^b Computation based on fewer than 6 cases. ^c Data not available.

CHARLESTON, SOUTH CAROLINA METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	71,275	62,265	9,010	14.5	20,412	16,698	3,714	22.2	65	615	2.9	21,092
Outside central city.....	27,436	17,495	9,941	56.8	6,295	4,178	2,117	50.7	349	653	8.9	7,297
Metropolitan district.....	98,711	79,760	18,951	23.8	26,707	20,876	5,831	27.9	414	1,268	4.5	28,389

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	6	\$ 20,950	14	\$ 56,350	20	\$ 77,300
1936	58	218,200	67	252,860	125	471,060
1937	68	284,300	9	37,100	77	322,000
1938	49	209,600	4	16,250	53	225,850
1939	164	642,000	10	53,600	174	695,600
1940	252	810,200	6	23,600	258	833,800
1935-40	597	2,185,250	110	440,360	707	2,625,610

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	567	\$ 278,923
1936	211	114,079
1937	51	28,360
1938	25	109,550
1939	316	139,561
1940	408	193,116
1934-40	1,759	\$ 663,609

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	None
Amount.....	
Projects: Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	30.9	13.0	30.5
State banks	17.8	13.4	17.7
Savings and loan assns.	5.4	15.9	5.7
Mortgage companies	45.9	57.7	46.1
Insurance companies	-	-	-
Savings banks	-	-	-
All others	-	-	-
Total	100.0	100.0 ^a	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	64.4	-	63.1
81 to 85	5.5	-	5.4
76 to 80	7.2	83.3	8.7
71 to 75	7	-	7
61 to 70	22.2	-	21.8
51 to 60	-	-	-
50 or less	-	16.7	3
Total	100.0	100.0 ^a	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	35.9
1-car garage	59.1
2-car garage	5.0
3-car garage	-
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	22.1	66.7
Brick	9.0	16.7
Stucco	4.4	-
Other	64.5	16.6
Total	100.0	100.0 ^a

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	28.7	-
5 rooms	43.6	50.0
6 rooms	20.4	16.7
7 rooms or more	7.3	33.3
Total	100.0	100.0 ^a

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	18.0	\$ 2,780	\$ 323	11.6
3,000 to 3,999	42.6	3,416	452	13.2
4,000 to 4,999	26.3	4,295	614	14.3
5,000 to 5,999	9.0	5,246	649	12.4
6,000 to 7,999	3.5	6,500	875	13.5
8,000 to 9,999	3	9,500 ^b	1,400 ^b	14.7 ^b
10,000 or more	3	11,750 ^b	2,000 ^b	17.1 ^b
All groups: 1940	100.0	3,854	513	13.3
1939	-	c	c	c
1938	-	c	c	c
Existing homes:				
\$2,999 or less	-	-	-	-
3,000 to 3,999	-	-	-	-
4,000 to 4,999	33.3	\$ 4,375 ^b	\$ 775 ^b	17.7 ^b
5,000 to 5,999	16.7	5,000 ^b	1,000 ^b	20.0 ^b
6,000 to 7,999	50.0	6,250 ^b	1,733 ^b	27.7 ^b
8,000 to 9,999	-	-	-	-
10,000 or more	-	-	-	-
All groups: 1940	100.0 ^a	5,417	1,292	23.8
1939	-	c	c	c
1938	-	c	c	c

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	6.0	\$ 22.92	2.51	21.1
1,500 to 1,999	36.1	26.63	2.05	17.7
2,000 to 2,499	34.7	30.45	1.90	16.6
2,500 to 2,999	11.6	33.72	1.68	15.0
3,000 to 3,999	8.8	37.68	1.56	13.8
4,000 to 4,999	1.4	35.33 ^b	1.15 ^b	10.4 ^b
5,000 or more	1.4	57.00 ^b	1.31 ^b	10.8 ^b
All groups: 1940	100.0	30.07	1.85	15.5
1939	-	c	c	c
1938	-	c	c	c
Existing homes:				
\$1,499 or less	-	-	-	-
1,500 to 1,999	16.7	\$ 34.00 ^b	2.64 ^b	22.7 ^b
2,000 to 2,499	33.3	40.50 ^b	2.08 ^b	20.3 ^b
2,500 to 2,999	-	-	-	-
3,000 to 3,999	50.0	37.00 ^b	1.75 ^b	13.1 ^b
4,000 to 4,999	-	-	-	-
5,000 or more	-	-	-	-
All groups: 1940	100.0 ^a	37.67	1.94	16.2
1939	-	c	c	c
1938	-	c	c	c

Note: A glossary of terms used is included in the Appendix. ^a Distribution based on fewer than 26 cases. ^b Computation based on fewer than 6 cases. ^c Data not available.

COLUMBIA METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	62,396	51,581	10,815	21.0	15,364	11,184	4,180	37.4	7	387	2.5	15,758
Outside central city.....	27,199	22,382	4,777	21.3	6,483	4,727	1,756	37.1	26	114	1.7	6,623
Metropolitan district.....	89,555	73,963	15,592	21.1	21,847	15,911	5,936	37.3	33	501	2.2	22,381

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	13	\$ 56,750	20	\$ 92,900	33	\$ 149,650
1936.....	132	590,750	72	321,200	204	911,950
1937.....	122	504,050	18	64,600	140	568,650
1938.....	91	401,100	32	127,800	123	528,900
1939.....	149	667,300	21	72,600	170	739,900
1940.....	156	732,700	10	33,400	166	766,100
1935-40.....	663	2,952,650	173	712,500	836	3,665,150

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	283	\$ 96,401
1936.....	228	91,352
1937.....	52	19,452
1938.....	124	46,102
1939.....	228	71,394
1940.....	306	121,028
1934-40.....	1,221	445,729

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	None
Amount.....	
Projects: Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	56.6	66.9	57.2
State banks.....	27.6	-	26.0
Savings and loan assns.	3.7	23.2	4.8
Mortgage companies.....	-	-	-
Insurance companies.....	12.1	6.2	11.8
Savings banks.....	-	-	-
All others.....	-	3.7	.2
Total.....	100.0	100.0 ^a	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90.....	81.8	-	74.5
81 to 85.....	7.6	-	6.9
76 to 80.....	8.3	92.3	15.8
71 to 75.....	-	-	-
61 to 70.....	1.5	7.7	2.1
51 to 60.....	-	-	-
50 or less.....	.8	-	.7
Total.....	100.0	100.0 ^a	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage.....	11.7
1-car garage.....	68.3
2-car garage.....	19.3
3-car garage.....	.7
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	17.7	23.1
Brick.....	75.4	69.2
Stucco.....	-	7.7
Other.....	6.1	-
Total.....	100.0	100.0 ^a

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	3.8	-
5 rooms.....	40.0	30.8
6 rooms.....	45.4	53.8
7 rooms or more.....	10.8	15.4
Total.....	100.0	100.0 ^a

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	2.3	\$ 2,783 ^b	\$ 250 ^b	9.0 ^b
3,000 to \$3,999.....	16.9	3,449	416	12.1
4,000 to 4,999.....	32.3	4,477	580	13.0
5,000 to 5,999.....	21.5	5,359	779	14.5
6,000 to 7,999.....	20.0	6,538	857	13.1
8,000 to 9,999.....	3.9	8,450 ^b	1,040 ^b	12.3 ^b
10,000 or more.....	3.1	11,688 ^b	1,253 ^b	10.8 ^b
All groups: 1940.....	100.0	5,241	681	13.0
1939.....	c	c	c	c
1938.....	c	c	c	c
Existing homes:				
\$2,999 or less.....	7.7	\$ 2,900 ^b	\$ 350 ^b	12.1 ^b
3,000 to \$3,999.....	15.4	3,700 ^b	350 ^b	9.5 ^b
4,000 to 4,999.....	38.4	4,440 ^b	700 ^b	15.8 ^b
5,000 to 5,999.....	7.7	5,000 ^b	1,000 ^b	20.0 ^b
6,000 to 7,999.....	23.1	6,833 ^b	1,083 ^b	15.8 ^b
8,000 to 9,999.....	7.7	8,500 ^b	1,100 ^b	12.9 ^b
10,000 or more.....	-	-	-	-
All groups: 1940.....	100.0 ^a	5,115	762	14.9
1939.....	c	c	c	c
1938.....	c	c	c	c

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less.....	4.7	\$ 21.69	2.41	19.9
1,500 to \$1,999.....	16.5	27.50	2.26	18.3
2,000 to 2,499.....	33.1	34.59	2.04	19.6
2,500 to 2,999.....	17.3	36.36	1.96	16.2
3,000 to 3,999.....	19.7	45.83	1.95	16.7
4,000 to 4,999.....	4.7	48.45	1.64	13.8
5,000 or more.....	4.0	67.82 ^b	1.41 ^b	11.5 ^b
All groups: 1940.....	100.0	36.94	1.95	16.4
1939.....	c	c	c	c
1938.....	c	c	c	c
Existing homes:				
\$1,499 or less.....	-	-	-	-
1,500 to \$1,999.....	30.8	\$ 26.85 ^b	2.10 ^b	17.5 ^b
2,000 to 2,499.....	7.7	32.94 ^b	2.24 ^b	18.8 ^b
2,500 to 2,999.....	-	-	-	-
3,000 to 3,999.....	46.1	42.75	1.19	13.8
4,000 to 4,999.....	7.7	26.03 ^b	.98 ^b	7.7 ^b
5,000 or more.....	7.7	37.57 ^b	.98 ^b	8.8 ^b
All groups: 1940.....	100.0 ^a	35.42	1.61	13.5
1939.....	c	c	c	c
1938.....	c	c	c	c

Note: A glossary of terms used is included in the Appendix. ^a Distribution based on fewer than 26 cases. ^b Computation based on fewer than 6 cases.
^c Data not available.

ATLANTA METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	302,288	270,366	31,922	11.8	82,000	67,749	14,251	21.0	129	2,643	3.1	84,772
Outside central city.....	140,006	104,392	35,614	34.1	35,384	23,169	12,215	52.7	110	1,184	3.2	36,678
Metropolitan district.....	442,294	374,758	67,536	18.0	117,384	90,918	26,466	29.1	239	3,827	3.2	121,450

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes*		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	78	\$ 395,200	215	\$ 934,100	293	\$ 1,329,300
1936	337	1,639,765	423	1,646,810	760	3,286,575
1937	550	2,711,275	302	1,153,600	852	3,864,875
1938	991	4,418,100	286	1,138,800	1,277	5,556,900
1939	1,200	5,335,700	177	707,400	1,377	6,043,100
1940	1,366	6,016,500	187	736,400	1,553	6,752,900
1935-40	4,522	20,516,580	1,590	6,317,110	6,112	26,833,690

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	3,389	\$ 1,188,721
1936	2,679	1,024,766
1937	2,807	292,950
1938	2,851	1,066,402
1939	3,222	1,316,183
1940	5,810	1,870,296
1934-40	19,358	6,759,318

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number	3
Amount	\$ 785,000
Projects:	
Number	3
Dwelling units	230

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	4.1	19.2	5.9
State banks	-	-	-
Savings and loan assns.	15.7	17.1	15.9
Mortgage companies	34.5	29.4	33.9
Insurance companies	15.6	12.0	15.1
Savings banks	-	-	-
All others	30.1	22.3	29.2
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	74.8	-	65.6
81 to 85	13.7	-	12.2
76 to 80	9.1	65.4	15.6
71 to 75	1.5	16.4	3.5
61 to 70	.8	12.6	2.3
51 to 60	.1	3.7	.6
50 or less	-	1.9	.2
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	9.4
1-car garage	79.2
2-car garage	11.3
3-car garage	.1
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	47.7	34.8
Brick	36.5	60.4
Stucco	.2	.5
Other	15.6	4.3
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	2.6	0.5
5 rooms	70.3	28.0
6 rooms	21.3	43.5
7 rooms or more	5.8	28.0
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	2.5	\$ 2,769	\$ 283	10.2
3,000 to \$3,999	24.9	3,520	401	11.4
4,000 to 4,999	27.8	4,399	529	12.0
5,000 to 5,999	20.3	5,420	757	14.0
6,000 to 7,999	17.8	6,580	1,021	15.5
8,000 to 9,999	5.7	8,601	1,315	15.3
10,000 or more	1.0	12,018	2,137	17.8
All groups: 1940	100.0	5,055	686	13.6
1939		5,202	734	14.1
1938		5,304	781	14.7
Existing homes:				
\$2,999 or less	4.8	\$ 2,425	\$ 340	14.0
3,000 to \$3,999	25.6	3,397	498	14.7
4,000 to 4,999	20.6	4,381	694	15.8
5,000 to 5,999	23.2	5,289	855	16.4
6,000 to 7,999	16.4	6,574	1,101	16.7
8,000 to 9,999	5.8	8,752	1,338	15.3
10,000 or more	3.4	11,143	2,393	21.5
All groups: 1940	100.0	5,087	823	16.3
1939		5,244	892	17.0
1938		5,211	931	17.9

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	4.0	\$ 21.04	2.50	19.0
1,500 to \$1,999	21.3	25.47	2.21	17.4
2,000 to 2,499	22.6	29.65	2.01	15.8
2,500 to 2,999	15.4	32.35	1.78	14.3
3,000 to 3,999	22.8	39.31	1.72	14.1
4,000 to 4,999	7.8	47.13	1.52	12.8
5,000 or more	6.1	57.43	1.25	10.5
All groups: 1940	100.0	34.07	1.77	14.3
1939		35.25	1.77	14.8
1938		41.62	1.64	15.5
Existing homes:				
\$1,499 or less	4.0	\$ 24.13	3.70	28.5
1,500 to \$1,999	12.0	25.21	2.08	17.1
2,000 to 2,499	23.0	28.61	1.85	15.3
2,500 to 2,999	15.5	32.81	1.72	14.5
3,000 to 3,999	26.0	37.40	1.65	13.4
4,000 to 4,999	10.0	46.20	1.35	12.2
5,000 or more	9.5	53.74	1.21	9.4
All groups: 1940	100.0	35.11	1.61	13.3
1939		38.05	1.42	12.3
1938		43.04	1.52	13.7

Note: A glossary of terms used is included in the Appendix. * Estimated for 1930 by the FHA on the basis of the boundaries of the 1940 metropolitan district.

AUGUSTA METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	65,919	60,342	5,577	9.2	17,525	15,369	2,156	14.0	23	842	4.6	18,390
Outside central city.....	21,890	17,089	4,801	28.1	5,434	3,769	1,665	44.2	33	102	1.8	5,569
Metropolitan district.....	87,809	77,431	10,378	13.4	22,959	19,138	3,821	20.0	56	944	3.9	23,959

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	24	\$ 93,200	26	\$ 90,250	50	\$ 183,450
1936.....	111	421,698	29	70,100	140	491,798
1937.....	39	153,200	13	42,800	52	196,000
1938.....	74	280,400	10	25,800	84	306,200
1939.....	106	395,900	3	13,200	109	409,100
1940.....	132	516,700	13	63,200	145	579,900
1935-40.....	486	1,861,098	94	305,350	580	2,166,448

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	364	\$ 189,829
1936.....	313	220,749
1937.....	58	44,694
1938.....	146	77,010
1939.....	159	84,081
1940.....	259	110,249
1934-40.....	1,299	727,212

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	1
Amount.....	\$ 204,000
Projects:	
Number.....	1
Dwelling units.....	52

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	1.6	6.4	2.1
State banks.....	10.1	2.8	9.3
Savings and loan assns.....	-	-	-
Mortgage companies.....	15.5	25.1	16.6
Insurance companies.....	15.3	42.5	18.3
Savings banks.....	-	-	-
All others.....	57.5	23.2	53.7
Total.....	100.0	100.0 ^a	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90.....	74.0	-	66.5
81 to 85.....	16.2	-	15.2
76 to 80.....	4.9	87.5	12.7
71 to 75.....	3.5	6.3	3.8
61 to 70.....	-	-	.6
51 to 60.....	-	6.2	1.2
50 or less.....	-	-	-
Total.....	100.0	100.0 ^a	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage.....	34.8
1-car garage.....	56.3
2-car garage.....	8.9
3-car garage.....	-
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	50.0	20.0
Brick.....	40.9	53.3
Stucco.....	1.4	26.7
Other.....	7.7	-
Total.....	100.0	100.0 ^a

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	7.8	6.7
5 rooms.....	54.9	13.3
6 rooms.....	31.7	26.7
7 rooms or more.....	5.6	53.3
Total.....	100.0	100.0 ^a

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	5.6	\$ 2,583	\$ 284	11.0
3,000 to \$3,999.....	23.9	3,628	454	12.5
4,000 to 4,999.....	41.6	4,395	578	13.2
5,000 to 5,999.....	13.4	5,214	655	12.6
6,000 to 7,999.....	12.7	6,442	867	13.5
8,000 to 9,999.....	2.8	8,656 ^b	1,325 ^b	15.3 ^b
10,000 or more.....	-	-	-	-
All groups: 1940.....	100.0	4,598	600	13.0
1939.....	c	c	c	c
1938.....	c	c	c	c
Existing homes:				
\$2,999 or less.....	13.3	\$ 2,500 ^b	\$ 375 ^b	15.0 ^b
3,000 to \$3,999.....	20.0	3,500 ^b	483 ^b	13.8 ^b
4,000 to 4,999.....	6.7	4,250 ^b	750 ^b	17.6 ^b
5,000 to 5,999.....	26.7	5,625 ^b	950 ^b	16.9 ^b
6,000 to 7,999.....	13.3	7,250 ^b	1,100 ^b	15.2 ^b
8,000 to 9,999.....	6.7	8,500 ^b	2,000 ^b	23.5 ^b
10,000 or more.....	13.3	10,000 ^b	2,000 ^b	20.0 ^b
All groups: 1940.....	100.0 ^a	5,683	997	17.5
1939.....	c	c	c	c
1938.....	c	c	c	c

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less.....	2.9	\$ 20.75 ^b	2.66 ^b	20.4 ^b
1,500 to \$1,999.....	31.9	25.62	2.25	17.7
2,000 to 2,499.....	31.2	28.61	1.93	15.1
2,500 to 2,999.....	7.8	31.45	1.67	13.6
3,000 to 3,999.....	22.7	36.59	1.67	13.1
4,000 to 4,999.....	2.1	41.67 ^b	1.49 ^b	11.5 ^b
5,000 or more.....	1.4	59.00 ^b	1.51 ^b	12.1 ^b
All groups: 1940.....	100.0	30.18	1.88	14.8
1939.....	c	c	c	c
1938.....	c	c	c	c
Existing homes:				
\$1,499 or less.....	6.7	\$ 17.00 ^b	1.93 ^b	15.7 ^b
1,500 to \$1,999.....	6.7	18.00 ^b	2.00 ^b	14.4 ^b
2,000 to 2,499.....	6.7	30.00 ^b	1.50 ^b	14.4 ^b
2,500 to 2,999.....	20.0	33.67 ^b	1.85 ^b	15.2 ^b
3,000 to 3,999.....	26.6	39.00 ^b	1.71 ^b	14.0 ^b
4,000 to 4,999.....	-	-	-	-
5,000 or more.....	33.3	62.40 ^b	1.16 ^b	11.3 ^b
All groups: 1940.....	100.0 ^a	42.27	1.43	12.7
1939.....	c	c	c	c
1938.....	c	c	c	c

Note: A glossary of terms used is included in the Appendix. ^a Distribution based on fewer than 26 cases. ^b Computation based on fewer than 6 cases. ^c Data not available.

COLUMBUS, GEORGIA METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	53,280	43,131	10,149	23.5	14,145	10,547	3,598	34.1	21	155	1.1	14,321
Outside central city.....	39,198	28,587	10,611	27.1	9,767	6,572	3,195	48.6	18	235	2.3	10,020
Metropolitan district.....	92,478	71,718	20,760	28.9	23,912	17,119	6,793	39.7	39	390	1.6	24,341

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	2	\$ 9,050	7	\$ 23,100	9	\$ 32,150
1936	8	37,450	16	42,000	24	79,450
1937	25	81,100	17	53,700	42	134,800
1938	78	279,700	29	106,400	107	386,100
1939	56	204,900	3	10,600	59	215,500
1940	65	214,500	12	30,900	77	245,400
1935-40	234	826,700	84	266,700	318	1,093,400

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	273	\$ 92,157
1936	255	101,324
1937	51	17,422
1938	126	34,608
1939	209	58,682
1940	288	108,216
1934-40	1,202	412,409

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	1
Amount.....	\$ 320,000
Projects:	
Number.....	1
Dwelling units.....	2

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	-	-	-
State banks	20.6	30.9	21.9
Savings and loan assns.	7.7	6.7	6.7
Mortgage companies	31.3	3.2	27.9
Insurance companies	6.9	19.9	8.5
Savings banks	-	-	-
All others	35.5	46.0	35.0
Total	100.0	100.0 ^b	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	70.6	-	60.0
81 to 85	11.8	-	10.0
76 to 80	13.2	66.6	21.3
71 to 75	2.9	16.7	5.0
61 to 70	-	-	-
51 to 60	-	-	-
50 or less	1.5	16.7	3.7
Total	100.0	100.0 ^b	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	10.0
1-car garage	80.0
2-car garage	10.0
3-car garage	-
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	44.8	54.5
Brick	47.8	36.4
Stucco	-	9.1
Other	7.4	-
Total	100.0	100.0 ^b

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	7.5	-
5 rooms	70.1	54.5
6 rooms	16.4	27.3
7 rooms or more	6.0	18.2
Total	100.0	100.0 ^b

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	7.5	\$ 2,820 ^c	\$ 270 ^c	9.6 ^c
3,000 to \$3,999	53.7	3,287	364	11.1
4,000 to 4,999	23.5	4,330	531	12.3
5,000 to 5,999	8.9	5,167	675	9.9
6,000 to 7,999	4.5	6,783 ^c	1,083 ^c	16.0 ^c
8,000 to 9,999	-	-	-	-
10,000 or more	1.5	10,750 ^c	1,750 ^c	16.3 ^c
All groups: 1940	100.0	3,938	478	12.1
1939	-	d	d	d
1938	-	d	d	d
Existing homes:				
\$2,999 or less	18.2	\$ 2,375 ^c	\$ 450 ^c	18.9 ^c
3,000 to \$3,999	45.4	3,000 ^c	450 ^c	15.0 ^c
4,000 to 4,999	18.2	4,625 ^c	725 ^c	15.7 ^c
5,000 to 5,999	18.2	5,000 ^c	1,000 ^c	20.0 ^c
6,000 to 7,999	-	-	-	-
8,000 to 9,999	-	-	-	-
10,000 or more	-	-	-	-
All groups: 1940	100.0 ^b	3,545	600	16.9
1939	-	d	d	d
1938	-	d	d	d

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	19.4	\$ 21.15	2.48	19.8
1,500 to \$1,999	35.8	24.54	2.07	16.9
2,000 to 2,499	16.4	24.91	1.59	13.1
2,500 to 2,999	9.0	29.67	1.59	13.2
3,000 to 3,999	14.9	33.90	1.45	12.4
4,000 to 4,999	3.0	44.00 ^c	1.45 ^c	12.7 ^c
5,000 or more	1.5	53.00 ^c	1.38 ^c	12.8 ^c
All groups: 1940	100.0	27.25	1.78	14.7
1939	-	d	d	d
1938	-	d	d	d
Existing homes:				
\$1,499 or less	-	-	-	-
1,500 to \$1,999	45.4	\$ 21.40 ^c	1.66 ^c	14.7 ^c
2,000 to 2,499	27.3	20.33 ^c	1.37 ^c	10.3 ^c
2,500 to 2,999	9.1	40.00 ^c	1.78 ^c	17.0 ^c
3,000 to 3,999	18.2	33.50 ^c	1.59 ^c	13.1 ^c
4,000 to 4,999	-	-	-	-
5,000 or more	-	-	-	-
All groups: 1940	100.0 ^b	25.00	1.57	13.3
1939	-	d	d	d
1938	-	d	d	d

Note: A glossary of terms used is included in the Appendix. ^a Estimated for 1930 on the basis of the boundaries of the 1940 metropolitan district as defined by FHA and based on data furnished by the Bureau of the Census. ^b Distribution based on fewer than 26 cases. ^c Computations based on fewer than 6 cases. ^d Data not available.

MACON METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	57,865	53,829	4,036	7.5	16,678	13,893	2,785	20.0	16	375	2.2	17,069
Outside central city.....	16,965	13,398	3,567	26.6	4,343	3,178	1,165	36.7	2	123	2.8	4,468
Metropolitan district.....	74,830	67,227	7,603	11.3	21,021	17,071	3,950	23.1	18	498	2.3	21,537

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	3	\$ 11,950	8	\$ 27,700	11	\$ 39,650
1936	13	49,550	17	48,500	30	98,050
1937	17	65,900	9	31,800	26	97,700
1938	59	252,600	5	9,500	62	262,100
1939	45	147,400	11	31,800	54	179,200
1940	109	415,400	14	40,800	123	456,200
1935-40	244	942,800	62	190,100	306	1,132,900

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	219	\$ 70,484
1936	389	98,288
1937	61	16,348
1938	131	57,767
1939	231	78,760
1940	335	128,049
1934-40	1,366	449,696

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	1
Amount.....	\$ 107,000
Projects:	
Number.....	1
Dwelling units.....	32

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	5.5	-	4.9
State banks	22.5	12.6	21.4
Savings and loan assns.	-	-	-
Mortgage companies	17.8	43.1	20.6
Insurance companies	11.1	7.8	10.7
Savings banks	-	-	-
All others	43.1	36.5	42.4
Total	100.0	100.0 ^a	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	74.3	-	65.9
81 to 85	14.2	-	12.4
76 to 80	5.3	43.8	9.3
71 to 75	5.3	18.8	7.0
61 to 70	.9	25.0	3.8
51 to 60	-	6.2	.8
50 or less	-	6.2	.8
Total	100.0	100.0 ^a	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	14.7
1-car garage	72.3
2-car garage	11.6
3-car garage	.8
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	56.6	42.9
Brick	42.5	57.1
Stucco	-	-
Other	.9	-
Total	100.0	100.0 ^a

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	9.7	-
5 rooms	67.3	35.7
6 rooms	17.7	50.0
7 rooms or more	5.3	14.3
Total	100.0	100.0 ^a

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	2.7	\$ 2,833 ^b	\$ 250 ^b	8.8 ^b
3,000 to \$3,999	39.8	3,475	404	11.6
4,000 to 4,999	33.6	4,318	517	12.7
5,000 to 5,999	10.6	5,510	804	14.5
6,000 to 7,999	12.4	6,264	904	14.4
8,000 to 9,999	.9	8,000 ^b	1,000 ^b	12.5 ^b
10,000 or more	-	-	-	-
All groups: 1940	100.0	4,343	558	12.8
1939	-	c	c	c
1938	-	c	c	c
Existing homes:				
\$2,999 or less	14.3	\$ 2,500 ^b	\$ 325 ^b	13.0 ^b
3,000 to \$3,999	7.1	3,000 ^b	450 ^b	15.0 ^b
4,000 to 4,999	57.2	4,344	669	15.4
5,000 to 5,999	14.3	5,000 ^b	1,250 ^b	25.0 ^b
6,000 to 7,999	7.1	6,500 ^b	1,750 ^b	26.9 ^b
8,000 to 9,999	-	-	-	-
10,000 or more	-	-	-	-
All groups: 1940	100.0 ^a	4,232	764	18.1
1939	-	c	c	c
1938	-	c	c	c

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	5.4	\$ 21.83	2.59	19.5
1,500 to \$1,999	25.9	24.34	2.16	17.0
2,000 to 2,499	32.1	28.11	1.85	15.1
2,500 to 2,999	11.6	29.38	1.60	13.2
3,000 to 3,999	20.5	36.30	1.61	13.6
4,000 to 4,999	2.7	45.00 ^b	1.43 ^b	12.6 ^b
5,000 or more	1.8	42.50 ^b	.82 ^b	8.3 ^b
All groups: 1940	100.0	29.75	1.76	14.5
1939	-	c	c	c
1938	-	c	c	c
Existing homes:				
\$1,499 or less	-	-	-	-
1,500 to \$1,999	35.7	\$ 23.00 ^b	2.08 ^b	15.7 ^b
2,000 to 2,499	21.5	25.67 ^b	1.74 ^b	12.8 ^b
2,500 to 2,999	7.1	35.00 ^b	1.83 ^b	16.2 ^b
3,000 to 3,999	28.6	30.50 ^b	1.44 ^b	11.0 ^b
4,000 to 4,999	7.1	36.00 ^b	1.00 ^b	9.6 ^b
5,000 or more	-	-	-	-
All groups: 1940	100.0 ^a	27.50	1.63	12.7
1939	-	c	c	c
1938	-	c	c	c

Note: A glossary of terms used is included in the Appendix. ^a Distribution based on fewer than 26 cases. ^b Computation based on fewer than 6 cases. ^c Data not available.

SAVANNAH METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	95,996	85,024	10,972	12.9	26,407	22,425	3,982	17.8	25	820	3.0	27,252
Outside central city.....	21,974	20,407	1,567	7.7	5,313	4,999	314	6.3	405	311	5.2	6,029
Metropolitan district.....	117,970	105,431	12,539	11.9	31,720	27,424	4,296	15.7	430	1,131	3.4	33,281

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	4	\$ 17,200	15	\$ 47,700	19	\$ 64,900
1936	19	71,400	31	89,050	50	160,450
1937	15	64,000	13	49,700	28	113,700
1938	65	239,700	8	40,300	73	280,000
1939	102	364,100	11	34,600	113	398,700
1940	110	462,600	49	177,400	159	640,000
1935-40	315	1,219,000	127	438,750	442	1,657,750

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	619	\$ 199,933
1936	237	117,312
1937	57	42,112
1938	60	26,971
1939	93	37,513
1940	232	114,474
1934-40	1,298	538,315

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	None
Amount.....	
Projects: Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	5.3	8.2	6.1
State banks	-	-	-
Savings and loan assns.....	19.3	20.3	19.8
Mortgage companies	52.8	42.9	50.0
Insurance companies	6.3	2.7	5.3
Savings banks	-	-	-
All others	16.3	25.3	18.8
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	59.0	-	40.9
81 to 85	15.6	-	10.8
76 to 80	18.8	64.8	33.0
71 to 75	3.3	13.0	6.2
61 to 70	3.3	13.0	6.2
51 to 60	-	7.4	2.3
50 or less	-	1.8	.6
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	10.2
1-car garage	60.8
2-car garage	27.9
3-car garage	1.1
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	44.6	64.7
Brick	39.7	33.3
Stucco	11.7	2.0
Other	14.0	-
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	5.0	3.9
5 rooms	44.6	23.5
6 rooms	36.4	35.3
7 rooms or more	14.0	37.3
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	0.8	\$ 2,500 ^A	\$ 200 ^A	8.0 ^A
3,000 to \$3,999	24.0	3,473	400	11.5
4,000 to 4,999	34.7	4,363	525	12.0
5,000 to 5,999	19.0	5,498	674	12.3
6,000 to 7,999	17.4	6,636	760	11.5
8,000 to 9,999	4.1	8,350 ^A	1,150 ^A	13.8 ^A
10,000 or more	-	-	-	-
All groups: 1940	100.0	4,909	587	12.0
1939	-	4,335	482	11.1
1938	-	4,632	668	14.4
Existing homes:				
\$2,999 or less	15.7	\$ 2,406	\$ 275	11.4
3,000 to \$3,999	25.5	3,387	535	15.8
4,000 to 4,999	17.6	4,372	694	15.9
5,000 to 5,999	17.6	5,278	794	15.0
6,000 to 7,999	15.7	6,563	925	14.1
8,000 to 9,999	2.0	8,500 ^A	1,250 ^A	14.7 ^A
10,000 or more	5.9	12,500 ^A	3,167 ^A	25.3 ^A
All groups: 1940	100.0	4,879	798	16.4
1939	-	4,150	703	16.9
1938	-	5,534	973	17.6

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	5.9	\$ 22.14	2.77	20.3
1,500 to \$1,999	25.2	26.30	2.25	17.8
2,000 to 2,499	26.9	31.78	2.09	16.9
2,500 to 2,999	11.7	34.71	1.93	15.2
3,000 to 3,999	20.2	40.75	1.82	14.5
4,000 to 4,999	8.4	41.30	1.32	11.3
5,000 or more	1.7	37.50 ^A	.93 ^A	7.0 ^A
All groups: 1940	100.0	32.88	1.83	14.7
1939	-	30.94	1.79	15.4
1938	-	33.72	1.72	15.1
Existing homes:				
\$1,499 or less	8.0	\$ 19.50 ^A	2.29 ^A	19.0 ^A
1,500 to \$1,999	16.0	21.50	1.82	14.5
2,000 to 2,499	24.0	28.50	1.68	15.4
2,500 to 2,999	12.0	30.83	1.58	13.9
3,000 to 3,999	20.0	37.30	1.65	13.5
4,000 to 4,999	10.0	39.40 ^A	1.59 ^A	10.8 ^A
5,000 or more	10.0	63.80 ^A	1.38 ^A	12.3 ^A
All groups: 1940	100.0	33.32	1.66	13.5
1939	-	33.80	1.33	13.0
1938	-	42.36	1.50	13.8

Note: ^A A glossary of terms used is included in the Appendix. ^B Computation based on fewer than 6 cases.

JACKSONVILLE METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	173,065	135,146	37,919	28.1	45,395	33,798	11,597	34.3	33	1,547	3.3	46,975
Outside central city.....	22,554	13,739	8,815	64.2	5,808	3,446	2,362	68.5	51	148	2.5	6,007
Metropolitan district.....	195,619	148,885	46,734	31.4	51,203	37,244	13,959	37.5	84	1,695	3.2	52,982

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	78	\$ 313,650	40	\$ 148,200	118	\$ 461,850
1936.....	403	1,644,453	162	612,855	565	2,257,318
1937.....	319	1,195,650	26	103,500	345	1,299,150
1938.....	602	2,542,000	97	342,300	699	2,884,300
1939.....	924	3,672,300	100	327,600	1,024	3,999,900
1940.....	1,286	5,047,450	63	229,800	1,349	5,277,250
1935-40.....	3,612	14,415,503	488	1,764,265	4,100	16,179,768

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	1,279	\$ 471,679
1936.....	1,152	490,951
1937.....	302	133,436
1938.....	927	348,756
1939.....	1,341	495,119
1940.....	1,612	577,213
1934-40.....	6,613	2,517,154

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:.....	2
Number.....	2
Amount.....	\$ 412,500
Projects:.....	2
Number.....	2
Dwelling units.....	112

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	4.8	11.9	5.2
State banks.....	-	-	-
Savings and loan assns.....	17.6	19.9	17.7
Mortgage companies.....	54.2	64.0	54.8
Insurance companies.....	13.1	4.2	12.6
Savings banks.....	-	-	-
All others.....	10.3	-	9.7
Total.....	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90.....	72.6	-	68.5
81 to 85.....	6.6	-	6.3
76 to 80.....	18.5	67.1	21.1
71 to 75.....	1.5	19.5	2.6
61 to 70.....	.5	7.3	.9
51 to 60.....	.2	3.7	.4
50 or less.....	.1	2.4	.2
Total.....	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage.....	1.2
1-car garage.....	80.1
2-car garage.....	17.9
3-car garage.....	.8
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	39.9	55.2
Brick.....	43.7	23.7
Stucco.....	1.2	13.2
Other.....	15.2	7.9
Total.....	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	4.1	4.0
5 rooms.....	48.6	27.6
6 rooms.....	44.6	44.7
7 rooms or more.....	3.1	23.7
Total.....	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	5.2	\$ 2,671	\$ 241	9.0
3,000 to \$3,999.....	37.1	3,502	344	9.8
4,000 to 4,999.....	33.3	4,339	432	10.0
5,000 to 5,999.....	10.6	5,349	655	12.2
6,000 to 7,999.....	9.2	6,592	1,047	15.9
8,000 to 9,999.....	3.8	8,539	1,416	16.6
10,000 or more.....	.8	11,557	2,600	22.5
All groups: 1940.....	100.0	4,471	524	11.7
1939.....		4,628	589	12.7
1938.....		4,885	694	14.2
Existing homes:				
\$2,999 or less.....	11.8	\$ 2,453	\$ 272	11.1
3,000 to \$3,999.....	38.2	3,369	491	14.6
4,000 to 4,999.....	14.5	4,318	514	11.9
5,000 to 5,999.....	11.8	5,133	733	14.3
6,000 to 7,999.....	14.5	6,591	1,241	18.8
8,000 to 9,999.....	2.6	8,325 ^b	1,750 ^b	21.0 ^b
10,000 or more.....	6.6	12,080	3,800 ^b	31.5 ^b
All groups: 1940.....	100.0	5,777	857	14.8
1939.....		4,278	738	17.3
1938.....		4,375	868	19.8

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less.....	10.1	\$ 18.92	2.49	17.9
1,500 to \$1,999.....	32.0	22.75	2.16	15.7
2,000 to 2,499.....	28.4	26.79	1.98	14.5
2,500 to 2,999.....	10.4	30.25	1.84	13.5
3,000 to 3,999.....	14.6	37.56	1.78	13.5
4,000 to 4,999.....	2.3	50.50	1.72	13.6
5,000 or more.....	2.2	57.36	1.44	11.1
All groups: 1940.....	100.0	27.91	1.95	14.4
1939.....		29.29	1.85	14.0
1938.....		31.79	1.74	13.7
Existing homes:				
\$1,499 or less.....	8.1	\$ 20.17	2.47	18.8
1,500 to \$1,999.....	21.6	25.31	2.11	17.4
2,000 to 2,499.....	32.4	27.46	1.79	14.7
2,500 to 2,999.....	9.5	28.71	1.65	12.7
3,000 to 3,999.....	16.2	37.42	1.60	12.8
4,000 to 4,999.....	6.8	49.00 ^b	1.59 ^b	12.8 ^b
5,000 or more.....	5.4	71.50 ^b	1.62 ^b	11.8 ^b
All groups: 1940.....	100.0	31.97	1.75	14.0
1939.....		29.72	1.53	11.0
1938.....		31.39	1.40	11.5

Notes: A glossary of terms used is included in the Appendix. ^a Estimated for 1930 by the FHA on the basis of the boundaries of the 1940 metropolitan district. ^b Computation based on fewer than 6 cases.

MIAMI METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	172,172	110,637	61,535	55.6	48,438	30,756	17,682	57.5	1,030	5,784	10.5	55,252
Outside central city.....	78,365	21,552	56,813	263.6	22,522	6,349	16,173	254.7	2,183	5,219	17.4	29,924
Metropolitan district.....	250,537	132,189	118,348	89.5	70,960	37,105	33,855	91.2	3,213	11,003	12.9	85,176

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	140	\$ 645,700	97	\$ 347,900	237	\$ 993,600
1936	719	3,365,485	417	1,470,720	1,136	4,836,205
1937	843	3,680,865	216	1,033,550	1,059	4,714,415
1938	1,444	6,013,600	154	651,900	1,598	6,665,500
1939	1,995	7,665,650	75	300,500	2,070	8,166,150
1940	2,062	7,698,150	63	277,900	2,125	8,176,050
1935-40	7,203	29,489,650	1,022	4,082,470	8,225	33,572,120

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	2,359	\$ 917,289
1936	1,643	716,457
1937	1,248	522,332
1938	1,277	705,443
1939	2,876	1,388,020
1940	4,427	2,011,433
1934-40	12,830	5,860,974

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	2
Amount.....	\$ 450,000
Projects:	
Number.....	2
Dwelling units.....	136

Table 5.—Type of originating mortgagee, 1940

Type of institution origi- nating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	0.3	-	0.3
State banks	13.8	9.0	13.7
Savings and loan assns.	10.3	1.7	9.9
Mortgage companies	53.5	39.8	53.0
Insurance companies	6.7	28.5	7.5
Savings banks	15.4	21.0	15.6
All others	-	-	-
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4- family homes		
	New homes	Existing homes	All homes
86 to 90	80.8	-	78.0
81 to 85	8.7	-	8.4
76 to 80	7.7	77.9	10.1
71 to 75	1.4	13.0	1.8
61 to 70	.9	5.2	1.1
51 to 60	.2	2.6	.3
50 or less	.3	1.3	.3
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distri- bution all 1- to 4-family homes
No garage	4.4
1-car garage	92.9
2-car garage	2.7
3-car garage	-
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	5.5	20.0
Brick	.3	1.3
Stucco	58.3	45.4
Other	35.9	33.3
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	11.3	9.3
5 rooms	62.0	42.7
6 rooms	23.0	28.0
7 rooms or more	3.7	28.0
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distrib- ution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	4.7	\$ 2,774	\$ 292	10.5
3,000 to \$3,999	36.6	3,401	342	10.1
4,000 to 4,999	29.9	4,378	488	11.1
5,000 to 5,999	17.1	5,360	692	12.9
6,000 to 7,999	9.3	6,526	942	14.4
8,000 to 9,999	1.4	8,855	1,757	19.8
10,000 or more	1.0	13,490	2,895	21.5
All groups: 1940	100.0	4,466	544	12.2
1939		4,533	573	12.6
1938		4,993	693	13.9
Existing homes:				
\$2,999 or less	10.7	\$ 2,613	\$ 450	17.2
3,000 to \$3,999	28.0	3,395	463	13.6
4,000 to 4,999	22.6	4,379	598	13.6
5,000 to 5,999	14.7	5,227	605	11.6
6,000 to 7,999	10.7	6,988	1,725	24.7
8,000 to 9,999	5.3	9,500 ^b	2,438 ^b	25.7 ^b
10,000 or more	8.0	13,083	3,583	27.4
All groups: 1940	100.0	5,287	1,002	18.9
1939		5,353	964	18.0
1938		5,357	957	17.9

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distrib- ution	Average gross monthly payment	Ratio of property value to income	Gross pay- ment as a percent of income
New homes:				
\$1,499 or less	6.6	\$ 22.60	2.50	20.9
1,500 to \$1,999	29.0	25.69	2.11	17.8
2,000 to 2,499	26.9	30.51	1.92	16.2
2,500 to 2,999	10.9	31.86	1.67	14.2
3,000 to 3,999	15.7	36.26	1.54	13.1
4,000 to 4,999	4.4	42.77	1.34	11.6
5,000 or more	6.5	49.42	.91	8.0
All groups: 1940	100.0	31.42	1.65	14.0
1939		33.28	1.49	13.1
1938		36.56	1.56	13.8
Existing homes:				
\$1,499 or less	5.8	\$ 21.75 ^b	2.53 ^b	20.0 ^b
1,500 to \$1,999	18.9	25.92	2.02	17.7
2,000 to 2,499	20.2	30.50	1.85	16.3
2,500 to 2,999	11.6	35.75	1.65	15.9
3,000 to 3,999	20.2	36.36	1.39	13.1
4,000 to 4,999	7.3	45.80 ^b	1.36 ^b	11.9 ^b
5,000 or more	16.0	74.00	1.10	10.1
All groups: 1940	100.0	38.97	1.44	13.0
1939		40.31	1.27	11.5
1938		41.26	1.27	11.7

Notes: A glossary of terms used is included in the Appendix. ^a Estimated for 1930 by the FHA on the basis of the boundaries of the 1930 metropolitan district. ^b Computation based on fewer than 6 cases.

TAMPA-ST. PETERSBURG METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units						
	1940	1930 ^a	Increase		Occupied				Vacant, 1940		Total
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent	
							Number	Percent	Number	Percent of total	
In central city.....	169,203	141,586	27,617	19.5	49,820	37,705	12,115	32.1	3,458	5,972	59,250
Outside central city.....	40,490	27,677	12,813	46.3	11,824	7,609	4,215	55.4	619	1,895	14,338
Metropolitan district.....	209,693	169,263	40,430	23.9	61,644	45,314	16,330	36.0	4,077	7,867	73,588

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	10	\$ 42,050	24	\$ 65,050	34	\$ 107,100
1936	49	220,350	116	302,975	165	523,325
1937	59	222,900	25	98,800	84	321,700
1938	134	528,600	65	165,000	199	693,600
1939	222	819,700	72	201,500	294	1,021,200
1940	415	1,620,200	40	128,000	455	1,748,200
1935-40	889	3,453,800	342	961,325	1,231	4,415,125

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	1,064	\$ 414,546
1936	921	400,356
1937	1,068	81,866
1938	814	405,213
1939	1,452	699,334
1940	2,514	1,036,263
1934-40	6,933	3,037,574

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	None
Number.....	
Amount.....	
Projects:	
Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	27.5	20.2	26.9
State banks	20.0	16.9	19.8
Savings and loan assns.	1.4	1.2	1.2
Mortgage companies	30.3	44.7	31.5
Insurance companies	18.4	16.6	18.2
Savings banks			
All others	2.4	1.6	2.4
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	82.2		74.0
81 to 85	3.6		3.2
76 to 80	8.3	69.4	14.4
71 to 75	2.3	16.3	3.7
61 to 70	3.1	8.2	3.7
51 to 60	5	6.1	1.0
50 or less	-	-	-
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	2.2
1-car garage	75.3
2-car garage	22.5
3-car garage	-
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	80.0	77.1
Brick	7.7	6.2
Stucco	4.8	14.6
Other	7.5	2.1
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	14.7	-
5 rooms	50.1	12.4
6 rooms	29.3	43.8
7 rooms or more	5.9	43.8
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

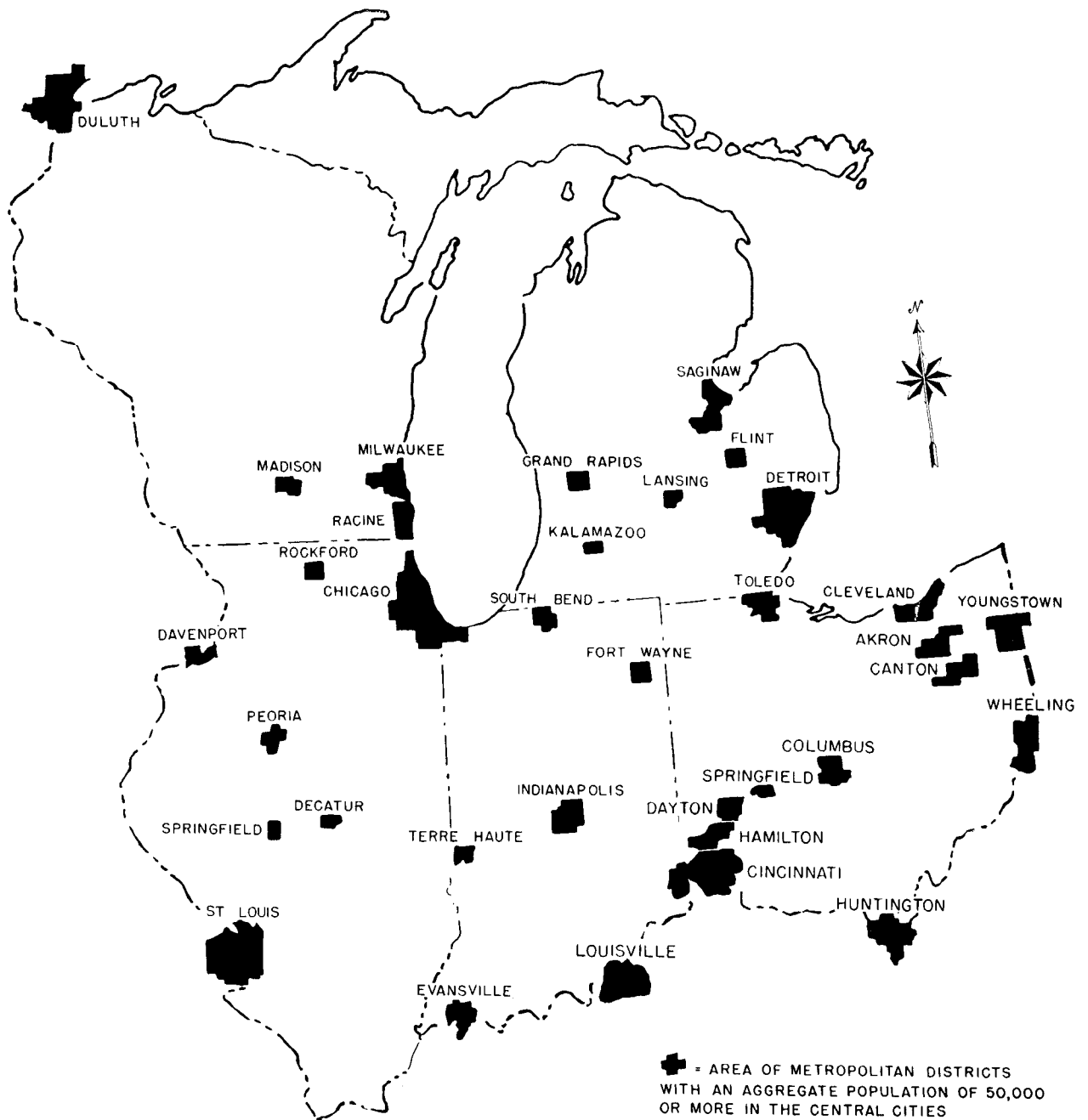
FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	9.5	\$ 2,741	\$ 259	9.4
3,000 to \$3,999	39.4	5,501	347	9.9
4,000 to 4,999	26.5	4,400	518	11.8
5,000 to 5,999	13.2	5,422	689	12.7
6,000 to 7,999	6.8	6,783	829	12.2
8,000 to 9,999	2.3	9,040	1,305	14.4
10,000 or more	2.0	13,917	2,350	16.9
All groups: 1940	100.0	4,483	525	11.7
1939		4,307	522	12.1
1938		4,674	604	12.9
Existing homes:				
\$2,999 or less	35.4	\$ 2,547	\$ 318	12.5
3,000 to \$3,999	31.3	3,415	447	13.1
4,000 to 4,999	10.4	4,406 ^b	880 ^b	20.0 ^b
5,000 to 5,999	8.3	5,600 ^b	763 ^b	13.6 ^b
6,000 to 7,999	8.3	6,375 ^b	950 ^b	14.9 ^b
8,000 to 9,999	4.2	8,500 ^b	1,000 ^b	11.8 ^b
10,000 or more	2.1	14,500 ^b	3,750 ^b	25.9 ^b
All groups: 1940	100.0	4,082	607	14.9
1939		3,670	529	14.4
1938		3,663	566	15.5

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	10.2	\$ 21.16	2.44	20.2
1,500 to \$1,999	31.5	25.63	2.14	18.1
2,000 to 2,499	26.6	30.43	1.91	16.2
2,500 to 2,999	9.7	34.43	1.81	15.4
3,000 to 3,999	13.7	37.66	1.66	13.6
4,000 to 4,999	3.7	54.94	1.74	15.5
5,000 or more	4.6	66.75	1.41	11.8
All groups: 1940	100.0	31.94	1.84	15.7
1939		31.86	1.64	14.5
1938		28.30	1.50	13.4
Existing homes:				
\$1,499 or less	2.3	\$ 17.00 ^b	1.79 ^b	16.2 ^b
1,500 to \$1,999	29.5	23.00	1.71	16.5
2,000 to 2,499	25.1	28.18	1.46	14.9
2,500 to 2,999	6.8	30.00 ^b	1.28 ^b	13.0 ^b
3,000 to 3,999	15.9	44.43	1.66	15.1
4,000 to 4,999	6.8	48.33 ^b	1.26 ^b	12.5 ^b
5,000 or more	13.6	49.33	1.05	9.3
All groups: 1940	100.0	33.36	1.39	13.2
1939		31.23	1.26	12.7
1938		28.15	1.21	11.4

Note: A glossary of terms used is included in the Appendix. ^a Estimated for 1930 by the FHA on the basis of the boundaries of the 1940 metropolitan district. ^b Computation based on fewer than 6 cases.

1940 METROPOLITAN DISTRICTS IN THE EAST NORTH CENTRAL DIVISION



EAST NORTH CENTRAL GEOGRAPHIC DIVISION

Five States, Wisconsin, Illinois, Indiana, Michigan, and Ohio, form the East North Central Geographic Division and as a group contain 20.2 percent of the total United States population, or 26,626,342 persons, of whom 22,042,523 are classified as nonfarm. These include 14,368,609 persons residing inside metropolitan districts.

Population in 1940	East North Central Division		United States
		Percent 20.2	Percent 100.0
Percent of United States.....			
Total.....	26,626,342	100.0	100.0
Nonfarm.....	22,042,523	82.8	77.1
Metropolitan districts.....	14,368,609	54.0	47.8
Population density per square mile.....	108.9		44.3

There are twenty-nine metropolitan districts located entirely or principally inside this Division. The population of that portion of the metropolitan districts located inside the boundaries of the Division constitutes 54.0 percent of the total for the Division, as compared with 47.8 percent in the metropolitan districts of the Nation. The Division and the metropolitan districts it contains are shown in the map on the opposite page.

More than four-fifths of the population of the Division, 82.8 percent, resides within the metropolitan districts and the smaller cities and towns and is, therefore, nonfarm in character, while in the United States as a whole only 77.1 percent of the population is nonfarm. Persons living inside metropolitan districts constituted 65.2 percent of the total nonfarm population of the Division, compared with 62.0 percent for the United States.

The Division contains only 8.2 percent of the land area of the United States and over one-fifth of its population. Its population density of 108.9 persons per square mile is far above the national average of 44.3.

Economic characteristics. The East North Central Geographic Division is highly industrialized. Income from manufacturing constitutes nearly one-third of the private income gen-

erated. This exceeds the income from agriculture by more than three times. Trade is second to manufacturing with one-half the volume. Service occupations are next.

With reference to the metropolitan districts in this Division, great diversity exists as to the type of social service each performs. Some are principally devoted to the manufacture of but one product, while others have a considerable variety of manufactures. Again, some are essentially trade and distributing centers for the surrounding region, while others exist mainly because of industry. The following observations indicate the primary economic activity of each.

The largest metropolitan district in this geographic division is that of **Chicago**. It is situated at the foot of Lake Michigan and is the point of convergence for railway lines from the East and Northeast and from the West and Northwest. Thus, **Chicago** has long been the distributing center for the manufactured goods of Eastern United States to the West, and the point of collection for western products for shipment to the East and to Europe.

In addition to being a major distributing and servicing center, the **Chicago** Metropolitan District is also a great manufacturing area. The basic industries, together with their byproducts, are railway transportation, meat packing, printing and publishing, and the manufacture of iron and steel, electrical equipment, furniture, and railway equipment. Railway transportation, beside giving **Chicago** unsurpassed facilities for the collection and distribution of goods, has been a substantial source of employment inasmuch as many railway systems have their termini in that city. Many persons also are employed in the railway supply industries, notably, in the iron and steel plants producing rails, and in the plants of companies manufacturing railway rolling equipment. The greatest slaughtering and meat packing plants in the nation are located at **Chicago**. Some of their byproducts are hides, cleansers, soaps, and tallow. Iron and steel production in

the **Chicago** Metropolitan District is concentrated chiefly at Gary, Indiana. It has arisen primarily in response to the demand from the railways, the railway equipment supply industry, and the agricultural implement industry. **Chicago** is a major agricultural implement manufacturing center. The production of electrical equipment is highly diversified in nature, embracing a wide range of products from heavy machinery to light consumer goods. The **Chicago** Metropolitan District is the chief financial district for the Middle West, containing many large financial institutions and a major regional stock exchange. A number of institutions of higher education are located in **Chicago**.

Other major metropolitan districts in the East North Central geographic division are **Detroit**, **Cleveland**, and **Milwaukee**. The outstanding product of the **Detroit** Metropolitan District is the automobile. Other industries located in this district, some of which industries are primarily

automotive in character, include steel works and rolling mills, machine tools, machine shops, non-ferrous alloys, business machines, liquor, paints, bread and bakery products, pharmaceuticals, and rubber tires.

While the manufacture of steel is the principal industry of the **Cleveland** Metropolitan District, other important products include automobile bodies and parts, machinery and machine tools, electrical equipment, clothing, paper and printing, meat packing, and nonferrous alloys. In addition to a large trade in rough and finished lumber, it carries on an important wholesale and retail business.

In the **Milwaukee** Metropolitan District the manufacture of heavy machinery and electrical equipment is of major importance. Other products which are outstanding are malt drinks and their products, meat packing, boots and shoes, and motor vehicle bodies and parts. Considerable shipping moves through the port of **Milwaukee**.

Population, Occupied Dwelling Units, and FHA Activity in East North Central Metropolitan Districts

Metropolitan district	Population in 1940	Occupied dwelling units enumerated in the 1940 Census			1- to 4-family home mortgages accepted for FHA insurance, 1935-40			
		Number in 1940	Estimated increase 1930-40		On all homes		On new homes	
			Number	Percentage increase, 1940 over 1930	Number	As a % of all occupied dwellings in 1940	Number	As a % of the 1930-40 increase in dwellings
Akron, Ohio *	349,705	94,911	7,014	8.0	2,911	3.1	688	9.8
Canton, Ohio	200,352	53,302	5,924	12.5	714	1.3	310	5.2
Cincinnati, Ohio *	789,309	228,662	26,552	13.1	3,931	1.7	2,284	8.6
Cleveland, Ohio *	1,214,943	336,138	37,009	12.4	14,019	4.2	5,337	14.4
Columbus, Ohio	365,796	100,635	12,517	14.2	3,628	3.6	1,699	13.6
Dayton, Ohio	271,513	75,519	10,700	16.5	2,444	3.1	1,102	10.3
Hamilton, Ohio	112,686	30,282	3,861	14.6	843	2.8	549	14.2
Springfield, Ohio	77,406	21,658	2,385	12.4	372	1.7	202	8.5
Toledo, Ohio	341,663	95,318	7,363	8.4	3,573	3.7	1,435	19.5
Youngstown, Ohio	372,428	92,000	8,770	10.5	2,127	2.3	820	9.4
Evansville, Ind.	141,614	39,537	8,524	27.5	1,483	3.8	1,236	14.5
Fort Wayne, Ind.	134,385	37,135	5,284	16.6	3,269	8.8	1,104	20.9
Indianapolis, Ind.	455,357	130,077	18,349	16.4	6,253	4.8	2,884	15.7
South Bend, Ind.	147,022	40,060	4,156	11.6	1,800	4.5	588	14.1
Terre Haute, Ind.	83,370	25,474	3,097	13.8	584	2.3	336	10.8
Chicago, Ill. *	4,490,126	1,237,336	157,338	14.6	32,134	2.6	15,071	9.6
Decatur, Ill.	65,764	19,011	2,315	13.9	551	2.9	135	5.8
Peoria, Ill. *	162,566	45,854	10,039	28.0	671	1.5	419	4.2
Rockford, Ill.	105,259	30,424	4,004	15.2	1,105	3.6	536	13.4
Springfield, Ill.	89,484	25,349	4,065	19.1	705	2.8	535	13.2
Detroit, Mich. *	2,295,867	594,646	98,427	19.8	44,434	7.5	34,553	35.1
Flint, Mich.	188,554	49,839	6,641	15.4	1,895	3.8	687	10.3
Grand Rapids, Mich.	209,873	59,233	6,626	12.6	991	1.7	607	9.2
Kalamazoo, Mich.	77,213	21,116	2,724	14.8	332	1.6	253	9.3
Lansing, Mich.	110,356	31,233	5,893	23.3	413	1.3	272	4.6
Saginaw, Mich.	153,388	40,962	6,078	17.4	368	.9	179	2.9
Madison, Wis.	78,349	22,084	5,468	32.9	559	2.5	361	6.6
Milwaukee, Wis. ^b	790,336	215,659	34,056	18.8	4,632	2.1	3,270	9.6
Racine, Wis.	135,075	35,920	3,586	11.1	813	2.3	386	10.8
Division total ^c	14,018,759	3,829,374	508,765	15.3	137,454	3.6	77,838	15.3
140 district total.....	62,965,773	17,220,831	2,744,341	19.0	546,842	3.2	358,587	13.1

* Occupied dwelling unit data for 1930 were estimated on a basis approximating the boundaries of the metropolitan district as established in the 1940 Census.

^b Occupied dwelling unit data for 1930 were estimated on the basis of the boundaries of the metropolitan district as established in the 1930 Census.

^c Each column total is based upon the summation of the figures of the metropolitan districts in their entirety, including minor district parts which spill over into adjacent geographic divisions.

Coal is the principal import, and iron ore, grain, flour, and feed the principal exports.

Metropolitan districts other than **Chicago** located entirely or mainly in Illinois, are the following. The **Davenport-Rock Island-Moline** Metropolitan District is a distributing center for Northwestern Illinois. Among its industries are supply shops for the nearby coal industry, flour mills, and factories for the production of tractors, plows, and wagons. A large Government arsenal is located at **Rock Island**. The **Decatur** Metropolitan District is a trading center located in the midst of the Illinois corn belt. Large railroad repair shops, and mills for the grinding of corn products comprise its major industries. Distribution, wholesale and retail, is a major activity of the **Peoria** Metropolitan District. Its manufactures are flour and corn products, commercial solvents made from the grains, and washing machines. Industry is of prime importance in the **Rockford** Metropolitan District. Its manufactured products include agricultural implements, watches, and furniture. Many persons are employed by the State and Federal governments in the **Springfield** Metropolitan District, the capital of the State of Illinois. It is the center of a great coal-mining region and has many supply shops for that industry. There is considerable flour-milling. Manufactured products include electric meters, steam boilers, and watches.

Of the metropolitan districts located entirely or mainly in Indiana, **Evansville** is an industrial district producing agricultural implements, air-condition equipment, automobiles and automobile bodies, and packed meat. The **Fort Wayne** Metropolitan District contains large railway yards and shops, and manufactures railway car wheels, steam engines, and organs and pianos. Railway equipment, radio accessories, auto parts, and packed meats are the principal manufactured products of **Indianapolis**. It is the capital of the State and has considerable government employment. **South Bend** produces automobiles, sewing machines, and agricultural implements. In the **Terre Haute** Metropolitan District manufactures include glass and iron and steel malleables.

In addition to the metropolitan district of **Detroit** discussed previously, the metropolitan districts located mainly or entirely in Michigan, include **Flint**, whose dominant product is the

automobile. Other products are automobile motors and flour. **Grand Rapids** has long been noted for its production of fine furniture. Wood working and metal working machinery, hardware for automobiles, and refrigerators are other major products. In the **Kalamazoo** Metropolitan District the manufactures are paper, medicines, water heaters, caskets, and truck transmissions. **Lansing** is the capital of the State, and an agricultural trading center. It manufactures automobiles, automobile bodies, and gasoline engines. The **Saginaw-Bay City** Metropolitan District produces plate glass, salt, wood products, flour, and pianos and other musical instruments.

The principal industry of the metropolitan district of **Akron**, Ohio, is the manufacture of rubber products, chiefly automobile tires. The manufacture of various clay products gave the city its original importance, but is now of secondary importance. **Canton** produces roller bearings for various industrial uses, as well as structural steel, safes, vaults, and suction sweepers. **Cincinnati** is noted for its production of machine tools, and of all kinds of iron products. It is also a large meat-packing center. **Columbus**, Ohio, is the State capital and the site of a large university. Activities include meat packing, and the manufacture of automobile parts and railroad cars. The products of the **Dayton** Metropolitan District are varied and in general require skilled labor for their production. Among them are cash registers, computing scales, fare and autograph registers, electric light and water plants for the home, and electric refrigerators. Located nearby is Wright Field, a United States Government aeronautical research center. In the **Hamilton-Middletown** Metropolitan District, the principal manufactures are machinery and machine tools, safes and bank vaults, and paper. The **Springfield**, Ohio, Metropolitan District manufactures agricultural implements and supplies. It is the home of one of the largest monthly periodical publishers in the United States. The products of **Toledo** include motorcars, spark-plugs, glass, springless scales, and petroleum products. **Youngstown** is a great steel-producing center, particularly of cold-rolled sheets and of tubing.

The metropolitan districts located entirely or mainly in the State of Wisconsin, other than **Milwaukee**, previously discussed, include **Madi-**

son, the capital of the State and the site of the State University. It is a trading and distributing center for down-State Wisconsin. Its manufactures include boots, shoes, and agricultural implements. Although the **Racine-Kenosha** Metropolitan District is also a trading center, it is more highly industrialized than the **Madison** District. Its manufactures include automobiles, electrical equipment, floor, furniture waxes and polishes, and furniture.

FHA activity. Through December 31, 1940, the FHA had accepted for insurance mortgages on 137,454 small homes equivalent to 3.6 percent of the occupied dwelling units of all types enumerated by the 1940 Census inside the twenty-nine metropolitan districts located principally or entirely within the East North Central Geographic Division. In the 140 metropolitan districts of the United States, the proportion accounted for by the FHA was but 3.2 percent.

There is a considerable variation in FHA activity among the metropolitan districts of the East North Central Geographic Division. For example, FHA small home mortgage acceptances represented 7.5 percent of the occupied dwelling units located within the **Detroit** Metropolitan District, 4.2 percent in the **Cleveland** Metropolitan District, 2.6 percent in the **Chicago** Metropolitan District, and 2.1 percent in the **Milwaukee** Metropolitan District. FHA's share was largest in the **Fort Wayne** Metropolitan District where its small home mortgage acceptances represented 8.8 percent of the occupied dwelling units, and small-

est in the **Saginaw-Bay City** Metropolitan District, with but 0.9 percent.

Of the occupied dwelling units of all types added within the twenty-nine metropolitan districts of the East North Central Division during the decade 1930-40, FHA mortgage acceptances on new, small homes accounted for 15.3 percent, a somewhat larger share for the FHA than in all the 140 metropolitan districts of the United States in which the FHA accounted for but 13.1 percent of the dwelling unit increase.

FHA activity among the metropolitan districts in this Division also was not uniform with respect to new homes added. In the **Detroit** Metropolitan District, for example, approximately one of every three new occupied dwelling units, or 35.1 percent, represented a mortgage acceptance by the FHA on a new, small home, while in the **Saginaw-Bay City** Metropolitan District only about one of every thirty dwelling units added, or 2.9 percent, represented an FHA home. In the **Cleveland** Metropolitan District FHA's share was 14.4 percent, and in the **Chicago** and **Milwaukee** Metropolitan Districts it was 9.6 percent.

Individual metropolitan districts. FHA and Bureau of the Census data for each of the twenty-nine metropolitan districts located predominantly inside the East North Central Geographic Division appear on the following pages. A discussion of the analytical purposes to which these data may be put appear at the beginning of this section. An explanation of the terms used in the tables appears in the Appendix Glossary.

AKRON METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930 *	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, * estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	244,791	255,040	-10,249	-4.0	66,486	62,557	3,929	6.3	51	1,347	2.0	67,884
Outside central city.....	104,914	101,585	3,329	3.3	28,425	25,340	3,085	12.2	165	570	2.0	29,160
Metropolitan district.....	349,705	356,625	-6,920	-1.9	94,911	87,897	7,014	8.0	216	1,917	2.0	97,044

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	24	\$ 115,400	231	\$ 722,650	255	\$ 838,050
1936	69	336,560	507	1,551,710	576	1,888,270
1937	103	604,550	463	1,678,250	566	2,282,800
1938	81	498,700	287	1,126,700	368	1,625,400
1939	165	1,009,000	403	1,543,700	568	2,552,700
1940	246	1,407,300	332	1,331,650	578	2,738,950
1935-40	688	3,971,510	2,223	7,954,660	2,911	11,926,170

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	1,835	\$ 556,001
1936	2,036	681,577
1937	447	237,740
1938	759	287,007
1939	2,014	669,742
1940	3,523	1,194,517
1934-40	10,614	3,626,584

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	None
Number.....	
Amount.....	
Projects:	
Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	5.1	-	2.5
State banks	60.8	67.6	64.2
Savings and loan assns.	10.6	6.1	8.4
Mortgage companies	19.6	22.2	20.9
Insurance companies	3.7	4.1	3.9
Savings banks	-	2	.1
All others	-	-	-
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	29.2	-	12.3
81 to 85	19.8	-	8.4
76 to 80	24.5	53.1	40.9
71 to 75	14.8	19.7	17.7
61 to 70	9.7	20.0	15.7
51 to 60	1.6	6.7	4.5
50 or less	.4	.5	.5
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	6.2
1-car garage	59.6
2-car garage	33.7
3-car garage	.5
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	79.3	77.0
Brick	12.9	16.5
Stucco	6.8	2.8
Other	7.0	3.7
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	23.8	0.9
5 rooms	37.1	19.6
6 rooms	29.3	51.8
7 rooms or more	9.8	27.7
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	0.4	\$ 3,900 ^b	\$ 650 ^b	16.7 ^b
4,000 to 4,999	7.0	4,631	461	10.0
5,000 to 5,999	25.4	5,477	586	10.7
6,000 to 7,999	43.4	6,804	797	11.7
8,000 to 9,999	16.4	8,876	1,147	12.9
10,000 or more	7.4	12,688	1,929	15.2
All groups: 1940	100.0	7,078	861	12.2
1939		7,619	1,013	13.3
1938		8,190	1,127	13.8
Existing homes:				
\$2,999 or less	1.1	\$ 2,750 ^b	\$ 413 ^b	15.0 ^b
3,000 to \$3,999	23.3	3,529	600	17.0
4,000 to 4,999	30.0	4,343	779	17.9
5,000 to 5,999	17.6	5,285	887	16.8
6,000 to 7,999	18.2	6,725	1,173	17.4
8,000 to 9,999	5.0	8,875	1,578	17.8
10,000 or more	4.8	13,110	2,638	20.1
All groups: 1940	100.0	5,382	953	17.7
1939		5,233	996	19.0
1938		5,172	948	18.3

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	0.9	\$ 28.00 ^b	3.47 ^b	26.8 ^b
1,500 to \$1,999	14.4	33.82	3.04	23.0
2,000 to 2,499	22.8	40.44	2.73	21.6
2,500 to 2,999	15.8	45.50	2.44	19.3
3,000 to 3,999	24.1	50.49	2.15	17.8
4,000 to 4,999	11.0	57.64	1.94	16.0
5,000 or more	11.0	73.28	1.71	13.5
All groups: 1940	100.0	47.77	2.23	17.8
1939		53.36	2.16	18.0
1938		57.22	2.16	17.7
Existing homes:				
\$1,499 or less	0.8	\$ 22.33 ^b	2.56 ^b	19.6 ^b
1,500 to \$1,999	21.0	27.63	2.24	18.6
2,000 to 2,499	24.6	31.53	2.01	16.9
2,500 to 2,999	17.5	34.10	1.77	15.0
3,000 to 3,999	19.8	39.52	1.61	13.8
4,000 to 4,999	6.8	48.26	1.55	12.9
5,000 or more	9.5	74.34	1.57	13.2
All groups: 1940	100.0	37.86	1.78	14.9
1939		37.89	1.79	15.3
1938		36.46	1.67	14.1

Note: A glossary of terms used is included in the Appendix. ^a Estimated for 1930 by the FHA on the basis of the boundaries of the 1940 metropolitan district. ^b Computation based on fewer than 6 cases.

CANTON METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	108,401	104,906	3,495	3.3	29,485	26,320	3,165	12.0	20	444	1.5	29,949
Outside central city.....	91,951	86,325	5,626	6.5	23,817	21,058	2,759	13.1	91	472	1.9	24,380
Metropolitan district.....	200,352	191,231	9,121	4.8	53,302	47,378	5,924	12.5	111	916	1.7	54,329

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	15	\$ 74,100	38	\$ 142,050	53	\$ 216,150
1936	44	216,125	76	270,940	120	487,065
1937	35	192,700	68	255,100	103	447,800
1938	62	319,900	65	270,600	127	590,500
1939	79	411,600	116	509,600	195	921,200
1940	75	408,300	41	157,700	116	566,000
1935-40	310	1,622,725	404	1,605,990	714	3,228,715

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	859	\$ 256,299
1936	806	225,499
1937	203	61,507
1938	475	186,306
1939	768	296,378
1940	1,259	438,197
1934-40	4,370	1,464,186

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	None
Number	
Amount	
Projects:	
Number	
Dwelling units	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	3.3	5.9	4.3
State banks	81.5	80.7	81.2
Savings and loan assns.	8.6	1.2	6.0
Mortgage companies	-	-	-
Insurance companies	4.5	12.2	7.2
Savings banks	2.1	-	1.3
All others	-	-	-
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	30.0	-	17.5
81 to 85	27.5	-	16.1
76 to 80	27.5	63.2	42.3
71 to 75	10.0	19.3	13.9
61 to 70	5.0	12.3	8.0
51 to 60	-	5.2	2.2
50 or less	-	-	-
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	12.4
1-car garage	52.6
2-car garage	34.3
3-car garage	.7
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	70.0	77.8
Brick	25.0	13.0
Stucco	-	1.8
Other	5.0	7.4
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	15.0	5.6
5 rooms	43.7	9.3
6 rooms	28.8	44.4
7 rooms or more	12.5	40.7
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	2.5	\$ 3,125 ^a	\$ 450 ^a	14.4 ^a
4,000 to 4,999	3.8	4,700 ^a	483 ^a	10.3 ^a
5,000 to 5,999	27.4	5,450	625	11.5
6,000 to 7,999	50.0	6,479	800	12.3
8,000 to 9,999	3.8	9,033 ^a	1,200 ^a	13.3 ^a
10,000 or more	12.5	11,515	1,573	13.7
All groups: 1940	100.0	6,771	843	12.4
1939		6,485	804	12.4
1938		6,519	829	12.7
Existing homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	9.2	\$ 3,525 ^a	\$ 450 ^a	12.8 ^a
4,000 to 4,999	38.9	4,248 ^a	723 ^a	17.0
5,000 to 5,999	16.7	5,361	813	15.5
6,000 to 7,999	24.1	6,673	1,012	15.2
8,000 to 9,999	3.7	9,125 ^a	1,500 ^a	16.4 ^a
10,000 or more	7.4	12,125 ^a	2,635 ^a	21.7 ^a
All groups: 1940	100.0	5,714	956	16.7
1939		6,097	1,084	17.8
1938		5,950	986	16.6

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	1.3	\$ 29.00 ^a	3.77 ^a	24.8 ^a
1,500 to \$1,999	15.0	33.92	3.18	23.3
2,000 to 2,499	32.5	40.73	2.63	21.7
2,500 to 2,999	12.5	40.90	2.35	17.9
3,000 to 3,999	20.0	41.44	1.88	15.2
4,000 to 4,999	10.0	59.13	2.15	16.5
5,000 or more	8.7	73.43	2.02	15.8
All groups: 1940	100.0	44.43	2.32	18.2
1939		42.54	2.35	18.4
1938		44.59	2.21	17.6
Existing homes:				
\$1,499 or less	1.9	\$ 25.00 ^a	2.70 ^a	20.3 ^a
1,500 to \$1,999	15.1	29.75	2.66	21.0
2,000 to 2,499	28.3	31.40	2.06	17.0
2,500 to 2,999	17.0	33.89	1.82	15.3
3,000 to 3,999	20.7	45.45	2.02	15.5
4,000 to 4,999	1.9	26.00 ^a	1.03 ^a	7.5 ^a
5,000 or more	15.1	67.25	1.04	9.7
All groups: 1940	100.0	39.68	1.67	13.9
1939		39.81	1.88	14.6
1938		41.69	1.77	15.1

Note: ^a A glossary of terms used is included in the Appendix. ^b Computation based on fewer than 6 cases.

CINCINNATI METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	455,610	451,160	4,450	1.0	135,884	122,511	13,373	10.9	259	8,237	5.7	144,380
Outside central city.....	333,699	306,112	27,587	9.0	92,778	79,599	13,179	16.6	546	3,943	4.1	97,267
Metropolitan district.....	789,309	757,272	32,037	4.2	228,662	202,110	26,552	13.1	805	12,180	5.0	241,647

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	104	\$ 729,200	294	\$ 1,609,450	398	\$ 2,338,650
1936	311	2,165,540	589	3,041,120	900	5,206,660
1937	291	1,866,100	343	1,812,700	634	3,678,800
1938	386	2,056,300	147	869,000	533	2,925,300
1939	444	2,513,500	147	827,100	591	3,340,600
1940	748	3,913,700	127	757,700	875	4,671,400
1935-40	2,284	13,244,340	1,647	8,917,070	3,931	22,161,410

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	3,497	\$ 1,211,575
1936	4,219	1,487,114
1937	794	357,968
1938	2,476	980,622
1939	3,032	1,048,671
1940	4,306	1,383,784
1934-40	18,324	6,469,734

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	None
Number	
Amount	
Projects:	
Dwelling units	

Table 5.—Type of originating mortgagees, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	0.6	9.1	2.1
State banks	10.4	18.2	11.7
Savings and loan assns.	12.9	9.8	12.4
Mortgage companies	27.3	15.3	25.3
Insurance companies	48.8	47.6	48.5
Savings banks	-	-	-
All others	-	-	-
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	70.2	-	59.5
81 to 85	11.4	-	9.7
76 to 80	12.3	50.3	17.8
71 to 75	4.6	28.5	8.4
61 to 70	.8	16.6	3.3
51 to 60	.5	4.0	1.0
50 or less	.2	.6	.3
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	7.9
1-car garage	81.5
2-car garage	10.1
3-car garage	.5
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	39.0	32.1
Brick	53.0	35.8
Stucco	5.8	32.1
Other	2.2	-
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	28.4	6.7
5 rooms	52.4	36.6
6 rooms	15.9	33.6
7 rooms or more	3.3	23.1
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	2.7	\$ 3,569	\$ 357	10.0
4,000 to 4,999	13.6	4,405	478	10.8
5,000 to 5,999	36.0	5,399	695	12.1
6,000 to 7,999	38.5	6,480	885	13.7
8,000 to 9,999	5.9	8,373	1,458	17.4
10,000 or more	3.3	12,465	2,378	19.1
All groups: 1940	100.0	6,040	815	13.5
1939		6,574	958	14.6
1938		6,543	972	14.9
Existing homes:				
\$2,999 or less	1.5	\$ 2,375 ^b	\$ 450 ^b	18.9 ^b
3,000 to \$3,999	2.2	3,683	733	19.9
4,000 to 4,999	10.5	4,432	894	20.2
5,000 to 5,999	17.2	5,438	952	17.5
6,000 to 7,999	40.3	6,903	1,410	20.4
8,000 to 9,999	11.9	8,806	2,039	23.2
10,000 or more	16.4	12,432	2,825	22.7
All groups: 1940	100.0	7,389	1,556	21.1
1939		7,221	1,616	22.4
1938		6,734	1,486	22.1

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	2.9	\$ 26.57	3.08	24.0
1,500 to \$1,999	28.7	33.46	2.93	22.4
2,000 to 2,499	33.6	37.79	2.60	20.4
2,500 to 2,999	15.0	41.64	2.30	18.5
3,000 to 3,999	14.4	46.28	2.07	16.6
4,000 to 4,999	3.5	57.07	1.88	15.6
5,000 or more	1.9	79.47	1.88	15.7
All groups: 1940	100.0	39.48	2.44	19.3
1939		42.49	2.53	20.1
1938		43.62	2.56	20.7
Existing homes:				
\$1,499 or less	3.1	\$ 28.50 ^b	3.77 ^b	26.5 ^b
1,500 to \$1,999	14.6	34.00	3.03	22.8
2,000 to 2,499	26.2	39.53	2.75	21.6
2,500 to 2,999	9.2	46.00	2.59	20.5
3,000 to 3,999	20.8	51.74	2.31	18.4
4,000 to 4,999	11.5	60.67	1.96	16.2
5,000 or more	14.6	76.74	1.57	12.6
All groups: 1940	100.0	49.39	2.19	17.4
1939		48.85	2.32	18.9
1938		44.09	2.38	19.1

Note: ^a A glossary of terms used is included in the Appendix. ^b Estimated for 1930 by the FHA on the basis of the boundaries of the 1940 metropolitan district. ^c Computation based on fewer than 6 cases.

CLEVELAND METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units								
	1940	1930 ^a	Increase		Occupied				Vacant, 1940				Total
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent			
							Number	Percent		Number	Percent of total		
In central city.....	878,336	900,429	-22,093	-2.5	242,473	221,502	20,971	9.5	289	7,372	2.9	250,134	
Outside central city.....	336,607	297,783	38,824	13.0	93,665	77,627	16,038	20.7	950	3,397	3.5	98,012	
Metropolitan district.....	1,214,943	1,198,212	16,731	1.4	336,138	299,129	37,009	12.4	1,239	10,769	3.1	348,146	

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	172	\$ 1,063,650	711	\$ 2,350,450	883	\$ 4,014,100
1936	507	3,101,355	1,492	5,943,001	1,999	9,044,356
1937	394	2,426,550	1,520	6,447,400	1,914	8,873,950
1938	788	4,976,100	1,185	5,782,300	1,974	10,758,400
1939	1,426	8,497,700	2,169	10,642,850	3,595	19,140,550
1940	2,050	11,596,400	1,604	7,628,800	3,654	19,225,200
1935-40	5,337	31,661,755	8,682	39,394,801	14,019	71,056,556

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	4,431	\$ 1,370,812
1936	4,246	1,732,457
1937	1,008	530,131
1938	3,387	1,705,697
1939	3,544	1,939,934
1940	3,511	1,587,156
1934-40	20,127	8,866,187

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	3
Amount.....	\$ 585,000
Projects:	
Number.....	3
Dwelling units.....	121

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	12.0	12.9	12.3
State banks	34.6	48.3	40.1
Savings and loan assns.	23.9	2.8	15.4
Mortgage companies	8.9	4.9	7.4
Insurance companies	8.5	15.2	11.2
Savings banks	2.8	11.6	6.3
All others	9.3	4.3	7.3
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	47.6		26.9
81 to 85	22.3		12.8
76 to 80	18.8	59.3	36.1
71 to 75	6.6	21.9	13.4
61 to 70	3.2	15.6	8.7
51 to 60	1.3	2.6	1.8
50 or less	.2	.6	.3
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	6.9
1-car garage	48.8
2-car garage	42.5
3-car garage	1.8
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	71.4	81.7
Brick	16.0	11.7
Stucco		2.6
Other	12.6	4.0
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	24.0	0.6
5 rooms	35.7	14.9
6 rooms	36.1	55.5
7 rooms or more	4.2	29.0
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	0.2	\$ 3,560 ^b	\$ 320 ^b	9.0 ^b
4,000 to 4,999	7.0	4,658	528	11.3
5,000 to 5,999	23.6	5,313	616	11.6
6,000 to 7,999	51.7	6,679	780	11.7
8,000 to 9,999	12.1	8,690	1,118	12.9
10,000 or more	5.2	12,077	1,735	14.4
All groups: 1940	100.0	6,726	812	12.1
1939		7,281	958	13.2
1938		7,874	1,090	13.8
Existing homes:				
\$2,999 or less	0.1	\$ 2,850 ^b	\$ 650 ^b	22.8 ^b
3,000 to \$3,999	6.2	3,585	668	18.6
4,000 to 4,999	25.3	4,438	766	17.3
5,000 to 5,999	25.3	5,350	901	16.8
6,000 to 7,999	27.6	6,720	1,144	17.0
8,000 to 9,999	8.7	8,746	1,530	17.5
10,000 or more	6.8	12,462	2,543	20.4
All groups: 1940	100.0	6,165	1,085	17.6
1939		6,423	1,178	18.3
1938		6,360	1,191	18.7

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	0.6	\$ 30.33	3.39	24.3
1,500 to \$1,999	15.9	35.43	3.03	23.7
2,000 to 2,499	29.1	41.46	2.72	22.2
2,500 to 2,999	20.4	46.24	2.43	20.5
3,000 to 3,999	23.4	53.11	2.22	18.9
4,000 to 4,999	5.6	58.63	1.87	15.9
5,000 or more	5.0	75.47	1.61	13.5
All groups: 1940	100.0	46.76	2.36	19.5
1939		51.13	2.32	19.7
1938		57.72	2.27	19.9
Existing homes:				
\$1,499 or less	0.8	\$ 22.08	2.87	23.3
1,500 to \$1,999	17.9	31.77	2.55	21.3
2,000 to 2,499	26.3	36.06	2.30	19.4
2,500 to 2,999	16.3	40.21	2.13	17.9
3,000 to 3,999	22.1	46.68	1.99	16.7
4,000 to 4,999	6.9	55.41	1.75	14.9
5,000 or more	9.7	73.55	1.48	12.5
All groups: 1940	100.0	43.23	1.99	16.8
1939		45.17	1.93	16.3
1938		47.38	1.83	16.2

Note: A glossary of terms used is included in the Appendix. ^a Estimated for 1930 by the FHA on the basis of the boundaries of the 1940 metropolitan district. ^b Computation based on fewer than 6 cases.

COLUMBUS, OHIO METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units								
	1940	1930	Increase		Occupied				Vacant, 1940				Total
			Number	Percent	1940	1930, estimated by FHIA	Increase		Not for sale or rent	For sale or rent			
							Number	Percent		Number	Percent of total		
In central city.....	306,087	290,564	15,523	5.3	83,588	75,621	7,967	10.5	245	2,919	3.4	86,752	
Outside central city.....	59,709	49,836	9,873	19.8	17,047	12,497	4,550	36.4	140	458	2.6	17,645	
Metropolitan district.....	365,796	340,400	25,396	7.5	100,635	88,118	12,517	14.2	385	3,377	3.2	104,397	

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	46	\$ 285,800	101	\$ 448,250	147	\$ 734,050
1936.....	137	833,380	195	820,485	332	1,653,865
1937.....	217	1,167,100	503	1,931,300	720	3,098,400
1938.....	285	1,627,300	572	2,324,800	857	3,952,100
1939.....	487	2,666,500	400	1,707,900	887	4,374,400
1940.....	527	2,606,800	158	728,400	685	3,335,200
1935-40.....	1,699	9,186,880	1,929	7,961,135	3,628	17,148,015

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	2,540	\$ 642,532
1936.....	4,117	1,010,250
1937.....	675	236,154
1938.....	1,931	599,521
1939.....	2,123	724,426
1940.....	3,115	1,054,355
1934-40.....	14,501	4,267,238

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	1
Amount.....	\$ 1,735,000
Projects:	
Number.....	1
Dwelling units.....	405

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	0.6	0.4	0.6
State banks.....	5.7	2.9	5.1
Savings and loan assns.	6.6	9	5.3
Mortgage companies.....	56.1	64.8	58.0
Insurance companies.....	23.0	31.0	24.8
Savings banks.....	8.0	-	6.2
All others.....	-	-	-
Total.....	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90.....	67.8	-	51.2
81 to 85.....	18.1	-	13.6
76 to 80.....	10.3	75.6	26.3
71 to 75.....	2.8	9.2	4.4
61 to 70.....	1.0	10.3	3.3
51 to 60.....	-	3.3	.8
50 or less.....	-	1.6	.4
Total.....	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage.....	7.3
1-car garage.....	66.9
2-car garage.....	24.6
3-car garage.....	1.2
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	81.8	79.0
Brick.....	4.4	10.5
Stucco.....	1.6	3.9
Other.....	12.2	6.6
Total.....	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	21.1	1.1
5 rooms.....	45.0	18.8
6 rooms.....	28.8	57.4
7 rooms or more.....	5.1	22.7
Total.....	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	-	-	-	-
3,000 to \$3,999.....	9.2	\$ 3,725	\$ 375	10.1
4,000 to 4,999.....	18.2	4,469	446	10.0
5,000 to 5,999.....	30.6	5,348	616	11.5
6,000 to 7,999.....	34.5	6,609	818	12.4
8,000 to 9,999.....	4.6	8,525	1,208	14.2
10,000 or more.....	2.9	12,436	2,031	16.3
All groups: 1940.....	100.0	5,820	700	12.0
1939.....	-	6,579	904	13.7
1938.....	-	7,087	1,040	14.7
Existing homes:				
\$2,999 or less.....	-	-	-	-
3,000 to \$3,999.....	12.2	\$ 3,460	\$ 539	15.6
4,000 to 4,999.....	22.6	4,463	700	15.7
5,000 to 5,999.....	30.4	5,330	923	17.3
6,000 to 7,999.....	20.4	6,555	1,137	17.3
8,000 to 9,999.....	8.3	8,800	1,698	19.3
10,000 or more.....	6.1	12,977	3,184	24.5
All groups: 1940.....	100.0	5,909	1,071	18.1
1939.....	-	5,551	1,038	18.7
1938.....	-	5,406	1,032	19.1

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less.....	3.7	\$ 25.33	2.90	22.3
1,500 to \$1,999.....	27.8	31.10	2.70	21.3
2,000 to 2,499.....	32.9	37.94	2.49	20.3
2,500 to 2,999.....	14.9	43.19	2.36	19.3
3,000 to 3,999.....	14.8	48.25	2.13	17.8
4,000 to 4,999.....	3.6	63.40	2.11	17.5
5,000 or more.....	2.3	68.69	1.46	11.7
All groups: 1940.....	100.0	39.49	2.35	19.2
1939.....	-	44.56	2.31	18.7
1938.....	-	45.40	2.33	18.6
Existing homes:				
\$1,499 or less.....	2.9	\$ 20.60 ^A	2.81 ^A	19.0 ^A
1,500 to \$1,999.....	24.7	28.07	2.62	19.2
2,000 to 2,499.....	27.6	32.21	2.30	17.3
2,500 to 2,999.....	11.8	37.20	2.11	16.6
3,000 to 3,999.....	19.4	43.27	2.07	15.8
4,000 to 4,999.....	5.9	45.60	1.65	12.3
5,000 or more.....	7.7	74.46	1.35	10.4
All groups: 1940.....	100.0	37.60	2.02	15.2
1939.....	-	36.19	2.01	15.7
1938.....	-	35.25	1.80	14.1

Note: ^A A glossary of terms used is included in the Appendix. ^B Computation based on fewer than 6 cases.

DAYTON METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	210,718	200,982	9,736	4.8	59,741	52,758	6,983	13.2	40	1,185	1.9	60,966
Outside central city.....	60,795	50,946	9,849	19.3	15,778	12,061	3,717	30.8	52	377	2.3	16,207
Metropolitan district.....	271,513	251,928	19,585	7.8	75,519	64,819	10,700	16.5	92	1,562	2.0	77,173

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	17	\$ 84,100	120	\$ 475,550	137	\$ 559,650
1936	51	245,250	258	1,015,760	309	1,261,010
1937	120	640,500	390	1,558,700	510	2,199,200
1938	90	469,600	217	917,800	307	1,387,400
1939	335	1,600,500	153	586,600	488	2,187,100
1940	489	2,328,900	104	395,900	593	2,724,800
1935-40	1,102	5,368,850	1,242	4,950,310	2,344	10,319,160

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	962	\$ 269,252
1936	1,191	368,390
1937	314	113,209
1938	1,173	356,798
1939	1,904	547,342
1940	3,153	958,839
1934-40	8,697	2,613,830

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	None
Number.....	
Amount.....	
Projects:	
Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	6.0	5.4	5.9
State banks	4.7	21.2	7.0
Savings and loan assns.	18.3	22.3	18.8
Mortgage companies	5.5	17.6	7.2
Insurance companies	63.9	33.5	59.7
Savings banks	—	—	—
All others	1.6	—	1.4
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	73.9	—	61.4
81 to 85	14.4	—	12.0
76 to 80	8.6	67.0	18.5
71 to 75	1.2	17.0	3.8
61 to 70	1.3	13.2	3.3
51 to 60	—	1.9	.2
50 or less	—	.9	.2
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	4.9
1-car garage	79.8
2-car garage	14.7
3-car garage	.6
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	84.2	87.6
Brick	12.1	8.6
Stucco	.4	2.9
Other	3.3	.9
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	24.4	5.7
5 rooms	69.4	49.5
6 rooms	6.0	36.2
7 rooms or more	.2	8.6
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	—	—	—	—
3,000 to \$3,999	4.2	\$ 3,711	\$ 391	10.5
4,000 to 4,999	20.4	4,537	471	10.4
5,000 to 5,999	50.6	5,360	570	10.6
6,000 to 7,999	22.1	6,629	859	13.0
8,000 to 9,999	2.5	8,596	1,150	13.4
10,000 or more	.2	11,250 ^a	1,350 ^a	12.0 ^a
All groups: 1940	100.0	5,495	622	11.3
1939	—	5,650	681	12.1
1938	—	5,825	775	13.3
Existing homes:				
\$2,999 or less	0.9	\$ 2,750 ^a	\$ 350 ^a	12.7 ^a
3,000 to \$3,999	16.2	3,522	406	11.5
4,000 to 4,999	44.8	4,429	587	13.3
5,000 to 5,999	18.1	5,362	784	14.6
6,000 to 7,999	16.2	6,588	985	15.0
8,000 to 9,999	1.9	9,125 ^a	1,400 ^a	15.3 ^a
10,000 or more	—	12,125 ^a	2,150 ^a	17.7 ^a
All groups: 1940	100.0	5,020	701	14.0
1939	—	5,022	732	14.6
1938	—	5,479	913	16.7

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	1.9	\$ 28.20	3.13	24.3
1,500 to \$1,999	27.2	32.79	2.81	22.1
2,000 to 2,499	41.5	35.54	2.40	19.2
2,500 to 2,999	12.9	38.93	2.13	17.3
3,000 to 3,999	14.4	45.11	1.97	16.4
4,000 to 4,999	1.5	57.25	1.83	15.4
5,000 or more	.6	39.67 ^a	.99 ^a	9.2 ^a
All groups: 1940	100.0	36.83	2.33	18.8
1939	—	38.59	2.19	17.9
1938	—	40.67	1.96	16.5
Existing homes:				
\$1,499 or less	3.8	\$ 23.25 ^a	2.72 ^a	20.0 ^a
1,500 to \$1,999	28.9	28.67	2.47	19.5
2,000 to 2,499	30.7	30.91	2.02	16.6
2,500 to 2,999	13.5	38.79	2.08	17.4
3,000 to 3,999	15.4	40.31	1.66	14.4
4,000 to 4,999	2.9	48.67 ^a	1.69 ^a	14.1 ^a
5,000 or more	4.8	65.00 ^a	1.39 ^a	11.8 ^a
All groups: 1940	100.0	34.63	1.97	16.2
1939	—	35.79	1.90	16.3
1938	—	38.85	1.90	16.3

Note: A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 6 cases.

HAMILTON—MIDDLETOWN METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	81,812	82,168	-356	-0.4	22,506	20,568	1,938	9.4	28	539	2.3	23,073
Outside central city.....	30,874	24,821	6,053	24.4	7,776	5,853	1,923	32.9	88	154	1.9	8,018
Metropolitan district.....	112,686	106,989	5,697	5.3	30,282	26,421	3,861	14.6	116	693	2.2	31,091

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	14	\$ 79,400	34	\$ 128,000	48	\$ 207,400
1936.....	42	231,600	66	235,750	108	467,350
1937.....	56	263,050	67	285,200	123	548,250
1938.....	81	408,500	62	265,250	143	673,750
1939.....	125	603,350	32	133,100	157	736,450
1940.....	231	1,082,800	33	145,250	264	1,228,050
1935-40.....	549	2,668,700	294	1,192,550	843	3,861,250

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	540	\$ 178,468
1936.....	600	187,625
1937.....	144	51,203
1938.....	312	119,002
1939.....	394	132,364
1940.....	613	198,616
1934-40.....	2,603	867,278

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	None
Amount.....	
Projects: Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution origi- nating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	27.8	64.2	31.7
State banks.....	-	-	-
Savings and loan assns.....	31.6	23.4	30.7
Mortgage companies.....	24.9	7.7	23.1
Insurance companies.....	14.7	4.7	13.6
Savings banks.....	-	-	-
All others.....	1.0	-	.9
Total.....	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4- family homes		
	New homes	Existing homes	All homes
86 to 90.....	63.8	-	56.4
81 to 85.....	16.2	-	14.2
76 to 80.....	14.0	65.8	19.8
71 to 75.....	1.9	15.8	3.7
61 to 70.....	3.8	15.8	5.3
51 to 60.....	.3	-	.3
50 or less.....	-	2.6	.3
Total.....	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distri- bution all 1- to 4-family homes
No garage.....	15.5
1-car garage.....	71.1
2-car garage.....	12.5
3-car garage.....	.7
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	88.6	83.8
Brick.....	8.3	8.1
Stucco.....	.8	2.7
Other.....	2.3	5.4
Total.....	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	27.3	8.1
5 rooms.....	48.5	46.0
6 rooms.....	19.3	21.6
7 rooms or more.....	4.9	24.3
Total.....	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distrib- ution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	0.4	\$ 2,700 ^a	\$ 250 ^a	9.3 ^a
3,000 to \$3,999.....	9.5	3,588	312	8.7
4,000 to 4,999.....	28.0	4,473	448	10.0
5,000 to 5,999.....	35.2	5,381	543	10.1
6,000 to 7,999.....	18.9	6,390	779	12.2
8,000 to 9,999.....	6.1	8,569	1,193	13.9
10,000 or more.....	1.9	11,000 ^a	1,590 ^a	14.5 ^a
All groups: 1940.....	100.0	5,437	597	11.0
1939.....	b	b	b	b
1938.....	b	b	b	b
Existing homes:				
\$2,999 or less.....	5.4	\$ 2,725 ^a	\$ 413 ^a	15.2 ^a
3,000 to \$3,999.....	24.4	3,297	374	11.3
4,000 to 4,999.....	18.9	4,564	650	14.2
5,000 to 5,999.....	16.2	5,433	652	12.0
6,000 to 7,999.....	29.7	6,745	982	14.6
8,000 to 9,999.....	5.4	8,625 ^a	1,890 ^a	21.9 ^a
10,000 or more.....	-	-	-	-
All groups: 1940.....	100.0	5,166	736	14.2
1939.....	b	b	b	b
1938.....	b	b	b	b

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distrib- ution	Average gross monthly payment	Ratio of property value to income	Gross pay- ment as a percent of income
New homes:				
\$1,499 or less.....	6.1	\$ 24.80	2.95	22.5
1,500 to \$1,999.....	39.0	30.97	2.77	21.1
2,000 to 2,499.....	28.9	33.42	2.33	18.3
2,500 to 2,999.....	10.2	40.92	2.27	18.3
3,000 to 3,999.....	12.6	47.94	2.16	17.6
4,000 to 4,999.....	12.0	57.80 ^a	1.94 ^a	15.7 ^a
5,000 or more.....	1.2	74.33 ^a	1.73 ^a	15.0 ^a
All groups: 1940.....	100.0	35.52	2.41	18.9
1939.....	b	b	b	b
1938.....	b	b	b	b
Existing homes:				
\$1,499 or less.....	3.0	\$ 26.00 ^a	6.71 ^a	44.6 ^a
1,500 to \$1,999.....	30.3	22.90	1.95	15.3
2,000 to 2,499.....	24.2	33.75	2.23	17.8
2,500 to 2,999.....	15.2	37.80	2.28	16.5
3,000 to 3,999.....	12.1	45.50 ^a	1.89 ^a	15.1 ^a
4,000 to 4,999.....	9.1	55.67 ^a	1.47 ^a	12.4 ^a
5,000 or more.....	6.1	54.50 ^a	1.49 ^a	11.8 ^a
All groups: 1940.....	100.0	34.61	1.96	15.3
1939.....	b	b	b	b
1938.....	b	b	b	b

Note: ^a A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 6 cases. ^b Data not available.

SPRINGFIELD, OHIO METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	70,662	68,743	1,919	2.8	20,098	18,208	1,890	10.4	57	549	2.7	20,704
Outside central city.....	6,744	5,186	1,558	30.0	1,560	1,065	495	46.5	29	29	1.8	1,618
Metropolitan district.....	77,406	73,929	3,477	4.7	21,658	19,273	2,385	12.4	86	578	2.6	22,322

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	8	\$ 32,150	27	\$ 107,550	35	\$ 139,700
1936	22	93,650	57	221,065	79	314,715
1937.....	24	92,000	29	108,000	53	200,000
1938	36	140,000	28	116,100	64	256,100
1939	51	268,100	15	51,700	66	319,800
1940.....	61	267,700	14	83,100	75	350,800
1935-40	202	893,600	170	687,515	372	1,581,115

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	304	\$ 90,149
1936	369	106,734
1937.....	73	22,466
1938	300	112,953
1939	385	139,872
1940.....	501	157,719
1934-40	1,932	629,893

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	None
Amount.....	
Projects:	
Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	12.2	50.2	19.3
State banks	3.2	-	2.6
Savings and loan assns.	18.1	13.7	17.3
Mortgage companies	-	-	-
Insurance companies	66.5	36.1	60.8
Savings banks	-	-	-
All others	-	-	-
Total	100.0	100.0 ^a	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	67.2	-	54.5
81 to 85	17.8	-	14.4
76 to 80.....	9.6	64.7	20.0
71 to 75	2.7	29.4	7.8
61 to 70	2.7	5.9	3.3
51 to 60.....	-	-	-
50 or less	-	-	-
Total	100.0	100.0 ^a	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	3.3
1-car garage	81.1
2-car garage.....	14.5
3-car garage	1.1
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	93.1	76.5
Brick	1.4	11.7
Stucco.....	-	5.9
Other	5.5	5.9
Total	100.0	100.0 ^a

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	15.1	5.9
5 rooms	56.2	35.3
6 rooms.....	27.4	17.6
7 rooms or more	1.3	41.2
Total	100.0	100.0 ^a

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	5.5	\$ 3,713 ^b	\$ 263 ^b	7.1 ^b
4,000 to 4,999	38.4	4,539	455	9.9
5,000 to 5,999	23.3	5,325	625	11.7
6,000 to 7,999	27.4	6,478	898	13.9
8,000 to 9,999	2.7	9,625 ^b	1,600 ^b	16.6 ^b
10,000 or more	2.7	10,000 ^b	2,050 ^b	20.5 ^b
All groups: 1940	100.0	5,496	679	12.4
1939	-	c	c	c
1938	-	c	c	c
Existing homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	41.1	\$ 4,375	\$ 514	11.7
4,000 to 4,999	11.8	5,250 ^b	875 ^b	16.7 ^b
5,000 to 5,999	29.4	6,500 ^b	810 ^b	12.5 ^b
6,000 to 7,999	11.8	9,125 ^b	1,750 ^b	19.2 ^b
8,000 to 9,999	5.9	10,500 ^b	1,600 ^b	15.2 ^b
10,000 or more	-	-	-	-
All groups: 1940	100.0 ^a	6,022	853	14.2
1939	-	c	c	c
1938	-	c	c	c

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	6.8	\$ 26.20 ^b	3.04 ^b	22.6 ^b
1,500 to \$1,999	32.9	30.63	2.78	21.2
2,000 to 2,499	27.4	34.85	2.32	18.5
2,500 to 2,999	13.7	40.60	2.29	18.4
3,000 to 3,999	16.4	43.17	1.97	15.6
4,000 to 4,999	1.4	68.00 ^b	2.08 ^b	17.0 ^b
5,000 or more	1.4	62.00 ^b	1.81 ^b	13.8 ^b
All groups: 1940	100.0	35.85	2.35	18.4
1939	-	c	c	c
1938	-	c	c	c
Existing homes:				
\$1,499 or less	-	-	-	-
1,500 to \$1,999	23.5	\$ 29.25 ^b	2.51 ^b	20.7 ^b
2,000 to 2,499	17.6	28.33	2.00 ^b	15.0 ^b
2,500 to 2,999	11.8	34.00 ^b	2.12 ^b	15.4
3,000 to 3,999	35.3	42.67	2.09	15.9
4,000 to 4,999	-	-	-	-
5,000 or more	11.8	65.50 ^b	1.58 ^b	12.4 ^b
All groups: 1940	100.0 ^a	38.65	2.01	15.5
1939	-	c	c	c
1938	-	c	c	c

Note: A glossary of terms used is included in the Appendix. ^a Distribution based on fewer than 26 cases. ^b Computation based on fewer than 6 cases. Data not available.

TOLEDO METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	282,349	290,718	-8,369	-2.9	79,294	73,975	5,319	7.2	185	3,090	3.7	82,569
Outside central city.....	59,314	55,812	3,502	6.3	16,024	13,980	2,044	14.6	63	322	2.0	16,409
Metropolitan district.....	341,663	346,530	-4,867	-1.4	95,318	87,955	7,363	8.4	248	3,412	3.4	98,978

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	30	\$ 178,850	231	\$ 765,800	261	\$ 944,650
1936	88	521,376	501	1,607,095	589	2,128,471
1937	184	1,005,900	556	2,067,400	740	3,073,300
1938	171	954,900	365	1,516,800	536	2,471,700
1939	464	2,475,100	325	1,435,331	789	3,910,431
1940	498	2,556,200	160	743,400	658	3,299,600
1935-40	1,435	7,692,326	2,138	8,135,826	3,573	15,828,152

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	1,819	\$ 624,758
1936	1,957	660,456
1937	264	133,991
1938	1,092	456,600
1939	2,299	1,002,694
1940	2,877	1,246,009
1934-40	10,308	4,124,508

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	None
Number.....	
Amount.....	
Projects:	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	-	-	-
State banks	61.5	51.8	59.2
Savings and loan assns.	11.1	1.3	8.9
Mortgage companies	20.6	36.0	24.1
Insurance companies	5.7	10.9	6.9
Savings banks	1.1	-	.9
All others	-	-	-
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	55.0	-	42.5
81 to 85	22.7	-	17.0
76 to 80	14.4	60.2	24.6
71 to 75	5.2	19.9	8.9
61 to 70	2.1	14.0	5.1
51 to 60	.6	4.7	1.6
50 or less	-	1.2	.3
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	14.1
1-car garage	68.9
2-car garage	16.4
3-car garage	.6
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	81.5	81.4
Brick	16.0	6.6
Stucco	.4	7.8
Other	2.1	4.2
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	25.9	3.6
5 rooms	48.8	22.7
6 rooms	22.8	55.7
7 rooms or more	2.5	18.0
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	0.6	\$ 3,800 *	\$ 467 *	12.3 *
4,000 to 4,999	17.3	4,490	535	11.9
5,000 to 5,999	35.8	5,484	640	11.7
6,000 to 7,999	38.3	6,549	844	12.9
8,000 to 9,999	5.5	8,494	1,160	13.7
10,000 or more	2.5	13,438	2,427	18.1
All groups: 1940	100.0	6,076	773	12.7
1939		6,319	897	14.2
1938		6,738	1,054	15.6
Existing homes:				
\$2,999 or less	0.6	\$ 2,900 *	\$ 400 *	13.8 *
3,000 to \$3,999	6.6	3,577	582	16.3
4,000 to 4,999	24.6	4,491	707	15.7
5,000 to 5,999	31.7	5,405	842	15.6
6,000 to 7,999	23.9	6,695	1,138	17.0
8,000 to 9,999	5.4	8,500	1,472	17.3
10,000 or more	7.2	11,104	2,225	20.0
All groups: 1940	100.0	5,930	993	16.7
1939		5,872	1,066	18.2
1938		5,452	1,022	18.8

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	1.0	\$ 29.80 *	3.19 *	25.6 *
1,500 to \$1,999	22.8	33.19	2.86	22.1
2,000 to 2,499	32.2	37.61	2.53	20.1
2,500 to 2,999	18.7	39.37	2.19	17.4
3,000 to 3,999	19.0	46.96	2.03	16.6
4,000 to 4,999	4.1	53.00	1.78	14.5
5,000 or more	2.2	88.82	1.44	12.1
All groups: 1940	100.0	40.40	2.27	18.1
1939		41.59	2.32	18.2
1938		44.01	2.34	18.7
Existing homes:				
\$1,499 or less	0.6	\$ 28.00 *	3.54 *	28.0 *
1,500 to \$1,999	20.3	31.61	2.56	20.7
2,000 to 2,499	24.8	35.53	2.33	19.1
2,500 to 2,999	14.4	35.59	1.95	15.9
3,000 to 3,999	20.3	41.32	1.82	15.0
4,000 to 4,999	7.2	56.82	1.77	15.4
5,000 or more	12.4	63.79	1.44	12.1
All groups: 1940	100.0	40.91	1.92	15.9
1939		40.74	1.95	16.1
1938		38.76	1.94	16.5

Note: A glossary of terms used is included in the Appendix. * Computation based on fewer than 6 cases.

YOUNGSTOWN METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	167,720	170,002	-2,282	-1.3	41,200	39,043	2,157	5.5	34	648	1.5	41,882
Outside central city.....	204,708	194,558	10,150	5.2	50,800	44,187	6,613	15.0	121	439	.9	51,360
Metropolitan district.....	372,428	364,560	7,868	2.2	92,000	83,230	8,770	10.5	155	1,087	1.2	93,242

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	31	\$ 150,850	162	\$ 573,750	193	\$ 724,600
1936	93	447,470	353	1,202,495	446	1,649,965
1937	87	430,200	284	1,099,800	371	1,530,000
1938	143	753,300	221	903,900	364	1,657,200
1939	176	921,700	167	663,800	343	1,585,500
1940	290	1,482,500	120	463,000	410	1,945,500
1935-40	820	4,186,020	1,307	4,906,745	2,127	9,092,765

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	1,318	\$ 376,630
1936	1,385	469,818
1937	293	132,957
1938	888	291,255
1939	1,777	653,762
1940	2,915	857,393
1934-40	8,576	2,881,815

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	None
Number.....	
Amount.....	
Projects:	
Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	13.0	36.7	18.7
State banks	21.9	38.0	25.8
Savings and loan assns.	53.4	18.5	45.0
Mortgage companies	1.7	2.7	2.0
Insurance companies	10.0	4.1	8.5
Savings banks.....	-	-	-
All others	-	-	-
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	52.0	-	36.6
81 to 85	24.7	-	17.4
76 to 80	17.0	54.8	28.2
71 to 75	3.3	22.2	8.9
61 to 70	2.7	15.1	6.3
51 to 60	.3	4.8	1.7
50 or less	-	3.1	.9
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	16.4
1-car garage	62.0
2-car garage	21.4
3-car garage	.2
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	84.2	80.7
Brick	10.1	15.1
Stucco	-	2.5
Other	5.7	1.7
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	25.2	5.9
5 rooms	34.2	28.6
6 rooms	34.2	45.4
7 rooms or more	6.4	20.1
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	5.2	\$ 3,603	\$ 197	5.5
4,000 to 4,999	18.1	4,553	511	11.2
5,000 to 5,999	33.0	5,361	602	11.2
6,000 to 7,999	35.4	6,540	785	12.0
8,000 to 9,999	8.0	8,617	1,061	12.3
10,000 or more	.3	10,000 ^a	1,200 ^a	12.0 ^a
All groups: 1940	100.0	5,817	668	11.5
1939		6,355	802	12.6
1938		6,506	859	13.2
Existing homes:				
\$2,999 or less	2.5	\$ 2,667 ^a	\$ 500 ^a	18.7 ^a
3,000 to \$3,999	17.0	3,413	476	13.9
4,000 to 4,999	33.9	4,399	621	14.1
5,000 to 5,999	25.4	5,338	757	14.2
6,000 to 7,999	14.4	6,597	904	13.7
8,000 to 9,999	6.8	8,466	1,388	16.4
10,000 or more	-	-	-	-
All groups: 1940	100.0	5,019	721	14.4
1939		5,210	755	14.5
1938		5,434	846	15.6

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	3.0	\$ 27.11	2.97	23.2
1,500 to \$1,999	28.6	33.58	2.77	23.0
2,000 to 2,499	25.9	40.36	2.58	21.8
2,500 to 2,999	17.2	44.12	2.29	19.7
3,000 to 3,999	17.2	48.69	2.10	17.7
4,000 to 4,999	3.4	57.50	1.78	15.7
5,000 or more	4.7	72.07	1.12	8.9
All groups: 1940	100.0	42.16	2.19	18.4
1939		44.42	2.31	19.5
1938		48.27	2.21	19.5
Existing homes:				
\$1,499 or less	5.3	\$ 26.67	2.93	24.5
1,500 to \$1,999	22.1	29.16	2.44	20.0
2,000 to 2,499	30.1	34.35	2.12	18.5
2,500 to 2,999	13.3	38.13	1.96	17.0
3,000 to 3,999	23.0	42.23	1.82	15.6
4,000 to 4,999	4.4	52.20 ^a	1.59 ^a	14.3 ^a
5,000 or more	1.8	91.00 ^a	1.65 ^a	12.7 ^a
All groups: 1940	100.0	36.90	2.01	17.2
1939		38.86	2.19	16.0
1938		40.61	1.65	14.7

Note: A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 6 cases.

EVANSVILLE METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	97,062	102,249	-5,187	-5.1	27,766	25,716	2,050	8.0	28	521	1.8	28,315
Outside central city.....	44,552	20,881	23,671	113.4	11,771	5,297	6,474	122.2	28	200	1.7	11,999
Metropolitan district.....	141,614	123,130	18,484	15.0	39,537	31,013	8,524	27.5	56	721	1.8	40,314

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	19	\$ 85,700	23	\$ 67,300	42	\$ 153,000
1936	72	288,020	74	215,480	146	503,500
1937	103	420,300	25	101,400	128	521,700
1938	235	922,000	54	193,200	289	1,115,200
1939	393	1,624,100	38	145,500	431	1,769,600
1940	414	1,726,700	33	121,300	447	1,848,000
1935-40	1,236	5,066,820	247	844,180	1,483	5,911,000

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	654	\$ 175,233
1936	590	190,945
1937	176	77,175
1938	288	108,650
1939	404	165,692
1940	635	199,032
1934-40	2,747	916,727

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	None
Number.....	
Amount.....	
Projects:	
Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	74.6	70.5	74.3
State banks	1.1	8.3	1.6
Savings and loan assns.	19.3	5.3	18.3
Mortgage companies	1.4	1.3	1.3
Insurance companies	1.5	-	1.4
Savings banks	2.1	15.7	3.1
All others	-	-	-
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	61.8	-	57.0
81 to 85	17.7	-	16.3
76 to 80	12.5	73.0	17.1
71 to 75	3.3	18.9	4.6
61 to 70	4.0	8.1	4.3
51 to 60	7	-	7
50 or less	-	-	-
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	28.6
1-car garage	60.3
2-car garage	10.9
3-car garage	.2
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	80.5	77.8
Brick	17.6	22.2
Stucco	1.9	-
Other	-	-
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	55.2	33.3
5 rooms	35.2	38.9
6 rooms	7.9	22.2
7 rooms or more	1.7	5.6
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	1.2	\$ 2,719 ^a	\$ 230 ^a	8.5 ^a
3,000 to \$3,999	23.6	3,597	386	10.7
4,000 to 4,999	39.8	4,390	480	10.9
5,000 to 5,999	20.0	5,335	562	10.5
6,000 to 7,999	12.1	6,555	693	10.6
8,000 to 9,999	2.1	8,539	994	11.6
10,000 or more	1.2	11,550 ^a	1,410 ^a	12.2 ^a
All groups: 1940	100.0	4,809	519	10.8
1939		4,879	517	10.6
1938		4,954	527	10.6
Existing homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	25.0	\$ 3,447	\$ 568	16.5
4,000 to 4,999	47.2	4,404	690	15.7
5,000 to 5,999	13.9	5,675 ^a	855 ^a	15.1 ^a
6,000 to 7,999	11.1	6,313 ^a	1,069 ^a	16.9 ^a
8,000 to 9,999	2.8	8,000 ^a	3,000 ^a	37.5 ^a
10,000 or more	-	-	-	-
All groups: 1940	100.0	4,653	788	16.9
1939		5,093	800	15.7
1938		4,738	746	15.7

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	16.3	\$ 23.55	2.89	21.9
1,500 to \$1,999	42.9	28.74	2.58	20.1
2,000 to 2,499	21.4	32.94	2.23	17.6
2,500 to 2,999	8.2	38.06	2.05	17.1
3,000 to 3,999	6.4	43.20	1.92	15.5
4,000 to 4,999	2.3	56.67	1.81	15.5
5,000 or more	2.5	62.90	1.42	12.4
All groups: 1940	100.0	31.99	2.29	18.2
1939		31.53	2.15	16.6
1938		34.39	2.17	17.3
Existing homes:				
\$1,499 or less	8.8	\$ 25.67 ^a	2.53 ^a	21.7 ^a
1,500 to \$1,999	32.4	29.64	2.38	19.8
2,000 to 2,499	35.3	31.42	2.02	16.4
2,500 to 2,999	5.9	32.50 ^a	1.81 ^a	14.4 ^a
3,000 to 3,999	11.8	40.75 ^a	1.52 ^a	14.3 ^a
4,000 to 4,999	2.9	44.00 ^a	1.17 ^a	10.7 ^a
5,000 or more	2.9	65.00 ^a	1.60 ^a	15.6 ^a
All groups: 1940	100.0	32.85	1.96	16.6
1939		35.76	1.57	13.2
1938		35.05	1.37	12.2

Note: A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 6 cases.

FORT WAYNE METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	118,410	114,946	3,464	3.0	33,003	29,145	3,858	13.2	48	807	2.4	33,858
Outside central city.....	15,975	11,612	4,363	37.6	4,132	2,706	1,426	52.7	15	94	2.2	4,241
Metropolitan district.....	134,385	126,558	7,827	6.2	37,135	31,851	5,284	16.6	63	901	2.4	38,099

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	17	\$ 99,350	118	\$ 424,750	135	\$ 524,100
1936	62	328,550	442	1,456,440	504	1,784,990
1937	90	409,400	460	1,552,000	550	1,961,400
1938	157	780,200	416	1,239,100	573	2,019,300
1939	310	1,478,200	354	1,230,600	664	2,708,800
1940	468	2,233,900	375	1,297,200	843	3,531,100
1935-40	1,104	5,329,600	2,165	7,200,090	3,269	12,529,690

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	889	\$ 301,062
1936	1,037	350,385
1937	2,233	105,989
1938	616	216,609
1939	1,021	324,346
1940	1,434	486,302
1934-40	5,230	1,785,293

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	4
Amount.....	\$ 74,500
Projects: Number.....	2
Dwelling units.....	60

Table 5.—Type of originating mortgagee, 1940

Type of institution origi- nating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	28.1	33.1	30.0
State banks	.1	6.1	2.4
Savings and loan assns.	4.8	6.5	5.4
Mortgage companies	9.0	9.0	8.9
Insurance companies	55.4	45.0	51.6
Savings banks	2.6	.3	1.7
All others			
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4- family homes		
	New homes	Existing homes	All homes
86 to 90	54.1		30.5
81 to 85	18.0		9.9
76 to 80	15.2	65.1	37.0
71 to 75	4.0	18.9	10.6
61 to 70	7.9	12.4	9.9
51 to 60	—	2.8	1.7
50 or less	—	.8	.4
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distri- bution all 1- to 4-family homes
No garage	25.1
1-car garage	53.3
2-car garage	20.6
3-car garage	1.0
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	90.1	86.4
Brick	3.4	6.3
Stucco	.6	3.0
Other	5.9	4.3
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	33.8	3.0
5 rooms	35.2	42.2
6 rooms	25.1	42.0
7 rooms or more	5.9	12.8
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distri- bution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	0.9	\$ 2,519 ^A	\$ 370 ^A	14.7 ^A
3,000 to \$3,999	10.1	3,535	403	11.4
4,000 to 4,999	26.5	4,435	555	12.5
5,000 to 5,999	27.4	5,364	716	13.2
6,000 to 7,999	26.4	6,705	914	13.6
8,000 to 9,999	4.6	8,563	1,195	14.0
10,000 or more	3.8	12,267	1,858	15.1
All groups: 1940	100.0	5,670	756	13.3
1939		5,857	860	14.7
1938		6,276	1,057	16.8
Existing homes:				
\$2,999 or less	5.7	\$ 2,457	\$ 468	19.0
3,000 to \$3,999	31.9	3,476	603	17.3
4,000 to 4,999	34.6	4,311	750	17.4
5,000 to 5,999	17.4	5,310	947	17.8
6,000 to 7,999	7.1	6,585	1,314	20.0
8,000 to 9,999	1.4	8,500 ^A	1,815 ^A	21.4 ^A
10,000 or more	1.9	13,679	3,023	22.1
All groups: 1940	100.0	4,510	819	18.2
1939		4,603	881	19.1
1938		4,045	783	19.4

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distri- bution	Average gross monthly payment	Ratio of property value to income	Gross pay- ment as a percent of income
New homes:				
\$1,499 or less	8.2	\$ 23.78	2.94	21.6
1,500 to \$1,999	41.1	29.55	2.74	20.4
2,000 to 2,499	26.7	35.52	2.55	19.1
2,500 to 2,999	8.2	39.86	2.27	17.6
3,000 to 3,999	9.6	48.53	2.12	17.2
4,000 to 4,999	2.2	58.80	1.90	16.0
5,000 or more	4.0	79.72	1.58	12.8
All groups: 1940	100.0	35.98	2.39	18.3
1939		38.58	2.35	18.5
1938		42.07	2.03	16.3
Existing homes:				
\$1,499 or less	10.0	\$ 21.91	2.69	20.4
1,500 to \$1,999	38.8	25.89	2.27	17.7
2,000 to 2,499	24.1	28.70	1.94	15.4
2,500 to 2,999	8.5	32.34	1.75	14.3
3,000 to 3,999	13.0	36.73	1.60	13.0
4,000 to 4,999	1.5	38.00 ^A	1.37 ^A	10.7 ^A
5,000 or more	4.1	65.57	1.50	11.8
All groups: 1940	100.0	29.94	1.93	15.3
1939		30.86	1.80	14.6
1938		28.82	1.68	14.3

Note: ^A A glossary of terms used is included in the Appendix. ^A Computation based on fewer than 6 cases.

INDIANAPOLIS METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	386,972	364,161	22,811	6.3	112,249	98,610	13,639	13.8	183	4,209	3.6	116,641
Outside central city.....	68,385	53,524	14,861	27.8	17,828	13,118	4,710	35.9	170	571	3.1	18,569
Metropolitan district.....	455,357	417,685	37,672	9.0	130,077	111,728	18,349	16.4	353	4,780	3.5	135,210

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	33	\$ 206,350	206	\$ 784,600	239	\$ 990,950
1936	119	682,476	773	2,692,575	892	3,375,051
1937	158	816,700	486	1,741,500	644	2,558,200
1938	492	2,475,600	593	2,123,000	1,085	4,598,600
1939	772	3,843,900	708	2,650,800	1,480	6,494,700
1940	1,310	6,307,100	603	2,340,500	1,913	8,647,600
1935-40	2,884	14,332,126	3,369	12,312,975	6,253	26,645,101

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	2,033	\$ 636,185
1936	3,333	958,394
1937	794	293,381
1938	2,026	617,354
1939	3,850	1,285,278
1940	4,321	1,416,365
1934-40	16,357	5,206,957

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	5
Amount.....	\$ 2,026,750
Projects:	
Number.....	5
Dwelling units.....	448

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	7.7	10.1	8.4
State banks	25.7	33.3	27.8
Savings and loan assns.	4.9	11.3	6.7
Mortgage companies	27.3	11.1	22.8
Insurance companies	33.1	34.0	33.4
Savings banks	1.3	.2	.9
All others			
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	66.6		45.2
81 to 85	13.9		9.5
76 to 80	13.3	66.9	30.4
71 to 75	2.5	19.0	7.8
61 to 70	3.4	11.3	6.0
51 to 60	.1	1.9	.6
50 or less	.2	.9	.5
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	3.8
1-car garage	71.1
2-car garage	24.1
3-car garage	1.0
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	68.2	73.9
Brick	20.8	15.9
Stucco	.2	5.5
Other	10.8	4.7
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	24.6	3.5
5 rooms	59.9	55.7
6 rooms	13.6	25.2
7 rooms or more	1.9	15.6
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	0.2	\$ 2,633 ^a	\$ 300 ^a	11.4 ^a
3,000 to \$3,999	8.5	3,521	394	9.9
4,000 to 4,999	28.5	4,475	467	10.4
5,000 to 5,999	29.9	5,404	571	10.6
6,000 to 7,999	26.8	6,576	735	11.2
8,000 to 9,999	4.4	8,691	1,170	13.5
10,000 or more	1.7	12,530	1,943	15.5
All groups: 1940	100.0	5,554	616	11.1
1939		5,868	697	11.9
1938		6,031	828	13.7
Existing homes:				
\$2,999 or less	5.8	\$ 2,660	\$ 474	17.8
3,000 to \$3,999	29.6	3,433	577	16.8
4,000 to 4,999	26.4	4,321	789	18.3
5,000 to 5,999	15.1	5,407	1,022	18.9
6,000 to 7,999	12.5	6,655	1,386	20.8
8,000 to 9,999	6.6	8,546	1,868	21.9
10,000 or more	4.0	11,521	2,838	24.6
All groups: 1940	100.0	4,985	971	19.5
1939		4,783	906	18.9
1938		4,877	970	19.9

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	5.1	\$ 24.09	2.98	22.0
1,500 to \$1,999	29.6	30.51	2.72	20.7
2,000 to 2,499	28.6	34.56	2.41	18.7
2,500 to 2,999	13.0	38.34	2.16	17.2
3,000 to 3,999	17.1	43.97	1.92	15.8
4,000 to 4,999	3.5	54.39	1.79	14.7
5,000 or more	3.1	61.49	1.74	10.1
All groups: 1940	100.0	36.46	2.20	17.3
1939		39.21	2.08	16.8
1938		41.51	1.92	15.8
Existing homes:				
\$1,499 or less	6.2	\$ 19.92	2.37	17.9
1,500 to \$1,999	19.8	24.47	2.16	17.0
2,000 to 2,499	25.8	29.23	1.90	15.5
2,500 to 2,999	15.3	32.45	1.73	14.5
3,000 to 3,999	18.1	40.21	1.72	14.1
4,000 to 4,999	7.2	48.60	1.55	12.9
5,000 or more	7.6	64.50	1.31	11.4
All groups: 1940	100.0	34.26	1.74	14.3
1939		35.23	1.69	14.7
1938		38.15	1.62	14.6

Note: ^a A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 6 cases.

SOUTH BEND METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	101,268	104,193	-2,925	-2.8	27,895	25,633	2,262	8.8	49	582	2.0	28,526
Outside central city.....	45,754	42,376	3,378	8.0	12,165	10,271	1,894	18.4	52	223	1.8	12,440
Metropolitan district.....	147,022	146,569	453	.3	40,060	35,904	4,156	11.6	101	805	2.0	40,966

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	8	\$ 43,300	53	\$ 166,400	61	\$ 209,700
1936	30	143,175	128	571,930	228	714,205
1937	34	146,200	156	546,400	200	692,600
1938	64	314,100	246	775,200	310	1,089,300
1939	147	707,400	322	1,015,800	469	1,723,200
1940	305	1,431,900	227	756,500	532	2,188,400
1935-40	568	2,786,075	1,212	3,631,330	1,800	6,617,405

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	1,714	\$ 448,909
1936	1,281	556,542
1937	1,195	89,540
1938	519	143,290
1939	945	283,636
1940	1,716	523,332
1934-40	6,370	1,836,249

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number..... Amount.....	None
Projects: Number..... Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution origi- nating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	7.3	29.5	15.1
State banks	44.7	49.7	46.5
Savings and loan assns.	3.8	5.3	4.3
Mortgage companies	24.5	7.5	18.4
Insurance companies	4.5	7.7	5.6
Savings banks.....	—	—	—
All others	15.4	.3	10.1
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4- family homes		
	New homes	Existing homes	All homes
86 to 90	67.3	—	38.9
81 to 85	12.2	—	7.0
76 to 80	10.9	53.2	28.7
71 to 75	4.0	21.5	11.5
61 to 70	4.4	16.5	9.5
51 to 60	.9	7.2	3.5
50 or less	.3	1.6	.9
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distri- bution all 1- to 4-family homes
No garage	17.5
1-car garage	64.0
2-car garage	16.5
3-car garage	2.0
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	91.0	88.5
Brick	5.3	5.6
Stucco	—	3.8
Other	3.7	2.1
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	45.8	10.3
5 rooms	35.5	44.0
6 rooms	16.2	31.6
7 rooms or more	2.5	14.1
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distri- bution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	0.3	\$ 2,800 ^a	\$ 800 ^a	28.6 ^a
3,000 to \$3,999	4.7	3,487	357	10.2
4,000 to 4,999	33.6	4,529	499	11.0
5,000 to 5,999	34.6	5,392	669	12.4
6,000 to 7,999	22.5	6,605	888	13.4
8,000 to 9,999	3.4	8,939	1,218	13.6
10,000 or more	.9	11,333 ^a	1,683 ^a	14.9 ^a
All groups: 1940	100.0	5,454	675	12.4
1939		5,874	784	13.3
1938		6,016	872	14.5
Existing homes:				
\$2,999 or less	12.8	\$ 2,549	\$ 462	18.1
3,000 to \$3,999	34.2	3,371	542	16.1
4,000 to 4,999	25.6	4,346	754	17.3
5,000 to 5,999	12.0	5,306	896	16.9
6,000 to 7,999	9.8	6,736	1,189	17.7
8,000 to 9,999	2.6	8,621	1,499	17.4
10,000 or more	3.0	13,393	3,211	24.0
All groups: 1940	100.0	4,512	796	17.6
1939		4,252	763	17.9
1938		4,333	861	19.9

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distri- bution	Average gross monthly payment	Ratio of property value to income	Gross pay- ment as a percent of income
New homes:				
\$1,499 or less	7.1	\$ 26.27	3.23	23.6
1,500 to \$1,999	35.4	30.15	2.77	20.5
2,000 to 2,499	31.2	34.41	2.41	18.5
2,500 to 2,999	8.4	38.73	2.14	17.1
3,000 to 3,999	13.3	45.66	2.04	16.8
4,000 to 4,999	2.0	53.50	1.68	14.1
5,000 or more	2.6	61.38	1.43	11.9
All groups: 1940	100.0	35.25	2.35	18.2
1939		39.13	2.21	17.4
1938		38.52	2.33	17.6
Existing homes:				
\$1,499 or less	7.4	\$ 22.06	2.32	19.3
1,500 to \$1,999	35.2	23.45	2.02	15.9
2,000 to 2,499	25.0	28.43	1.86	15.4
2,500 to 2,999	8.8	32.84	1.71	14.7
3,000 to 3,999	11.6	38.84	1.67	13.7
4,000 to 4,999	4.2	43.44	1.35	12.0
5,000 or more	7.8	69.88	1.30	11.3
All groups: 1940	100.0	31.69	1.72	14.2
1939		30.66	1.66	14.3
1938		31.19	1.75	15.2

Note: A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 6 cases.

TERRE HAUTE METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	62,693	62,810	-117	-0.2	19,655	17,577	2,078	11.8	50	657	3.2	20,362
Outside central city.....	20,577	19,430	1,247	6.4	5,819	4,800	1,019	21.2	39	123	2.1	5,981
Metropolitan district.....	83,370	82,240	1,130	1.4	25,474	22,377	3,097	13.8	89	780	3.0	26,343

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	1	\$ 3,850	5	\$ 16,350	6	\$ 20,200
1936.....	4	12,650	18	56,150	22	68,800
1937.....	31	118,900	64	178,700	95	297,600
1938.....	80	350,200	41	149,900	121	500,100
1939.....	113	480,100	64	210,200	177	690,300
1940.....	107	513,500	56	167,700	163	681,200
1935-40.....	336	1,479,200	248	779,000	584	2,258,200

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	321	\$ 84,767
1936.....	315	109,085
1937.....	90	28,205
1938.....	228	62,865
1939.....	433	123,621
1940.....	459	200,103
1934-40.....	2,046	608,646

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	None
Amount.....	
Projects: Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	-	-	-
State banks.....	48.5	31.1	44.3
Savings and loan assns.....	49.6	63.0	52.8
Mortgage companies.....	-	-	-
Insurance companies.....	1.9	5.9	2.9
Savings banks.....	-	-	-
All others.....	-	-	-
Total.....	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90.....	69.4	-	49.1
81 to 85.....	11.2	-	8.0
76 to 80.....	6.5	80.4	28.0
71 to 75.....	2.4	9.8	4.6
61 to 70.....	10.5	5.9	9.1
51 to 60.....	3.9	1.2	1.2
50 or less.....	-	-	-
Total.....	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage.....	9.7
1-car garage.....	73.7
2-car garage.....	16.6
3-car garage.....	-
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	89.5	75.5
Brick.....	9.7	10.2
Stucco.....	-	10.2
Other.....	.8	4.1
Total.....	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	37.1	8.1
5 rooms.....	50.8	63.3
6 rooms.....	9.7	14.3
7 rooms or more.....	2.4	14.3
Total.....	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	1.6	\$ 2,825 ^a	\$ 225 ^a	8.0 ^a
3,000 to \$3,999.....	8.1	3,653	370	10.1
4,000 to 4,999.....	34.7	4,357	447	10.3
5,000 to 5,999.....	39.5	5,376	598	11.1
6,000 to 7,999.....	12.9	6,345	747	11.8
8,000 to 9,999.....	1.6	8,250 ^a	1,300 ^a	15.8 ^a
10,000 or more.....	1.6	14,875 ^a	1,750 ^a	11.8 ^a
All groups: 1940.....	100.0	5,167	571	11.1
1939.....		b	b	b
1938.....		b	b	b
Existing homes:				
\$2,999 or less.....	10.2	\$ 2,655 ^a	\$ 420 ^a	15.8 ^a
3,000 to \$3,999.....	36.7	3,530	508	14.4
4,000 to 4,999.....	28.6	4,263	571	13.4
5,000 to 5,999.....	8.2	5,100 ^a	675 ^a	13.2 ^a
6,000 to 7,999.....	12.2	6,625	700	10.6
8,000 to 9,999.....	4.1	8,750 ^a	1,500 ^a	17.1 ^a
10,000 or more.....	-	-	-	-
All groups: 1940.....	100.0	4,372	595	13.6
1939.....		b	b	b
1938.....		b	b	b

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less.....	4.5	\$ 23.60 ^a	2.88 ^a	20.9 ^a
1,500 to \$1,999.....	46.4	30.37	2.69	20.7
2,000 to 2,499.....	28.6	34.47	2.35	18.4
2,500 to 2,999.....	8.0	46.33	2.19	20.5
3,000 to 3,999.....	9.8	42.36	1.92	16.1
4,000 to 4,999.....	-	-	-	-
5,000 or more.....	2.7	78.00 ^a	1.82 ^a	15.3 ^a
All groups: 1940.....	100.0	34.97	2.37	19.0
1939.....		b	b	b
1938.....		b	b	b
Existing homes:				
\$1,499 or less.....	10.6	\$ 20.80 ^a	2.50 ^a	19.0 ^a
1,500 to \$1,999.....	23.4	22.00	1.92	14.8
2,000 to 2,499.....	34.0	27.00	1.86	14.5
2,500 to 2,999.....	8.5	34.50 ^a	1.84 ^a	15.2 ^a
3,000 to 3,999.....	12.8	32.33	1.56	12.4
4,000 to 4,999.....	4.3	43.50 ^a	1.42 ^a	11.9 ^a
5,000 or more.....	6.4	46.00 ^a	1.10 ^a	9.1 ^a
All groups: 1940.....	100.0	28.53	1.71	13.5
1939.....		b	b	b
1938.....		b	b	b

Note: ^a A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 6 cases. ^b Data not available.

CHICAGO METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	3,396,808	3,376,438	20,370	0.6	949,727	842,578	107,149	12.7	2,077	37,753	3.8	989,562
Outside central city.....	1,102,318	998,104	104,214	10.4	287,609	237,420	50,189	21.1	1,477	5,837	2.0	294,923
Metropolitan district.....	4,499,126	4,374,542	124,584	2.8	1,237,336	1,079,998	157,338	14.6	3,554	43,595	3.4	1,284,485

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	184	\$ 1,289,900	665	\$ 3,059,750	849	\$ 4,349,650
1936	1,008	6,193,660	2,463	11,336,015	3,471	17,529,675
1937	1,289	8,648,704	2,424	11,735,829	3,713	20,384,533
1938	2,727	16,491,050	3,029	15,440,200	5,756	31,931,250
1939	4,027	23,898,650	3,839	19,089,600	7,866	42,988,250
1940	5,836	33,781,900	4,643	23,817,150	10,479	57,599,050
1935-40	15,071	90,303,864	17,063	84,478,544	32,134	174,782,408

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	27,694	\$ 9,414,777
1936	20,480	8,773,255
1937	4,650	2,174,754
1938	14,769	5,937,670
1939	21,832	9,296,488
1940	33,915	13,727,641
1934-40	123,340	49,324,585

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	7
Amount.....	\$ 6,105,000
Projects:	
Number.....	7
Dwelling units.....	1,369

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	26.0	22.9	24.7
State banks	16.3	20.7	18.1
Savings and loan assns.	7.4	14.7	10.5
Mortgage companies	40.6	27.3	35.1
Insurance companies	3.6	7.8	5.3
Savings banks	6.1	6.6	6.3
All others	6.1	6.6	6.3
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	54.0	30.0	30.0
81 to 85	15.9	9.0	9.0
76 to 80	18.4	61.1	37.1
71 to 75	5.3	16.7	10.4
61 to 70	4.8	14.8	9.3
51 to 60	1.0	5.0	2.8
50 or less	.6	2.4	1.4
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	47.4
1-car garage	27.9
2-car garage	22.7
3-car garage	2.0
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	39.1	33.8
Brick	57.4	49.7
Stucco	.2	13.1
Other	3.3	3.4
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	26.2	3.0
5 rooms	42.5	39.7
6 rooms	25.7	34.0
7 rooms or more	5.6	23.3
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	2.2	\$ 3,584	\$ 469	13.1
4,000 to 4,999	13.7	4,469	525	11.7
5,000 to 5,999	20.6	5,397	649	12.0
6,000 to 7,999	41.2	6,609	845	12.8
8,000 to 9,999	11.8	8,639	1,253	14.6
10,000 or more	10.5	13,270	2,252	17.0
All groups: 1940	100.0	6,938	949	13.7
1939		7,174	1,010	14.1
1938		7,373	1,052	14.3
Existing homes:				
\$2,999 or less	0.6	\$ 2,638	\$ 710	26.9
3,000 to \$3,999	6.2	3,513	740	21.1
4,000 to 4,999	20.7	4,397	884	20.1
5,000 to 5,999	23.9	5,357	1,095	20.4
6,000 to 7,999	27.7	6,666	1,423	21.3
8,000 to 9,999	9.6	8,612	2,039	23.7
10,000 or more	11.3	13,369	3,740	28.0
All groups: 1940	100.0	6,606	1,507	22.8
1939		6,478	1,529	23.6
1938		6,739	1,532	22.2

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	1.7	\$ 27.09	3.22	24.2
1,500 to \$1,999	21.0	32.90	2.88	22.2
2,000 to 2,499	27.3	38.77	2.64	20.8
2,500 to 2,999	15.7	44.63	2.42	19.8
3,000 to 3,999	19.8	52.32	2.24	18.6
4,000 to 4,999	6.5	63.92	2.10	17.4
5,000 or more	8.0	67.36	1.81	14.7
All groups: 1940	100.0	46.47	2.33	18.8
1939		48.67	2.27	18.5
1938		48.43	2.18	17.8
Existing homes:				
\$1,499 or less	1.2	\$ 28.50	3.27	25.6
1,500 to \$1,999	14.7	32.35	2.60	21.8
2,000 to 2,499	23.8	37.11	2.32	19.9
2,500 to 2,999	15.7	41.16	2.14	18.3
3,000 to 3,999	22.4	47.52	1.96	16.8
4,000 to 4,999	8.8	57.66	1.81	15.5
5,000 or more	13.4	79.58	1.51	12.6
All groups: 1940	100.0	46.79	1.94	16.5
1939		47.41	1.88	16.5
1938		50.68	1.75	15.9

Note: A glossary of terms used is included in the Appendix. ^a Estimated for 1930 by the FHA on the basis of the boundaries of the 1940 metropolitan district.

DECATUR METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	59,305	57,510	1,795	3.1	17,301	15,395	1,906	12.4	34	231	1.3	17,566
Outside central city.....	6,459	5,357	1,102	20.6	1,710	1,301	409	31.4	35	57	3.2	1,802
Metropolitan district.....	65,764	62,867	2,897	4.6	19,011	16,696	2,315	13.9	69	288	1.5	19,368

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	3	\$ 17,000	31	\$ 101,550	34	\$ 118,550
1936	17	83,750	122	402,750	139	486,500
1937	7	30,700	94	256,500	101	287,200
1938	7	44,400	46	132,500	53	176,900
1939	37	187,000	66	231,400	103	418,400
1940	64	295,600	57	194,400	121	490,000
1935-40	135	658,450	416	1,319,100	551	1,977,550

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	638	\$ 282,315
1936	433	158,365
1937	70	33,736
1938	318	154,148
1939	563	222,489
1940	245	252,204
1934-40	2,767	1,103,257

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	None
Number.....	
Amount.....	
Projects:	
Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	34.0	31.0	32.6
State banks	-	-	-
Savings and loan assns.	26.0	37.7	30.8
Mortgage companies	11.6	9.2	10.6
Insurance companies	26.1	22.1	24.5
Savings banks	-	-	-
All others	2.3	-	1.3
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	57.5	-	29.2
81 to 85	12.3	-	6.2
76 to 80	19.2	57.8	38.2
71 to 75	2.8	19.7	11.1
61 to 70	5.5	14.1	9.7
51 to 60	2.7	7.0	4.9
50 or less	-	1.4	.7
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	19.4
1-car garage	66.0
2-car garage	12.5
3-car garage	2.1
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	87.3	73.2
Brick	7.0	14.1
Stucco	-	7.1
Other	5.7	5.6
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	39.4	7.0
5 rooms	28.2	49.3
6 rooms	23.9	29.6
7 rooms or more	8.5	14.1
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	1.4	\$ 2,800 ^a	\$ 300 ^a	10.7 ^a
3,000 to \$3,999	29.5	3,565	473	13.3
4,000 to 4,999	25.4	4,454	482	10.8
5,000 to 5,999	9.9	5,334	632	11.8
6,000 to 7,999	14.1	6,623	1,023	15.4
8,000 to 9,999	15.5	8,470	1,041	12.3
10,000 or more	4.2	11,792 ^a	1,550 ^a	13.1 ^a
All groups: 1940	100.0	5,492	699	12.7
1939		b	b	b
1938		b	b	b
Existing homes:				
\$2,999 or less	9.9	\$ 2,589	\$ 657	25.4
3,000 to \$3,999	38.0	3,397	644	19.0
4,000 to 4,999	15.9	4,381	813	18.6
5,000 to 5,999	19.7	5,248	1,102	21.0
6,000 to 7,999	12.7	6,533	1,493	22.9
8,000 to 9,999	11.4	8,000 ^a	1,850 ^a	20.6 ^a
10,000 or more	1.4	10,000 ^a	2,000 ^a	20.0 ^a
All groups: 1940	100.0	4,404	894	20.3
1939		b	b	b
1938		b	b	b

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	12.3	\$ 20.88	2.89	20.8
1,500 to \$1,999	30.8	29.85	2.69	21.2
2,000 to 2,499	23.1	33.13	2.28	17.9
2,500 to 2,999	12.3	43.88	2.39	19.5
3,000 to 3,999	13.8	53.00	2.31	19.1
4,000 to 4,999	3.1	63.00 ^a	1.83 ^a	16.8 ^a
5,000 or more	4.6	76.00 ^a	1.39 ^a	10.7 ^a
All groups: 1940	100.0	37.58	2.26	18.0
1939		b	b	b
1938		b	b	b
Existing homes:				
\$1,499 or less	4.4	\$ 20.00 ^a	2.65 ^a	19.9 ^a
1,500 to \$1,999	32.8	26.95	2.20	18.9
2,000 to 2,499	32.8	31.00	1.96	16.7
2,500 to 2,999	12.0	35.88	1.72	15.8
3,000 to 3,999	12.0	46.88	1.60	15.9
4,000 to 4,999	3.0	43.50 ^a	1.38 ^a	11.8 ^a
5,000 or more	3.0	58.00 ^a	1.29 ^a	11.6 ^a
All groups: 1940	100.0	32.84	1.85	16.4
1939		b	b	b
1938		b	b	b

Note: ^a A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 6 cases. ^b Data not available.

PEORIA METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, ^a estimated by FHIA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	105,087	104,969	118	0.1	30,467	26,494	3,973	15.0	51	752	2.4	31,270
Outside central city.....	57,479	39,763	17,716	44.6	15,387	9,321	6,066	65.1	78	303	1.9	15,768
Metropolitan district.....	162,566	144,732	17,834	12.3	45,854	35,815	10,039	28.0	129	1,055	2.2	47,038

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	14	\$ 63,300	17	\$ 59,150	31	\$ 122,450
1936	81	312,200	48	190,250	129	502,450
1937	58	273,800	37	146,100	95	419,900
1938	85	410,700	51	221,800	136	632,500
1939	114	563,500	61	310,500	175	874,000
1940	67	348,700	38	185,500	105	534,200
1935-40	419	1,972,200	252	1,113,300	671	3,085,500

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	699	\$ 249,410
1936	862	337,797
1937	293	110,525
1938	819	274,758
1939	1,026	331,386
1940	1,550	487,826
1934-40	5,249	1,791,702

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	None
Number.....	
Amount.....	
Projects:	
Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	-	5.7	2.0
State banks	5.9	2.6	4.7
Savings and loan assns.	17.6	14.5	16.6
Mortgage companies	50.6	65.2	55.7
Insurance companies	17.1	12.0	15.3
Savings banks	-	-	-
All others	8.8	-	5.7
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	62.7	-	39.8
81 to 85	13.3	-	9.3
76 to 80	18.7	76.7	39.0
71 to 75	1.3	9.3	4.2
61 to 70	2.7	9.3	5.1
51 to 60	1.3	4.7	2.6
50 or less	-	-	-
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	19.5
1-car garage	67.8
2-car garage	11.9
3-car garage	.8
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	94.7	72.1
Brick	5.3	20.9
Stucco	-	2.3
Other	-	4.7
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	37.3	14.0
5 rooms	49.3	39.5
6 rooms	10.7	25.6
7 rooms or more	2.7	20.9
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	-	-	-	-
4,000 to 4,999	18.6	\$ 4,539	\$ 522	11.5
5,000 to 5,999	46.7	5,437	623	11.5
6,000 to 7,999	26.7	6,426	840	13.1
8,000 to 9,999	1.3	9,750 ^b	1,200 ^b	12.3 ^b
10,000 or more	6.7	11,950 ^b	1,700 ^b	14.2 ^b
All groups: 1940	100.0	6,025	741	12.3
1939	-	5,821	774	13.3
1938	-	5,760	777	13.5
Existing homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	6.9	\$ 3,583 ^b	\$ 600 ^b	16.7 ^b
4,000 to 4,999	14.0	4,500	575	12.8
5,000 to 5,999	27.9	5,204	717	13.8
6,000 to 7,999	32.6	6,589	982	14.9
8,000 to 9,999	14.0	8,583	1,525	17.8
10,000 or more	4.6	10,250 ^b	1,600 ^b	15.6 ^b
All groups: 1940	100.0	6,150	929	15.1
1939	-	6,587	1,122	17.0
1938	-	6,242	1,060	17.0

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	2.8	\$ 25.00 ^b	3.47 ^b	24.5 ^b
1,500 to \$1,999	28.2	34.35	3.05	24.2
2,000 to 2,499	40.9	37.31	2.50	20.1
2,500 to 2,999	7.0	42.60 ^b	2.30 ^b	19.5 ^b
3,000 to 3,999	11.3	42.13	1.93	15.6
4,000 to 4,999	2.8	63.00 ^b	2.26 ^b	18.7 ^b
5,000 or more	7.0	77.20 ^b	1.23 ^b	10.2 ^b
All groups: 1940	100.0	40.72	2.21	17.9
1939	-	39.42	2.26	18.3
1938	-	39.54	2.19	18.0
Existing homes:				
\$1,499 or less	4.9	\$ 24.00 ^b	3.66 ^b	24.1 ^b
1,500 to \$1,999	31.7	32.08	2.87	22.4
2,000 to 2,499	17.0	39.43	2.60	20.0
2,500 to 2,999	12.2	44.20 ^b	2.22 ^b	19.6 ^b
3,000 to 3,999	22.0	48.89	2.08	16.9
4,000 to 4,999	7.3	58.00 ^b	1.89 ^b	16.0 ^b
5,000 or more	4.9	60.50 ^b	1.14 ^b	9.4 ^b
All groups: 1940	100.0	41.39	2.21	17.8
1939	-	46.08	2.07	17.4
1938	-	45.00	1.80	15.7

Note: A glossary of terms used is included in the Appendix. ^a Based on the metropolitan district as established in the 1930 Census. ^b Computation based on fewer than 6 cases.

ROCKFORD METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	84,637	85,864	-1,227	-1.4	24,825	22,140	2,685	12.1	26	256	1.0	25,107
Outside central city.....	20,622	17,340	3,282	18.9	5,599	4,280	1,319	30.8	40	132	2.3	5,771
Metropolitan district.....	105,259	103,204	2,055	2.0	30,424	26,420	4,004	15.2	66	388	1.3	30,878

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	5	\$ 28,750	29	\$ 100,100	34	\$ 128,850
1936.....	28	141,750	113	386,850	141	528,600
1937.....	31	137,300	90	337,200	121	474,500
1938.....	79	350,100	83	331,500	162	681,600
1939.....	146	752,700	120	468,900	266	1,221,600
1940.....	247	1,162,600	134	506,500	381	1,669,100
1935-40.....	536	2,573,200	569	2,131,050	1,105	4,704,250

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	393	\$ 115,448
1936.....	451	130,616
1937.....	153	49,018
1938.....	420	142,312
1939.....	664	197,328
1940.....	1,028	282,168
1934-40.....	3,109	916,890

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:.....	None
Number.....	
Amount.....	
Projects:.....	
Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	4.6	1.7	3.6
State banks.....	4.1	1.1	3.2
Savings and loan assns.....	1.5	.7	1.3
Mortgage companies.....	39.3	15.9	32.0
Insurance companies.....	21.6	57.9	32.9
Savings banks.....	28.9	22.7	27.0
All others.....	28.9	22.7	27.0
Total.....	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90.....	60.6	.....	38.2
81 to 85.....	16.2	.....	10.2
76 to 80.....	13.8	63.8	32.3
71 to 75.....	4.3	15.4	8.4
61 to 70.....	4.3	9.4	6.2
51 to 60.....	3.8	8.7	3.7
50 or less.....	—	2.7	1.0
Total.....	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage.....	28.0
1-car garage.....	56.6
2-car garage.....	14.6
3-car garage.....	.8
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	85.0	74.8
Brick.....	12.6	14.4
Stucco.....	.....	10.1
Other.....	2.4	.7
Total.....	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	25.5	4.3
5 rooms.....	53.0	48.9
6 rooms.....	17.8	33.8
7 rooms or more.....	2.7	13.0
Total.....	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	2.4	—	—	—
3,000 to \$3,999.....	20.5	\$ 3,575	\$ 350	9.8
4,000 to 4,999.....	42.3	4,514	508	11.3
5,000 to 5,999.....	31.6	5,399	596	11.0
6,000 to 7,999.....	2.4	6,413	745	11.6
8,000 to 9,999.....	2.4	8,625	1,067	12.4
10,000 or more.....	.8	12,125	1,950	16.1
All groups: 1940.....	100.0	5,624	641	11.4
1939.....	.....	6,069	729	12.0
1938.....	.....	5,424	659	12.1
Existing homes:				
\$2,999 or less.....	0.7	\$ 2,250	\$ 300	13.3
3,000 to \$3,999.....	23.0	3,528	594	16.8
4,000 to 4,999.....	36.7	4,323	735	17.0
5,000 to 5,999.....	24.5	5,337	868	16.3
6,000 to 7,999.....	10.2	6,750	1,133	16.7
8,000 to 9,999.....	2.9	8,188	1,088	13.3
10,000 or more.....	1.4	10,250	1,875	18.3
All groups: 1940.....	100.0	4,831	801	16.6
1939.....	.....	5,285	783	14.8
1938.....	.....	5,590	904	16.2

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less.....	5.2	\$ 27.15	3.24	23.4
1,500 to \$1,999.....	38.8	33.29	3.01	22.5
2,000 to 2,499.....	27.2	33.71	2.44	18.1
2,500 to 2,999.....	16.4	38.37	2.27	17.2
3,000 to 3,999.....	9.6	43.75	2.06	16.0
4,000 to 4,999.....	2.4	54.50	1.95	15.5
5,000 or more.....	.4	70.00	.42	2.7
All groups: 1940.....	100.0	35.58	2.50	18.9
1939.....	.....	39.45	2.29	17.9
1938.....	.....	35.72	2.41	19.0
Existing homes:				
\$1,499 or less.....	6.5	\$ 23.88	3.08	22.4
1,500 to \$1,999.....	38.2	26.94	2.38	18.0
2,000 to 2,499.....	26.8	30.79	2.04	15.6
2,500 to 2,999.....	6.5	36.13	2.08	16.2
3,000 to 3,999.....	15.5	39.42	1.84	14.5
4,000 to 4,999.....	4.1	37.20	1.44	7.8
5,000 or more.....	2.4	40.33	.78	5.8
All groups: 1940.....	100.0	31.04	1.97	18.9
1939.....	.....	30.40	2.02	16.4
1938.....	.....	36.98	2.15	17.1

Note: ▲ glossary of terms used is included in the Appendix. ▲ Computation based on fewer than 6 cases.

SPRINGFIELD, ILLINOIS METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	75,503	71,864	3,639	5.1	21,595	16,745	2,850	15.2	26	433	2.0	22,054
Outside central city.....	13,981	10,503	3,478	33.1	3,754	2,539	1,215	47.9	6	77	2.0	3,837
Metropolitan district.....	89,484	82,367	7,117	8.6	25,349	21,284	4,065	19.1	32	510	2.0	25,891

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	4	\$ 17,700	10	\$ 36,100	14	\$ 53,800
1936	25	87,400	32	133,450	57	220,850
1937	52	207,800	51	188,900	103	396,700
1938	90	445,800	29	86,700	119	532,500
1939	163	807,800	29	108,900	192	916,700
1940	201	927,300	19	103,100	220	1,030,400
1935-40	535	2,493,800	170	657,150	705	3,150,950

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	428	\$ 136,706
1936	305	102,593
1937	32	35,692
1938	328	112,051
1939	439	130,047
1940	742	226,401
1934-40	2,334	745,490

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	None
Number	
Amount	
Projects:	
Dwelling units	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	4.8	-	4.3
State banks	.4	22.0	2.7
Savings and loan assns.	50.0	26.5	7.2
Mortgage companies	34.6	4.6	31.5
Insurance companies	55.2	46.9	54.3
Savings banks	-	-	-
All others	-	-	-
Total	100.0	100.0*	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	85.8	-	77.5
81 to 85	7.1	-	6.4
76 to 80	4.9	75.0	11.7
71 to 75	.4	12.5	1.6
61 to 70	1.8	8.3	2.4
51 to 60	-	4.2	.4
50 or less	-	-	-
Total	100.0	100.0*	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	35.8
1-car garage	58.2
2-car garage	6.0
3-car garage	-
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	91.6	66.7
Brick	7.1	20.8
Stucco	.4	8.3
Other	.9	4.2
Total	100.0	100.0*

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	44.9	8.3
5 rooms	44.5	41.7
6 rooms	9.3	16.7
7 rooms or more	1.3	33.3
Total	100.0	100.0*

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	0.4	\$ 2,780 ^b	\$ 400 ^b	14.4 ^b
3,000 to \$3,999	11.1	3,795	415	10.9
4,000 to 4,999	29.8	4,360	498	11.4
5,000 to 5,999	35.1	5,457	641	11.7
6,000 to 7,999	18.7	6,479	883	13.6
8,000 to 9,999	2.2	9,005 ^b	1,660 ^b	18.4 ^b
10,000 or more	2.7	12,092	2,033	16.8
All groups: 1940	100.0	5,380	678	12.6
1939		c	c	c
1938		c	c	c
Existing homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	12.5	\$ 3,583 ^b	\$ 657 ^b	18.3 ^b
4,000 to 4,999	25.0	4,167	729	17.5
5,000 to 5,999	8.3	5,700	820	14.4 ^b
6,000 to 7,999	25.0	7,096	1,375	19.4
8,000 to 9,999	12.5	8,750 ^b	2,583 ^b	29.5 ^b
10,000 or more	16.7	13,644 ^b	3,150 ^b	22.8 ^b
All groups: 1940	100.0 ^a	7,140	1,524	21.3
1939		c	c	c
1938		c	c	c

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	6.8	\$ 25.13	2.99	22.4
1,500 to \$1,999	35.9	29.66	2.73	20.9
2,000 to 2,499	30.0	34.91	2.46	19.0
2,500 to 2,999	10.5	36.70	2.10	16.5
3,000 to 3,999	14.1	44.58	2.03	16.1
4,000 to 4,999	1.8	75.25 ^b	2.31 ^b	20.1 ^b
5,000 or more	.9	50.50 ^b	1.48 ^b	11.0 ^b
All groups: 1940	100.0	34.78	2.39	18.6
1939		c	c	c
1938		c	c	c
Existing homes:				
\$1,499 or less	-	-	-	-
1,500 to \$1,999	22.7	\$ 27.00 ^b	2.56 ^b	20.2 ^b
2,000 to 2,499	4.5	48.00 ^b	2.86 ^b	23.5 ^b
2,500 to 2,999	22.7	31.80 ^b	1.62 ^b	14.7 ^b
3,000 to 3,999	13.7	45.33 ^b	1.95 ^b	16.0 ^b
4,000 to 4,999	22.7	74.00 ^b	2.09 ^b	19.2 ^b
5,000 or more	13.7	73.67 ^b	1.60 ^b	11.2 ^b
All groups: 1940	100.0 ^a	48.59	1.92	15.9
1939		c	c	c
1938		c	c	c

Note: A glossary of terms used is included in the Appendix. * Distribution based on fewer than 26 cases. ^b Computation based on fewer than 6 cases. ^c Data not available.

DETROIT METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930 *	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, * estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	1,623,452	1,568,662	54,790	3.5	425,536	370,293	55,243	14.9	656	15,294	3.5	441,486
Outside central city.....	672,415	548,919	123,496	22.5	169,110	125,926	43,184	34.3	2,901	4,521	2.6	176,532
Metropolitan district.....	2,295,867	2,117,581	178,286	8.4	594,646	496,219	98,427	19.8	3,557	19,815	3.2	618,018

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	407	\$ 2,283,050	763	\$ 3,235,950	1,170	\$ 5,520,000
1936	2,533	14,528,540	1,283	5,477,490	3,816	20,006,030
1937	2,974	16,149,650	1,244	5,621,450	4,218	21,771,100
1938	6,791	35,029,800	1,935	8,670,650	8,726	43,700,450
1939	9,344	46,369,820	2,651	10,559,000	11,995	56,928,820
1940	12,502	57,987,850	2,005	8,370,150	14,507	66,358,000
1935-40	34,553	172,348,710	9,881	41,935,690	44,434	214,284,400

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	21,965	\$ 5,868,685
1936	16,395	5,645,794
1937	4,240	1,651,519
1938	15,098	5,870,603
1939	20,422	7,977,128
1940	26,454	10,154,351
1934-40	104,574	37,568,080

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	10
Amount.....	\$ 1,864,900
Projects: Number.....	7
Dwelling units.....	462

Table 5.—Type of originating mortgagee, 1940

Type of institution origi- nating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	13.8	12.7	13.6
State banks	24.4	21.3	24.0
Savings and loan assns.	7.4	9.2	7.7
Mortgage companies	36.4	34.1	36.1
Insurance companies	13.4	12.3	13.3
Savings banks	4.2	9.7	4.9
All others	.4	.7	.4
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4- family homes		
	New homes	Existing homes	All homes
80 to 90	76.6		65.6
81 to 85	13.4		11.5
70 to 75	6.0	64.6	14.2
61 to 70	2.1	15.2	4.0
51 to 60	1.5	14.8	3.5
50 or less	.3	3.8	.9
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distri- bution all 1- to 4-family homes
No garage	81.2
1-car garage	6.1
2-car garage	12.1
3-car garage	.6
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	23.8	41.7
Brick	64.3	50.3
Stucco	.1	3.8
Other	11.8	4.2
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	30.0	2.9
5 rooms	51.7	31.7
6 rooms	16.1	38.9
7 rooms or more	2.2	26.5
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distrib- ution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	0.4	\$ 2,783	\$ 346	12.4
3,000 to \$3,999	9.1	3,630	364	10.0
4,000 to 4,999	30.2	4,447	434	9.8
5,000 to 5,999	32.1	5,438	536	9.9
6,000 to 7,999	24.8	6,433	701	10.9
8,000 to 9,999	2.5	8,638	1,157	13.4
10,000 or more	.9	12,138	1,811	14.9
All groups: 1940	100.0	5,355	557	10.4
1939		5,780	642	11.1
1938		6,027	726	12.0
Existing homes:				
\$2,999 or less	2.4	\$ 2,670	\$ 435	16.3
3,000 to \$3,999	23.9	3,496	494	14.1
4,000 to 4,999	25.9	4,357	581	13.3
5,000 to 5,999	18.1	5,409	719	13.3
6,000 to 7,999	18.4	6,670	905	13.6
8,000 to 9,999	6.0	8,745	1,331	15.2
10,000 or more	5.3	12,695	2,187	17.2
All groups: 1940	100.0	5,434	772	14.2
1939		5,276	823	15.6
1938		5,939	969	16.3

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distrib- ution	Average gross monthly payment	Ratio of property value to income	Gross pay- ment as a percent of income
New homes:				
\$1,499 or less	3.0	\$ 26.60	2.75	23.4
1,500 to \$1,999	29.9	32.71	2.57	22.6
2,000 to 2,499	35.3	39.33	2.38	21.2
2,500 to 2,999	12.5	43.13	2.16	19.3
3,000 to 3,999	14.0	47.89	1.93	17.5
4,000 to 4,999	3.1	55.27	1.63	15.0
5,000 or more	2.2	66.21	1.30	11.8
All groups: 1940	100.0	39.74	2.21	19.6
1939		42.97	2.19	19.5
1938		45.06	2.12	19.1
Existing homes:				
\$1,499 or less	2.8	\$ 26.77	2.52	23.8
1,500 to \$1,999	21.1	31.50	2.24	21.7
2,000 to 2,499	27.3	36.38	2.05	19.6
2,500 to 2,999	14.5	41.20	1.91	18.5
3,000 to 3,999	18.5	47.63	1.83	17.4
4,000 to 4,999	6.9	60.27	1.69	15.1
5,000 or more	8.9	80.06	1.36	13.0
All groups: 1940	100.0	43.37	1.83	17.5
1939		42.84	1.75	17.0
1938		49.06	1.67	16.5

Note: A glossary of terms used is included in the Appendix. ^a Estimated for 1930 by the FHA on the basis of the boundaries of the 1940 metropolitan district.

FLINT METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	151,543	156,492	4,949	-3.2	40,574	37,683	2,891	7.7	103	1,062	2.5	41,739
Outside central city.....	37,011	23,447	13,564	57.8	9,265	5,515	3,750	68.0	56	257	2.7	9,578
Metropolitan district.....	188,554	179,939	8,615	4.8	49,839	43,198	6,641	15.4	159	1,319	2.6	51,317

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	8	\$ 37,050	129	\$ 367,000	137	\$ 404,050
1936.....	49	235,950	398	1,228,550	447	1,464,500
1937.....	56	261,400	175	529,660	231	791,060
1938.....	80	391,700	210	587,700	290	979,400
1939.....	139	625,400	211	590,700	350	1,216,100
1940.....	355	1,516,400	85	294,000	440	1,810,400
1935-40.....	687	3,067,900	1,208	3,597,610	1,895	6,665,510

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	2,312	\$ 671,022
1936.....	2,951	745,742
1937.....	560	129,230
1938.....	1,238	430,799
1939.....	2,314	852,916
1940.....	3,245	1,070,875
1934-40.....	12,620	3,900,584

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	1
Amount.....	\$ 570,000
Projects: Number.....	1
Dwelling units.....	158

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	0.3	1.3	0.6
State banks.....	66.9	90.7	71.3
Savings and loan assns.....	6.3	1.2	5.8
Mortgage companies.....	21.4	5.7	18.5
Insurance companies.....	3.7	.5	3.1
Savings banks.....	.8	-	.7
All others.....	-	-	-
Total.....	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90.....	70.4	-	55.4
81 to 85.....	18.0	-	14.1
76 to 80.....	7.7	54.0	17.5
71 to 75.....	1.9	21.0	6.1
61 to 70.....	1.7	17.0	5.0
51 to 60.....	-	7.0	1.5
50 or less.....	.3	1.0	.4
Total.....	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage.....	54.5
1-car garage.....	31.4
2-car garage.....	13.4
3-car garage.....	.7
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	82.5	75.3
Brick.....	15.8	5.4
Stucco.....	.3	12.9
Other.....	1.4	6.4
Total.....	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	36.8	4.3
5 rooms.....	41.6	36.6
6 rooms.....	18.8	28.0
7 rooms or more.....	2.8	31.1
Total.....	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	0.6	\$ 2,650 ^a	\$ 300 ^a	11.3 ^a
3,000 to \$3,999.....	21.3	3,569	340	9.5
4,000 to 4,999.....	33.7	4,433	400	9.0
5,000 to 5,999.....	24.7	5,398	564	10.4
6,000 to 7,999.....	17.2	6,529	742	11.4
8,000 to 9,999.....	1.9	8,625	1,879	21.8
10,000 or more.....	.6	11,625 ^a	1,650 ^a	14.2 ^a
All groups: 1940.....	100.0	4,958	521	10.5
1939.....	-	5,318	578	10.9
1938.....	-	6,262	707	11.3
Existing homes:				
\$2,999 or less.....	11.8	\$ 2,736	\$ 455	16.6
3,000 to \$3,999.....	37.6	3,361	537	16.0
4,000 to 4,999.....	21.5	4,340	643	14.8
5,000 to 5,999.....	15.1	5,277	839	15.9
6,000 to 7,999.....	9.7	6,800	872	12.8
8,000 to 9,999.....	1.1	9,000 ^a	1,200 ^a	13.3 ^a
10,000 or more.....	3.2	12,900 ^a	2,583 ^a	20.0 ^a
All groups: 1940.....	100.0	4,487	701	15.6
1939.....	-	3,765	602	16.0
1938.....	-	4,036	667	16.5

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less.....	7.0	\$ 25.16	2.76	22.6
1,500 to \$1,999.....	34.7	29.57	2.45	20.7
2,000 to 2,499.....	29.2	36.17	2.31	19.6
2,500 to 2,999.....	13.0	37.34	1.97	16.8
3,000 to 3,999.....	12.8	45.48	1.91	16.7
4,000 to 4,999.....	2.2	53.75	1.66	15.1
5,000 or more.....	1.1	74.75 ^a	1.62 ^a	14.5 ^a
All groups: 1940.....	100.0	35.28	2.19	18.7
1939.....	-	38.29	2.16	18.7
1938.....	-	46.81	1.90	17.1
Existing homes:				
\$1,499 or less.....	4.4	\$ 23.00 ^a	2.42 ^a	20.6 ^a
1,500 to \$1,999.....	37.8	25.68	2.04	18.1
2,000 to 2,499.....	23.3	32.62	1.92	17.7
2,500 to 2,999.....	7.8	34.86	1.66	15.5
3,000 to 3,999.....	14.4	36.00	1.46	13.3
4,000 to 4,999.....	5.6	48.20 ^a	1.52 ^a	12.9 ^a
5,000 or more.....	6.7	63.00	1.18	12.0
All groups: 1940.....	100.0	34.46	1.67	15.3
1939.....	-	29.91	1.61	15.7
1938.....	-	32.29	1.60	14.8

Note: ^a A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 6 cases.

GRAND RAPIDS METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	164,292	158,592	4,300	2.6	47,549	43,441	4,108	9.5	152	1,485	3.0	49,186
Outside central city.....	45,581	38,562	7,019	18.2	11,684	9,166	2,518	27.5	94	267	2.2	12,045
Metropolitan district.....	209,873	207,154	2,719	1.3	59,233	52,607	6,626	12.6	246	1,752	2.9	61,231

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	2	\$ 8,400	23	\$ 71,650	25	\$ 80,050
1936.....	10	53,500	71	236,720	81	290,220
1937.....	41	194,500	44	176,400	85	370,900
1938.....	90	459,600	96	385,200	186	844,800
1939.....	176	868,500	80	318,600	256	1,187,100
1940.....	288	1,370,700	70	240,800	358	1,611,500
1935-40.....	607	2,955,200	384	1,429,370	991	4,384,570

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	849	\$ 253,921
1936.....	713	234,506
1937.....	131	57,811
1938.....	1,043	411,812
1939.....	1,483	503,740
1940.....	1,300	413,194
1934-40.....	5,574	1,874,984

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:.....	None
Number.....	
Amount.....	
Projects:.....	
Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	9.0	13.6	9.8
State banks.....	13.3	43.2	18.5
Savings and loan assns.....	2.1	—	1.7
Mortgage companies.....	56.0	41.6	53.5
Insurance companies.....	—	—	—
Savings banks.....	19.6	1.6	16.5
All others.....	—	—	—
Total.....	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90.....	69.1	—	54.4
81 to 85.....	17.3	—	13.5
76 to 80.....	10.3	72.9	23.6
71 to 75.....	—	18.8	4.7
61 to 70.....	2.6	5.9	3.4
51 to 60.....	—	1.2	.2
50 or less.....	—	1.2	.2
Total.....	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage.....	15.3
1-car garage.....	65.8
2-car garage.....	18.1
3-car garage.....	.8
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	84.3	82.5
Brick.....	12.7	10.0
Stucco.....	.7	5.0
Other.....	2.3	2.5
Total.....	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	20.1	1.3
5 rooms.....	42.1	37.5
6 rooms.....	33.4	31.2
7 rooms or more.....	4.4	30.0
Total.....	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	0.3	\$ 2,900 *	\$ 200 *	6.9 *
3,000 to \$3,999.....	10.4	3,590	402	11.2
4,000 to 4,999.....	22.8	4,476	489	10.9
5,000 to 5,999.....	34.4	5,403	632	11.7
6,000 to 7,999.....	27.4	6,504	752	11.6
8,000 to 9,999.....	4.4	8,646	954	11.0
10,000 or more.....	.3	11,500 *	1,000 *	8.7 *
All groups: 1940.....	100.0	5,459	622	11.4
1939.....		5,781	686	11.9
1938.....		6,350	774	12.2
Existing homes:				
\$2,999 or less.....	5.0	\$ 2,525 *	\$ 500 *	19.8 *
3,000 to \$3,999.....	23.7	3,496	555	15.9
4,000 to 4,999.....	43.7	4,342	633	14.6
5,000 to 5,999.....	18.8	5,365	697	13.0
6,000 to 7,999.....	5.0	6,625 *	1,013 *	15.3 *
8,000 to 9,999.....	3.8	8,875 *	1,057 *	12.0 *
10,000 or more.....	—	—	—	—
All groups: 1940.....	100.0	4,626	655	14.5
1939.....		5,407	798	14.8
1938.....		5,601	894	16.0

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less.....	7.2	\$ 25.71	2.90	23.2
1,500 to \$1,999.....	25.2	30.85	2.67	21.2
2,000 to 2,499.....	33.7	36.18	2.39	19.5
2,500 to 2,999.....	9.7	41.72	2.26	18.7
3,000 to 3,999.....	17.6	46.37	2.01	17.3
4,000 to 4,999.....	3.8	57.09	1.73	15.5
5,000 or more.....	2.8	50.38	1.24	10.3
All groups: 1940.....	100.0	37.55	2.24	18.5
1939.....		40.85	2.16	18.2
1938.....		46.65	2.06	18.2
Existing homes:				
\$1,499 or less.....	8.9	\$ 23.14	2.45	20.4
1,500 to \$1,999.....	24.4	30.11	2.34	20.8
2,000 to 2,499.....	44.4	30.74	1.93	16.2
2,500 to 2,999.....	19.2	34.73	1.85	15.9
3,000 to 3,999.....	14.1	37.09	1.49	13.9
4,000 to 4,999.....	6.4	41.80 *	1.34 *	12.0 *
5,000 or more.....	2.6	61.50 *	1.42 *	13.4 *
All groups: 1940.....	100.0	33.06	1.84	16.1
1939.....		39.83	1.68	16.8
1938.....		43.64	1.64	15.1

Note: A glossary of terms used is included in the Appendix. * Computation based on fewer than 6 cases.

KALAMAZOO METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	54,097	54,786	-689	-1.3	14,866	13,833	1,033	7.5	67	500	3.2	15,433
Outside central city.....	23,116	17,953	5,163	28.8	6,250	4,559	1,691	37.1	39	132	2.1	6,421
Metropolitan district.....	77,213	72,739	4,474	6.2	21,116	18,392	2,724	14.8	106	632	2.9	21,854

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	3	\$ 15,500	14	\$ 61,900	17	\$ 77,400
1936	15	98,820	40	181,810	55	280,630
1937	3	12,700	3	22,250	6	34,950
1938	23	107,300	8	44,500	31	151,800
1939	57	238,800	5	17,800	62	256,600
1940	152	698,500	9	20,200	161	718,700
1935-40	253	1,171,620	79	348,460	332	1,520,080

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	524	\$ 139,477
1936	669	208,870
1937	133	47,866
1938	696	255,332
1939	741	260,289
1940	893	304,358
1934-40	3,656	1,216,192

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
	None
Mortgages:	
Number.....	
Amount.....	
Projects:	
Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	20.2	36.2	20.8
State banks	-	-	-
Savings and loan assns.	48.2	-	46.3
Mortgage companies	1.8	-	1.8
Insurance companies	22.7	63.8	24.3
Savings banks	-	-	-
All others	7.1	-	6.8
Total	100.0	100.0 ^a	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	78.8	-	74.9
81 to 85	9.4	-	8.9
76 to 80	10.6	88.9	14.5
71 to 75	.6	11.1	1.1
61 to 70	.6	-	.6
51 to 60	-	-	-
50 or less	-	-	-
Total	100.0	100.0 ^a	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	22.4
1-car garage	55.3
2-car garage	22.3
3-car garage	-
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	86.5	87.5
Brick	9.4	12.5
Stucco	.6	-
Other	3.5	-
Total	100.0	100.0 ^a

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	31.2	12.5
5 rooms	34.7	12.5
6 rooms	27.1	50.0
7 rooms or more	7.0	25.0
Total	100.0	100.0 ^a

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	7.6	\$ 3,677	\$ 327	8.9
4,000 to 4,999	43.5	4,466	397	8.9
5,000 to 5,999	28.8	5,423	466	8.6
6,000 to 7,999	15.3	6,567	585	8.9
8,000 to 9,999	3.0	8,735 ^b	1,040 ^b	11.9 ^b
10,000 or more	1.8	10,833 ^b	1,367 ^b	12.6 ^b
All groups: 1940	100.0	5,241	476	9.1
1939		c	c	c
1938		c	c	c
Existing homes:				
\$2,999 or less	12.5	\$ 2,750 ^b	\$ 400 ^b	14.5 ^b
3,000 to \$3,999	25.0	3,713 ^b	400 ^b	10.8 ^b
4,000 to 4,999	37.5	4,542 ^b	767 ^b	16.9 ^b
5,000 to 5,999	25.0	5,625 ^b	650 ^b	11.6 ^b
6,000 to 7,999	-	-	-	-
8,000 to 9,999	-	-	-	-
10,000 or more	-	-	-	-
All groups: 1940	100.0 ^a	4,381	600	13.7
1939		c	c	c
1938		c	c	c

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	11.5	\$ 27.21	3.09	24.0
1,500 to \$1,999	36.4	30.63	2.66	21.2
2,000 to 2,499	23.0	34.34	2.26	18.5
2,500 to 2,999	11.5	39.11	2.10	17.5
3,000 to 3,999	11.5	46.84	1.95	16.7
4,000 to 4,999	2.4	51.75 ^b	1.47 ^b	13.5 ^b
5,000 or more	3.7	61.00	1.20	10.0
All groups: 1940	100.0	35.55	2.19	17.9
1939		c	c	c
1938		c	c	c
Existing homes:				
\$1,499 or less	-	-	-	-
1,500 to \$1,999	25.0	\$ 25.50 ^b	2.20 ^b	18.6 ^b
2,000 to 2,499	25.0	33.50 ^b	1.88 ^b	16.5 ^b
2,500 to 2,999	-	-	-	-
3,000 to 3,999	25.0	37.00 ^b	1.38 ^b	13.5 ^b
4,000 to 4,999	12.5	25.00 ^b	.89 ^b	7.1 ^b
5,000 or more	12.5	44.00	1.11	10.2
All groups: 1940	100.0 ^a	32.63	1.45	12.9
1939		c	c	c
1938		c	c	c

Note: A glossary of terms used is included in the Appendix. ^a Distribution based on fewer than 26 cases. ^b Computation based on fewer than 6 cases. ^c Data not available.

LANSING METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	78,753	78,397	356	0.5	22,483	20,150	2,333	11.6	55	736	3.2	23,274
Outside central city.....	31,603	20,297	11,306	55.7	8,750	5,190	3,560	68.6	152	384	4.1	9,286
Metropolitan district.....	110,356	98,694	11,662	11.8	31,233	25,340	5,893	23.3	207	1,120	3.4	32,560

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	4	\$ 23,850	15	\$ 63,150	19	\$ 87,000
1936	28	151,750	36	163,550	64	315,300
1937	40	224,300	11	53,350	51	277,650
1938	48	283,200	44	159,100	92	442,300
1939	77	404,100	22	110,400	99	514,500
1940	75	316,100	13	48,000	88	364,100
1935-40	272	1,403,300	141	597,550	413	2,000,850

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	947	\$ 304,544
1936	983	301,754
1937	259	101,952
1938	710	251,752
1939	1,397	492,710
1940	1,693	572,874
1934-40	5,989	2,025,586

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	1
Amount.....	\$ 525,000
Projects:	
Number.....	1
Dwelling units.....	162

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	4.5	16.1	6.8
State banks	39.2	48.3	40.9
Savings and loan assns.	-	-	-
Mortgage companies	47.6	25.6	43.4
Insurance companies	8.7	10.0	8.9
Savings banks	-	-	-
All others	-	-	-
Total	100.0	100.0 ^a	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	83.7	-	67.9
81 to 85	10.5	-	8.5
76 to 80	5.8	95.0	22.7
71 to 75	-	-	-
61 to 70	-	-	-
51 to 60	-	-	-
50 or less	-	5.0	.9
Total	100.0	100.0 ^a	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	46.2
1-car garage	48.1
2-car garage	5.7
3-car garage	-
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	90.7	90.0
Brick	7.0	5.0
Stucco	-	-
Other	2.3	5.0
Total	100.0	100.0 ^a

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	47.7	15.0
5 rooms	31.4	15.0
6 rooms	16.3	35.0
7 rooms or more	4.6	35.0
Total	100.0	100.0 ^a

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	29.1	\$ 3,419	\$ 318	9.3
4,000 to 4,999	27.9	4,389	449	10.2
5,000 to 5,999	20.9	5,355	590	11.0
6,000 to 7,999	18.6	6,736	716	10.6
8,000 to 9,999	3.5	8,492 ^b	1,050 ^b	12.4 ^b
10,000 or more	-	-	-	-
All groups: 1940	100.0	4,889	511	10.5
1939	-	c	c	c
1938	-	c	c	c
Existing homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	5.0	\$ 3,750 ^b	\$ 350 ^b	9.3 ^b
4,000 to 4,999	25.0	4,400 ^b	550 ^b	12.5 ^b
5,000 to 5,999	50.0	5,478 ^b	650 ^b	11.9 ^b
6,000 to 7,999	15.0	6,333 ^b	767 ^b	12.1 ^b
8,000 to 9,999	5.0	8,500 ^b	1,250 ^b	14.7 ^b
10,000 or more	-	-	-	-
All groups: 1940	100.0 ^a	5,401	658	12.2
1939	-	c	c	c
1938	-	c	c	c

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	5.8	\$ 24.00 ^b	2.60 ^b	21.8 ^b
1,500 to \$1,999	42.4	28.56	2.43	20.5
2,000 to 2,499	21.2	36.44	2.33	19.9
2,500 to 2,999	7.1	39.50	2.14	17.9
3,000 to 3,999	17.6	45.67	1.91	17.2
4,000 to 4,999	4.7	50.25 ^b	1.62 ^b	13.9 ^b
5,000 or more	1.2	64.00 ^b	1.59 ^b	13.9 ^b
All groups: 1940	100.0	35.19	2.16	18.6
1939	-	c	c	c
1938	-	c	c	c
Existing homes:				
\$1,499 or less	5.0	\$ 28.00 ^b	3.08 ^b	25.9 ^b
1,500 to \$1,999	-	-	-	-
2,000 to 2,499	35.0	35.86	2.21	19.0
2,500 to 2,999	20.0	37.29 ^b	1.86 ^b	15.9 ^b
3,000 to 3,999	25.0	40.60 ^b	1.64 ^b	15.0 ^b
4,000 to 4,999	10.0	48.00 ^b	1.56 ^b	12.3 ^b
5,000 or more	5.0	61.00 ^b	1.29 ^b	11.1 ^b
All groups: 1940	100.0 ^a	39.40	1.78	15.6
1939	-	c	c	c
1938	-	c	c	c

Note: A glossary of terms used is included in the Appendix. ^a Distribution based on fewer than 26 cases. ^b Computation based on fewer than 6 cases.
^c Data not available.

SAGINAW - BAY CITY METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	130,750	128,070	2,680	2.1	35,194	31,170	4,024	12.9	87	963	2.7	36,244
Outside central city.....	22,638	16,577	6,061	36.6	5,768	3,714	2,054	55.3	48	555	8.7	6,371
Metropolitan district.....	153,388	144,647	8,741	6.0	40,962	34,884	6,078	17.4	135	1,518	3.6	42,615

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	3	\$ 18,450	22	\$ 60,900	25	\$ 79,350
1936	22	117,400	58	170,250	80	287,650
1937	17	79,700	27	84,700	44	164,400
1938	25	134,800	37	125,600	62	260,400
1939	36	162,550	27	109,900	63	272,450
1940	76	370,350	18	65,500	94	435,900
1935-40	179	883,250	189	616,900	368	1,500,150

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	676	\$ 185,003
1936	638	185,234
1937	148	50,122
1938	444	154,964
1939	908	347,516
1940	1,101	386,480
1934-40	3,915	1,309,319

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	
Amount.....	
Projects:	None
Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	24.8	26.3	25.0
State banks	20.9	52.7	25.3
Savings and loan assns.	-	4.6	.6
Mortgage companies	19.0	-	16.4
Insurance companies	34.5	16.4	32.0
Savings banks	-	-	-
All others	.8	-	.7
Total	100.0	100.0 ^a	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	54.5	-	44.9
81 to 85	14.8	-	12.1
76 to 80	20.5	73.7	29.9
71 to 75	5.7	5.3	5.6
61 to 70	3.4	10.5	4.7
51 to 60	-	1.1	.9
50 or less	-	10.5	1.9
Total	100.0	100.0 ^a	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	44.9
1-car garage	40.2
2-car garage.....	14.9
3-car garage	-
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	71.6	68.4
Brick	25.0	10.5
Stucco.....	1.1	-
Other	2.3	21.1
Total	100.0	100.0 ^a

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	34.1	21.1
5 rooms	37.5	21.1
6 rooms.....	19.3	31.5
7 rooms or more	9.1	26.3
Total	100.0	100.0 ^a

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	1.1	\$ 2,300 ^b	\$ 100 ^b	4.3 ^b
3,000 to \$3,999	6.8	3,547	308	8.7
4,000 to 4,999	26.1	4,388	374	8.5
5,000 to 5,999	25.0	5,430	515	9.5
6,000 to 7,999	30.7	6,587	709	10.8
8,000 to 9,999	5.7	8,900	810	9.1 ^b
10,000 or more	4.6	11,563 ^b	1,525 ^b	13.2
All groups: 1940	100.0	5,825	582	10.0
1939	-	c	c	c
1938	-	c	c	c
Existing homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	26.3	\$ 3,630 ^b	\$ 380 ^b	10.5 ^b
4,000 to 4,999	26.3	4,400 ^b	500 ^b	11.4 ^b
5,000 to 5,999	26.3	5,300 ^b	630 ^b	11.9 ^b
6,000 to 7,999	21.1	6,825 ^b	1,413 ^b	20.7 ^b
8,000 to 9,999	-	-	-	-
10,000 or more	-	-	-	-
All groups: 1940	100.0 ^a	4,945	695	14.1
1939	-	c	c	c
1938	-	c	c	c

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	10.5	\$ 24.78	2.76	22.6
1,500 to \$1,999	20.9	32.22	2.69	20.5
2,000 to 2,499	25.6	39.32	2.57	21.1
2,500 to 2,999	14.0	41.33	2.21	18.7
3,000 to 3,999	20.9	50.83	2.11	18.5
4,000 to 4,999	5.2	57.80 ^b	1.73 ^b	15.6 ^b
5,000 or more	2.3	79.50 ^b	1.47 ^b	11.2 ^b
All groups: 1940	100.0	41.01	2.26	19.0
1939	-	c	c	c
1938	-	c	c	c
Existing homes:				
\$1,499 or less	5.2	\$ 20.00 ^b	2.65 ^b	18.2 ^b
1,500 to \$1,999	36.8	29.71	2.32	19.9
2,000 to 2,499	21.1	34.50 ^b	2.10 ^b	17.8 ^b
2,500 to 2,999	-	-	-	-
3,000 to 3,999	21.1	42.75 ^b	1.74 ^b	15.9 ^b
4,000 to 4,999	15.8	46.33 ^b	1.50 ^b	13.0 ^b
5,000 or more	-	-	-	-
All groups: 1940	100.0 ^a	35.58	1.92	16.6
1939	-	c	c	c
1938	-	c	c	c

Note: A glossary of terms used is included in the Appendix. ^a Distribution based on fewer than 26 cases. ^b Computation based on fewer than 6 cases. Data not available.

MADISON METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	67,447	57,899	9,548	16.5	19,216	15,053	4,163	27.7	108	643	3.2	19,967
Outside central city.....	10,902	6,451	4,451	69.0	2,868	1,563	1,305	83.5	91	113	3.7	3,072
Metropolitan district.....	78,349	64,350	13,999	21.8	22,084	16,616	5,468	32.9	199	756	3.3	23,039

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	37	\$ 216,250	25	\$ 125,200	62	\$ 341,450
1936.....	91	532,341	51	252,400	142	784,741
1937.....	54	321,450	49	270,600	103	592,050
1938.....	47	268,900	32	159,600	79	428,500
1939.....	54	275,150	26	112,650	78	387,800
1940.....	78	414,000	17	74,850	95	488,850
1935-40.....	361	2,028,091	198	1,005,300	559	3,033,391

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	388	\$ 167,827
1936.....	351	149,814
1937.....	127	50,593
1938.....	288	120,273
1939.....	384	157,442
1940.....	634	229,355
1934-40.....	2,172	875,304

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	1
Amount.....	\$ 333,000
Projects:	
Number.....	1
Dwelling units.....	77

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	—	—	—
State banks.....	88.5	78.0	87.4
Savings and loan assns.....	8.3	—	7.5
Mortgage companies.....	—	—	—
Insurance companies.....	3.2	22.0	5.1
Savings banks.....	—	—	—
All others.....	—	—	—
Total.....	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90.....	43.2	—	39.2
81 to 85.....	24.6	—	22.0
76 to 80.....	22.7	79.2	28.7
71 to 75.....	5.4	16.7	6.6
61 to 70.....	2.0	4.1	2.2
51 to 60.....	1.5	—	1.3
50 or less.....	—	—	—
Total.....	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage.....	17.6
1-car garage.....	74.9
2-car garage.....	7.1
3-car garage.....	.4
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	82.7	60.9
Brick.....	8.9	13.0
Stucco.....	2.0	8.7
Other.....	6.4	17.4
Total.....	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	41.9	4.4
5 rooms.....	30.0	30.4
6 rooms.....	21.7	43.5
7 rooms or more.....	6.4	21.7
Total.....	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	—	—	—	—
3,000 to \$3,999.....	3.5	\$ 1,646	\$ 386	10.6
4,000 to 4,999.....	23.5	4,521	438	9.7
5,000 to 5,999.....	32.0	5,468	525	9.6
6,000 to 7,999.....	30.0	6,784	726	10.7
8,000 to 9,999.....	7.4	8,422	1,050	12.5
10,000 or more.....	3.5	12,525	1,957	15.6
All groups: 1940.....	100.0	6,038	648	10.7
1939.....	b	b	b	b
1938.....	b	b	b	b
Existing homes:				
\$2,999 or less.....	—	—	—	—
3,000 to \$3,999.....	4.3	\$ 3,625 ^c	\$ 250 ^c	6.9 ^c
4,000 to 4,999.....	26.1	4,417	642	14.5
5,000 to 5,999.....	21.8	5,300	900	17.0
6,000 to 7,999.....	26.1	6,229	950	15.3
8,000 to 9,999.....	13.0	8,667 ^c	1,333 ^c	15.4 ^c
10,000 or more.....	8.7	10,375 ^c	1,850 ^c	17.8 ^c
All groups: 1940.....	100.0 ^a	6,120	957	15.6
1939.....	b	b	b	b
1938.....	b	b	b	b

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less.....	5.1	\$ 27.10	3.07	24.5
1,500 to \$1,999.....	26.4	33.52	2.80	22.9
2,000 to 2,499.....	31.0	38.89	2.51	20.9
2,500 to 2,999.....	12.2	46.96	2.46	21.3
3,000 to 3,999.....	19.3	53.37	2.13	19.4
4,000 to 4,999.....	3.0	67.83	2.10	19.3
5,000 or more.....	3.0	92.00	1.57	14.1
All groups: 1940.....	100.0	43.15	2.37	20.3
1939.....	b	b	b	b
1938.....	b	b	b	b
Existing homes:				
\$1,499 or less.....	—	—	—	—
1,500 to \$1,999.....	18.2	\$ 30.75 ^c	2.49 ^c	21.5 ^c
2,000 to 2,499.....	31.3	41.14	2.42	22.6
2,500 to 2,999.....	4.5	47.00 ^c	2.04 ^c	20.9 ^c
3,000 to 3,999.....	27.3	51.67	2.17	20.0
4,000 to 4,999.....	4.5	76.00 ^c	2.69 ^c	22.8 ^c
5,000 or more.....	13.7	64.00 ^c	1.46 ^c	13.0 ^c
All groups: 1940.....	100.0 ^a	47.09	2.10	19.1
1939.....	b	b	b	b
1938.....	b	b	b	b

Note: A glossary of terms used is included in the Appendix. ^a Distribution based on fewer than 26 cases. ^b Data not available. ^c Computation based on fewer than 6 cases.

MILWAUKEE METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930 *	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, * estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	587,472	578,249	9,223	1.5	164,319	143,369	20,950	14.6	306	5,244	3.1	159,869
Outside central city.....	202,864	165,165	37,699	22.8	51,340	38,234	13,106	34.3	559	1,315	2.5	53,214
Metropolitan district.....	790,336	743,414	46,922	6.3	215,659	181,603	34,056	18.8	865	6,559	2.9	223,083

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	174	\$ 1,035,900	122	\$ 608,250	296	\$ 1,644,150
1936	434	2,550,124	247	1,228,825	681	3,778,949
1937.....	322	1,871,400	258	1,323,600	580	3,195,000
1938	551	3,041,300	279	1,350,400	830	4,401,700
1939	758	3,923,700	249	1,258,500	1,007	5,182,200
1940.....	1,031	5,208,000	207	1,056,500	1,238	6,264,500
1935-40	3,270	17,630,424	1,362	6,836,075	4,632	24,466,499

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	2,988	\$ 1,148,660
1936	3,049	1,290,805
1937.....	748	336,246
1938	2,080	922,811
1939	3,680	1,597,090
1940.....	4,881	2,178,169
1934-40	17,426	7,473,781

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	3
Amount.....	\$ 351,700
Projects:	
Number.....	3
Dwelling units.....	83

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	18.7	27.2	20.1
State banks	39.0	32.2	37.8
Savings and loan assns.	6.1	5.8	6.1
Mortgage companies	26.7	11.4	24.1
Insurance companies	9.0	22.4	11.3
Savings banks	3.3	1.0	4
All others	.2	-	.2
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	49.2	-	41.0
81 to 85	18.9	-	15.8
76 to 80	18.6	71.0	27.4
71 to 75	6.8	14.7	8.1
61 to 70	5.4	10.3	6.2
51 to 60	1.0	2.7	1.3
50 or less	.1	1.3	.2
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	32.9
1-car garage	49.3
2-car garage	16.9
3-car garage	.4
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	67.1	57.2
Brick	20.2	27.8
Stucco	.2	8.3
Other	12.5	6.7
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	42.3	4.1
5 rooms	29.2	29.4
6 rooms	22.1	39.2
7 rooms or more	6.4	27.3
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	2.5	\$ 3,753	\$ 484	12.9
4,000 to 4,999	27.8	4,489	559	12.5
5,000 to 5,999	31.7	5,425	620	11.4
6,000 to 7,999	25.3	6,707	779	11.6
8,000 to 9,999	8.4	8,801	1,115	12.7
10,000 or more	4.3	12,345	2,200	17.8
All groups: 1940	100.0	6,026	749	12.4
1939		6,356	820	12.9
1938		6,767	930	13.7
Existing homes:				
\$2,999 or less	3.6	\$ 3,543	\$ 243	23.1
3,000 to \$3,999	20.6	4,517	950	21.0
4,000 to 4,999	29.4	5,334	1,034	19.4
5,000 to 5,999	26.8	6,778	1,356	20.0
6,000 to 7,999	10.3	8,679	1,433	16.5
8,000 to 9,999	9.3	12,196	2,711	22.2
All groups: 1940	100.0	6,473	1,293	20.0
1939		6,509	1,431	22.0
1938		6,324	1,428	22.6

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	2.7	\$ 27.62	3.95	23.9
1,500 to \$1,999	29.3	33.96	2.68	22.7
2,000 to 2,499	31.4	39.72	2.49	21.5
2,500 to 2,999	14.3	47.13	2.33	20.9
3,000 to 3,999	13.3	56.25	2.19	20.2
4,000 to 4,999	4.7	68.49	2.00	18.5
5,000 or more	4.3	86.51	1.60	14.8
All groups: 1940	100.0	44.35	2.32	20.5
1939		46.76	2.31	20.3
1938		49.67	2.29	20.3
Existing homes:				
\$1,499 or less	1.1	\$ 29.00 ^b	2.81 ^b	24.3 ^b
1,500 to \$1,999	11.8	34.41	2.52	23.1
2,000 to 2,499	27.8	40.10	2.31	21.7
2,500 to 2,999	15.0	48.86	2.20	21.7
3,000 to 3,999	23.5	54.32	2.09	19.7
4,000 to 4,999	8.0	55.73	1.58	15.1
5,000 or more	12.8	89.75	1.30	12.8
All groups: 1940	100.0	51.59	1.87	17.9
1939		51.60	1.88	17.9
1938		50.13	1.88	17.8

Note: A glossary of terms used is included in the Appendix. ^a Based on metropolitan district as established in the 1930 Census. ^b Computation based on fewer than 6 cases.

RACINE - KENOSHA METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	115,960	117,804	-1,844	-1.6	31,271	28,874	2,397	8.3	55	893	2.8	32,219
Outside central city.....	19,115	15,659	3,456	22.1	4,649	3,460	1,189	34.4	92	136	2.8	4,877
Metropolitan district.....	135,075	133,463	1,612	1.2	35,920	32,334	3,586	11.1	147	1,029	2.8	37,096

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	18	\$ 85,200	57	\$ 226,550	75	\$ 311,750
1936.....	46	209,700	126	506,900	172	716,600
1937.....	27	112,700	109	403,600	136	516,300
1938.....	40	205,800	55	208,200	95	414,000
1939.....	103	478,300	40	163,700	143	642,000
1940.....	152	687,800	40	138,300	192	826,100
1935-40.....	386	1,779,500	427	1,647,250	813	3,426,750

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	544	\$ 239,033
1936.....	579	252,352
1937.....	145	63,571
1938.....	426	192,151
1939.....	519	230,381
1940.....	891	323,970
1934-40.....	3,104	1,301,458

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	None
Number.....	
Amount.....	
Projects:	
Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	37.8	88.8	46.5
State banks.....	16.9	6.1	15.1
Savings and loan assns.	17.8	5.1	15.6
Mortgage companies.....	-	-	-
Insurance companies.....	17.3	-	14.3
Savings banks.....	-	-	-
All others.....	10.2	-	8.5
Total.....	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90.....	41.5	-	32.8
81 to 85.....	26.4	-	20.9
76 to 80.....	18.3	45.2	23.9
71 to 75.....	9.4	23.8	12.4
61 to 70.....	3.8	21.4	7.5
51 to 60.....	6.	7.2	2.0
50 or less.....	-	2.4	.5
Total.....	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage.....	42.8
1-car garage.....	46.3
2-car garage.....	10.9
3-car garage.....	-
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	78.5	73.7
Brick.....	18.4	21.0
Stucco.....	1.3	-
Other.....	1.8	5.3
Total.....	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	56.3	10.5
5 rooms.....	23.4	36.9
6 rooms.....	17.7	28.9
7 rooms or more.....	2.6	23.7
Total.....	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

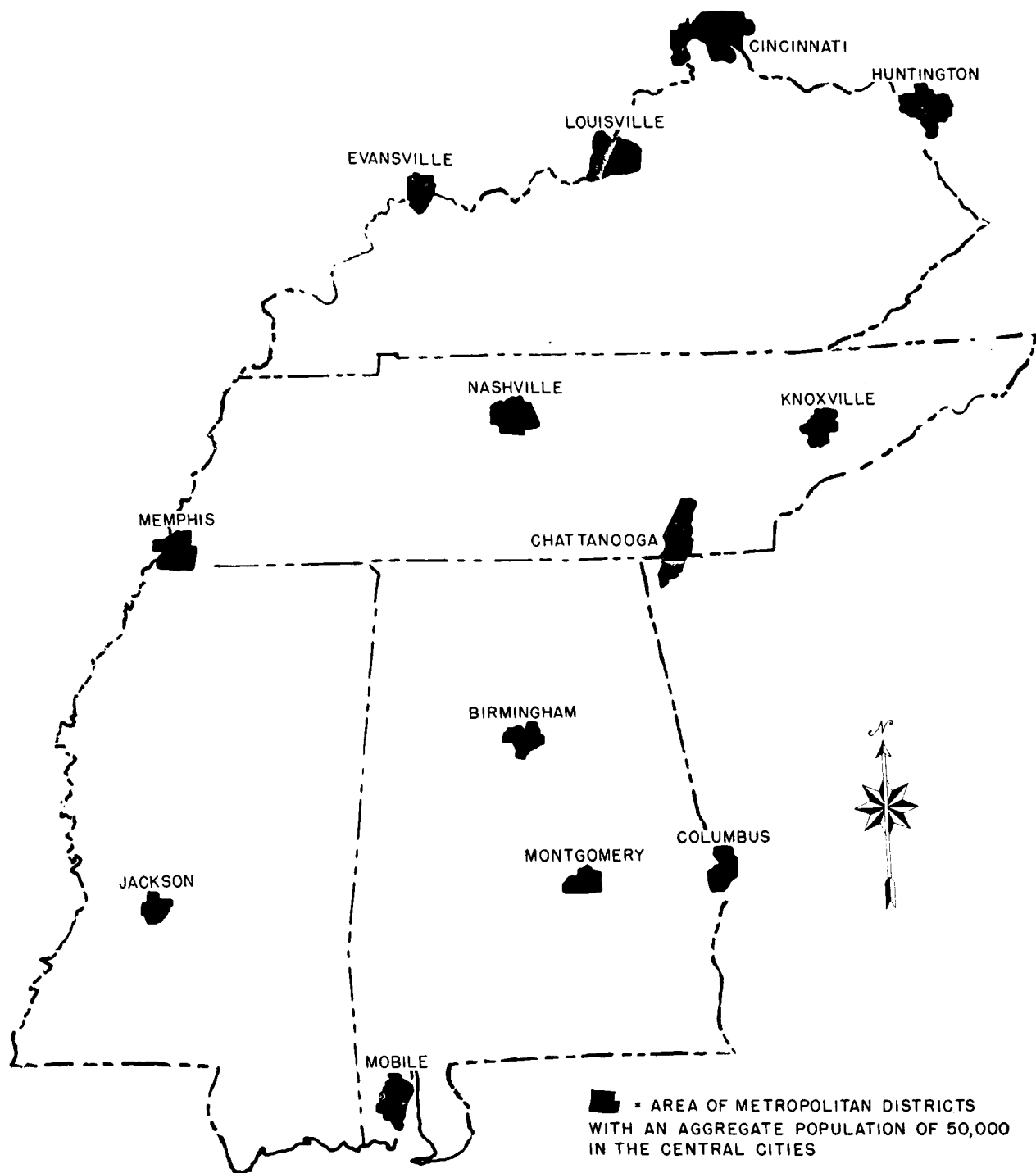
FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	-	-	-	-
3,000 to \$3,999.....	1.9	\$ 3,375 ^a	\$ 383 ^a	11.3 ^a
4,000 to 4,999.....	39.9	4,520	456	10.1
5,000 to 5,999.....	32.3	5,293	535	10.1
6,000 to 7,999.....	21.5	6,687	743	11.1
8,000 to 9,999.....	3.8	8,563	1,042	12.2
10,000 or more.....	.6	17,500 ^a	3,000 ^a	17.1 ^a
All groups: 1940.....	100.0	5,450	580	10.6
1939.....		5,858	671	11.5
1938.....		6,611	828	12.5
Existing homes:				
\$2,999 or less.....	5.3	\$ 2,813 ^a	\$ 475 ^a	16.9 ^a
3,000 to \$3,999.....	28.9	3,427	498	14.5
4,000 to 4,999.....	28.9	4,470	723	16.2
5,000 to 5,999.....	21.1	5,306	775	14.6
6,000 to 7,999.....	13.2	6,730 ^a	860 ^a	12.8 ^a
8,000 to 9,999.....	2.6	8,500 ^a	3,300 ^a	38.8 ^a
10,000 or more.....	-	-	-	-
All groups: 1940.....	100.0	4,661	741	15.9
1939.....		5,388	1,121	20.8
1938.....		5,327	1,104	20.7

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less.....	1.9	\$ 29.67 ^a	3.24 ^a	25.6 ^a
1,500 to \$1,999.....	41.1	33.97	2.65	23.1
2,000 to 2,499.....	31.7	39.64	2.47	21.6
2,500 to 2,999.....	12.0	44.05	2.20	19.9
3,000 to 3,999.....	8.9	52.64	2.11	19.1
4,000 to 4,999.....	1.9	64.67 ^a	1.95 ^a	18.4 ^a
5,000 or more.....	2.5	80.00 ^a	1.49 ^a	14.5 ^a
All groups: 1940.....	100.0	40.30	2.36	21.0
1939.....		43.65	2.16	19.3
1938.....		51.44	1.99	18.6
Existing homes:				
\$1,499 or less.....	2.6	\$ 26.00 ^a	2.81 ^a	26.0 ^a
1,500 to \$1,999.....	34.2	29.23	2.27	20.4
2,000 to 2,499.....	28.9	32.82	1.94	17.8
2,500 to 2,999.....	10.5	37.50 ^a	1.89	17.4 ^a
3,000 to 3,999.....	13.2	45.20 ^a	1.61 ^a	15.6 ^a
4,000 to 4,999.....	5.3	62.00 ^a	1.42 ^a	17.3 ^a
5,000 or more.....	5.3	60.50 ^a	1.56 ^a	14.0 ^a
All groups: 1940.....	100.0	36.53	1.87	17.6
1939.....		44.76	1.74	16.9
1938.....		39.59	1.75	15.5

Note: A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 6 cases.

1940 METROPOLITAN DISTRICTS IN THE EAST SOUTH CENTRAL DIVISION



EAST SOUTH CENTRAL GEOGRAPHIC DIVISION

Kentucky, Tennessee, Mississippi, and Alabama comprise the East South Central Geographic Division. The total population of the Division is 10,778,225 persons, or 8.2 percent of the total United States population. Of these, 5,505,276 are nonfarm, including 2,218,287 inside metropolitan districts.

Population in 1940	East South Central Division		United States
		Percent	Percent
Percent of United States.....		8.2	100.0
Total.....	10,778,225	100.0	100.0
Nonfarm.....	5,505,276	51.1	77.1
Metropolitan districts.....	2,218,287	20.6	47.8
Population density per square mile.....	60.0		44.3

There are nine metropolitan districts located principally or entirely within the Division; but the population of that portion of the metropolitan districts located inside the boundaries of the Division constitutes only 20.6 percent of the total population. This is the smallest share for the metropolitan districts of any geographic division except one, the Mountain Division, in which the metropolitan districts account for but 18.6 percent of the total Division population. The East South Central Division and the metropolitan districts it contains are shown on the map on the opposite page.

The East South Central Division is unique among the nine geographic divisions in that approximately one-half of its population, 51.1 percent, resides within the metropolitan districts and the smaller cities and towns, while the other half lives on farms. This contrasts sharply with the 77.1 percent of the Nation's nonfarm population. No other geographic division has so large a percentage of its population of a farm character. Of the nonfarm population, only 40.3 percent resides within metropolitan districts as compared with 62.0 percent within the Nation as a whole. Only in the Mountain Division do the metropolitan districts represent a smaller proportion of the nonfarm population, 25.3 percent.

This Division possesses 6.0 percent of the land area of the United States and 8.2 percent of the population. Therefore, its population density is greater than that of the Nation as a whole, 60.0, as compared with 44.3 persons per square mile.

Economic characteristics. Agriculture pro-

vides the principal source of private income in the East South Central Geographic Division, more than one-fifth of the Division total. Manufacturing, trade, and the service occupations follow in importance.

Source of income varies for the metropolitan districts. Some are industrial in nature. Others are primarily distributing and trading centers. The principal economic functions of each are indicated in the following observations.

The metropolitan district of **Birmingham, Alabama**, is one of the major iron and steel producing centers of the United States. Great coal fields nearby provide a cheap bountiful source of heat for smelting and manufacturing. Another prominent industry is the manufacture of cement. The semifinished and finished manufactures of the district include tin and railway equipment. **Mobile** is also an industrial metropolitan district, numbering among its manufactured products ships, copper wire and cables, cordage, kraft paper, and cotton textiles. The district is a cotton market and cotton shipping port of considerable importance. **Montgomery** is the capital of the State and has many persons employed by the State and Federal governments. Its manufactures, in contrast to **Birmingham** and **Mobile**, are of the light variety, and include cotton textiles, paper boxes, baskets and casks, rough and finished lumber, and fertilizer.

The only metropolitan district located entirely or mainly within the State of Kentucky is **Louisville**. Its major products are distilled and malt liquors, tobacco products, clothing, wood products, railroad repair, and plumbing fixtures.

The single metropolitan district in Mississippi, **Jackson**, is the capital of the State. Although government is the primary activity, it is also a distributing and trading center for the central part of the State. Manufactures include cotton seed oil and fertilizer.

There are four metropolitan districts contained principally within the State of Tennessee. **Chattanooga** is primarily a distributing and trading center without a dominant industry. It is a collection and shipping center for the truck and fruit growing region around it. The **Knoxville** Metropolitan District has a large commerce in rough and finished hardwood lumber. Manufactures include cotton textiles, clothing, and marble finish-

ing. **Memphis** is a major inland cotton market, and the largest southern hardwood lumber market center. Manufactures include cottonseed products, mixed feeds, drugs, and chemicals. **Nashville** is the capital of Tennessee. Government accounts for considerable employment. Work clothing, rayon, cellophane, and fertilizer are manufactured in Nashville.

FHA activity. There were 545,233 occupied dwelling units of all types enumerated by the 1940 Census inside the nine metropolitan districts located mainly within the East South Central Geographic Division, of which FHA mortgage acceptances on 18,184 small homes accounted for 3.3 percent through December 31, 1940. This share for the FHA was closely comparable to the average of 3.2 percent within the 140 metropolitan districts of the United States.

Notable variations in FHA activity exist among the metropolitan districts of this Division. For example, small home mortgage acceptances by the FHA in the **Jackson** Metropolitan District were equivalent to 8.5 percent of the occupied dwelling units enumerated there. In the **Birmingham** Metropolitan District they amounted to only 2.0 percent. In the **Memphis** Metropolitan District FHA's share was 4.1 percent, and in the **Louisville** Metropolitan District it was 2.8 percent.

Between 1930 and 1940 there was an addition of 93,297 occupied dwelling units of all types within the nine metropolitan districts of the East

South Central Division. Of these, 13.9 percent, or 12,958 new, small homes represented mortgage acceptances by the FHA. This was a somewhat larger share for the FHA than the average of 13.1 percent of the dwelling unit addition in the 140 metropolitan districts of the United States.

FHA activity has been maintained at a high level in each of the metropolitan districts of this Division. Activity was relatively greatest in the **Jackson** Metropolitan District where mortgage acceptances by the FHA on new, small homes accounted for 23.3 percent of the dwelling unit additions. The **Montgomery** Metropolitan District followed with FHA's share at 15.8 percent, the **Louisville** Metropolitan District with 14.7 percent, the **Knoxville** Metropolitan District with 14.2 percent, and the **Memphis** Metropolitan District with 14.1 percent. In the **Mobile** Metropolitan District, however, only 10.5 percent of the dwelling units added were represented by FHA mortgage acceptances on new, small homes.

Individual metropolitan districts. There are presented on the following pages, data of the FHA and the Bureau of the Census for each of the nine metropolitan districts located principally or entirely within the East South Central Geographic Division. Before proceeding to them, however, the reader may desire to refer to the beginning of this section for a review of some of the analytical uses which the data may serve. An explanation of the terms used in the tables appears in the Appendix Glossary.

Population, Occupied Dwelling Units, and FHA Activity in East South Central Metropolitan Districts

Metropolitan district	Population in 1940	Occupied dwelling units enumerated in the 1940 Census			1- to 4-family home mortgages accepted for FHA insurance, 1935-40			
		Number in 1940	Estimated increase 1930-40		On all homes		On new homes	
			Number	Percentage increase, 1940 over 1930	Number	As a % of all occupied dwellings in 1940	Number	As a % of the 1930-40 increase in dwellings
Louisville, Ky. ^a	434,408	120,299	16,979	16.4	3,412	2.8	2,489	14.7
Chattanooga, Tenn.	193,215	48,790	8,939	22.4	1,467	3.0	981	11.0
Knoxville, Tenn.	151,829	37,894	7,413	24.3	1,417	3.7	1,053	14.2
Memphis, Tenn. ^a	332,477	91,401	17,655	23.9	3,727	4.1	2,494	14.1
Nashville, Tenn.	241,769	63,578	13,019	25.8	2,215	3.5	1,575	12.1
Birmingham, Ala. ^b	407,851	106,534	11,336	11.9	2,103	2.0	1,339	11.8
Mobile, Ala. ^b	114,906	29,681	6,105	25.9	969	3.3	642	10.5
Montgomery, Ala.	93,697	25,737	5,021	25.5	976	3.9	794	15.8
Jackson, Miss.	88,003	22,319	6,839	44.1	1,902	8.5	1,591	23.3
Division total ^c	2,058,155	545,233	93,297	20.6	18,184	3.3	12,958	13.9
140 district total	62,965,773	17,220,831	2,744,341	19.0	546,842	3.2	358,587	13.1

^a Occupied dwelling unit data for 1930 were estimated on the basis of the boundaries of the metropolitan district as established in the 1930 Census.

^b Occupied dwelling unit data for 1930 were estimated on a basis approximating the boundaries of the metropolitan district as established in the 1940 Census.

^c Each column total is based upon the summation of the figures of the metropolitan districts in their entirety, including minor district parts which spill over into adjacent geographic divisions.

LOUISVILLE METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	319,077	307,745	11,332	3.7	89,961	80,079	9,882	12.3	200	4,039	4.3	94,200
Outside central city.....	115,331	96,651	18,680	19.3	30,338	23,241	7,097	30.5	390	1,098	3.5	31,826
Metropolitan district.....	434,408	404,396	30,012	7.4	120,299	103,320	16,979	16.4	590	5,137	4.1	126,026

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	35	\$ 219,800	121	\$ 617,400	156	\$ 837,200
1936	137	782,539	224	934,025	361	1,716,564
1937	251	1,298,400	201	977,500	452	2,275,900
1938	481	2,489,500	157	806,000	638	3,295,500
1939	752	3,570,950	141	635,200	893	4,206,150
1940	833	3,489,650	79	367,300	912	3,856,950
1935-40	2,489	11,850,839	923	4,337,425	3,412	16,188,264

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	3,523	\$ 1,151,045
1936	3,271	1,195,536
1937	2,500	725,099
1938	2,611	941,336
1939	2,990	1,039,394
1940	3,880	1,270,581
1934-40	17,775	6,322,991

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	2
Amount.....	\$ 1,130,000
Projects:	
Number.....	2
Dwelling units.....	305

Table 5.—Type of originating mortgagee, 1940

Type of institution origi- nating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	0.5	2.8	0.7
State banks	9.2	23.3	10.6
Savings and loan assns.	13.9	6.0	13.1
Mortgage companies	70.7	43.3	68.0
Insurance companies	5.2	24.6	7.2
Savings banks	-	-	-
All others	.5	-	.4
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4- family homes		
	New homes	Existing homes	All homes
86 to 90	78.5	-	71.0
81 to 85	9.9	-	9.1
76 to 80	7.5	68.9	13.2
71 to 75	1.9	12.2	2.9
61 to 70	2.1	11.1	3.0
51 to 60	.1	5.6	.6
50 or less	-	2.2	.2
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distri- bution all 1- to 4-family homes
No garage	17.4
1-car garage	73.2
2-car garage	9.0
3-car garage	.4
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	41.4	37.9
Brick	46.8	43.7
Stucco	.4	10.3
Other	11.4	8.1
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	35.0	5.8
5 rooms	52.0	37.9
6 rooms	10.4	24.1
7 rooms or more	2.6	32.2
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distrib- ution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	5.1	\$ 2,817	\$ 320	11.4
3,000 to \$3,999	23.9	3,490	404	11.6
4,000 to 4,999	26.1	4,411	550	12.5
5,000 to 5,999	25.6	5,458	731	13.4
6,000 to 7,999	16.4	6,509	831	12.8
8,000 to 9,999	2.6	8,661	1,261	14.6
10,000 or more	.3	10,833 ^b	1,567 ^b	14.5 ^b
All groups: 1940	100.0	4,851	618	12.7
1939		5,595	747	13.4
1938		6,070	825	13.6
Existing homes:				
\$2,999 or less	3.4	\$ 2,333 ^b	\$ 567 ^b	24.3 ^b
3,000 to \$3,999	21.9	3,321	582	17.5
4,000 to 4,999	13.8	4,421	702	15.9
5,000 to 5,999	21.3	5,316	884	16.6
6,000 to 7,999	23.0	6,590	1,160	17.6
8,000 to 9,999	8.0	8,743	1,651	18.9
10,000 or more	8.0	15,321	3,286	21.4
All groups: 1940	100.0	6,028	1,100	18.2
1939		5,794	1,070	18.5
1938		7,775	1,414	18.2

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distrib- ution	Average gross monthly payment	Ratio of property value to income	Gross pay- ment as a percent of income
New homes:				
\$1,499 or less	9.4	\$ 23.37	2.64	20.5
1,500 to \$1,999	31.5	28.56	2.41	19.4
2,000 to 2,499	29.8	33.21	2.19	17.7
2,500 to 2,999	11.9	35.35	1.95	15.7
3,000 to 3,999	12.9	41.99	1.80	15.0
4,000 to 4,999	3.2	47.22	1.55	12.9
5,000 or more	1.3	57.55	1.19	9.9
All groups: 1940	100.0	32.98	2.08	17.0
1939		37.84	2.16	17.5
1938		41.49	2.17	18.0
Existing homes:				
\$1,499 or less	10.3	\$ 24.00	2.83	22.0
1,500 to \$1,999	15.4	26.92	2.18	18.7
2,000 to 2,499	12.8	34.40	1.97	18.4
2,500 to 2,999	7.7	30.83	1.66	13.2
3,000 to 3,999	25.6	43.05	1.91	15.2
4,000 to 4,999	9.0	47.71	1.37	12.1
5,000 or more	19.2	72.73	1.52	14.0
All groups: 1940	100.0	42.69	1.75	15.1
1939		44.84	1.68	14.8
1938		51.13	1.80	15.1

Note: A glossary of terms used is included in the Appendix. ^a Based on the metropolitan district as established in the 1930 Census. ^b Computation based on fewer than 6 cases.

CHATTANOOGA METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	128,163	119,798	8,365	7.0	33,473	29,169	4,304	14.8	24	880	2.6	34,377
Outside central city.....	65,052	48,791	16,261	33.3	15,317	10,682	4,635	43.4	247	367	2.3	15,931
Metropolitan district.....	193,215	168,589	24,626	14.6	48,790	39,851	8,939	22.4	271	1,247	2.5	50,308

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	13	\$ 64,050	98	\$ 311,050	111	\$ 375,100
1936.....	89	376,050	176	720,470	265	1,096,520
1937.....	128	509,600	121	423,800	249	933,400
1938.....	187	731,500	70	274,500	257	1,006,000
1939.....	207	842,500	6	25,700	213	868,200
1940.....	357	1,360,800	15	79,100	372	1,439,900
1935-40.....	981	3,884,500	486	1,834,620	1,467	5,719,120

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	793	\$ 280,722
1936.....	1,158	429,929
1937.....	308	109,163
1938.....	1,155	426,427
1939.....	1,700	606,788
1940.....	2,160	753,180
1934-40.....	7,274	2,606,209

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	1
Amount.....	\$ 36,150
Projects:	
Number.....	1
Dwelling units.....	10

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	0.9	6.9	1.2
State banks.....	-	-	-
Savings and loan assns.....	8.1	13.0	1.4
Mortgage companies.....	52.0	53.7	52.0
Insurance companies.....	34.2	26.4	33.9
Savings banks.....	-	-	-
All others.....	12.1	-	11.5
Total.....	100.0	100.0 ^a	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90.....	83.6	-	80.4
81 to 85.....	8.1	-	7.7
76 to 80.....	4.8	81.3	7.7
71 to 75.....	1.4	6.3	1.6
61 to 70.....	1.6	6.2	1.8
51 to 60.....	.5	6.2	.8
50 or less.....	-	-	-
Total.....	100.0	100.0 ^a	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage.....	8.0
1-car garage.....	82.2
2-car garage.....	9.8
3-car garage.....	-
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	55.6	31.2
Brick.....	5.4	56.2
Stucco.....	2.2	6.3
Other.....	36.8	6.3
Total.....	100.0	100.0 ^a

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	5.9	-
5 rooms.....	67.7	12.5
6 rooms.....	22.1	50.0
7 rooms or more.....	4.3	37.5
Total.....	100.0	100.0 ^a

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	7.8	\$ 2,747	\$ 290	10.6
3,000 to \$3,999.....	26.6	3,497	365	10.4
4,000 to 4,999.....	44.4	4,289	491	11.4
5,000 to 5,999.....	14.0	5,292	657	12.4
6,000 to 7,999.....	5.1	6,489	739	11.4
8,000 to 9,999.....	.8	8,333 ^b	917 ^b	11.0 ^b
10,000 or more.....	1.3	12,000 ^b	2,580 ^b	21.5 ^b
All groups: 1940.....	100.0	4,347	509	11.7
1939.....	-	4,638	631	13.6
1938.....	-	4,582	633	13.8
Existing homes:				
\$2,999 or less.....	-	-	-	-
3,000 to \$3,999.....	6.3	\$ 3,750 ^b	\$ 400 ^b	10.7 ^b
4,000 to 4,999.....	25.0	4,250 ^b	613 ^b	14.4 ^b
5,000 to 5,999.....	31.3	5,240 ^b	880 ^b	16.8 ^b
6,000 to 7,999.....	25.0	6,875 ^b	1,025 ^b	14.9 ^b
8,000 to 9,999.....	6.2	8,500 ^b	1,200 ^b	14.1 ^b
10,000 or more.....	6.2	12,250 ^b	750 ^b	6.1 ^b
All groups: 1940.....	100.0 ^a	5,950	831	14.0
1939.....	-	6,335	1,150	18.2
1938.....	-	4,661	1,021	21.0

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less.....	4.5	\$ 24.06	2.41	21.4
1,500 to \$1,999.....	25.0	27.17	2.09	18.5
2,000 to 2,499.....	34.7	30.62	1.87	16.3
2,500 to 2,999.....	10.5	32.44	1.60	14.4
3,000 to 3,999.....	18.3	35.47	1.47	13.0
4,000 to 4,999.....	4.3	41.75	1.26	11.2
5,000 or more.....	2.7	65.00	1.27	11.1
All groups: 1940.....	100.0	31.94	1.71	15.1
1939.....	-	33.94	1.66	14.6
1938.....	-	33.31	1.73	15.1
Existing homes:				
\$1,499 or less.....	6.7	\$ 27.00 ^b	3.33 ^b	27.0 ^b
1,500 to \$1,999.....	-	-	-	-
2,000 to 2,499.....	26.7	41.50 ^b	2.26 ^b	22.3 ^b
2,500 to 2,999.....	33.3	43.80 ^b	1.61 ^b	15.6 ^b
3,000 to 3,999.....	13.3	33.50 ^b	1.50 ^b	18.0 ^b
4,000 to 4,999.....	20.0	76.00 ^b	1.28 ^b	13.3 ^b
5,000 or more.....	-	-	-	-
All groups: 1940.....	100.0 ^a	47.13	1.61	14.9
1939.....	-	50.95	1.64	15.4
1938.....	-	42.36	1.50	15.2

Note: A glossary of terms used is included in the Appendix. ^a Distribution based on fewer than 26 cases. ^b Computation based on fewer than 6 cases.

KNOXVILLE METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	111,580	105,602	5,778	5.5	28,618	24,303	4,315	17.8	38	933	3.2	29,589
Outside central city.....	40,249	29,912	10,337	34.6	9,276	6,178	3,098	50.1	38	257	2.7	9,571
Metropolitan district.....	151,829	135,714	16,115	11.9	37,894	30,481	7,413	24.3	76	1,190	3.0	39,160

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	22	\$ 92,500	68	\$ 232,150	90	\$ 324,650
1936	157	552,120	135	400,880	292	953,000
1937	168	616,270	49	174,600	217	790,870
1938	199	782,200	58	186,550	257	968,750
1939	219	898,000	29	114,900	248	1,012,900
1940	288	1,136,900	21	72,600	309	1,209,500
1935-40	1,053	4,077,990	360	1,181,680	1,413	5,259,670

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	606	\$ 262,055
1936	618	313,871
1937	220	117,418
1938	807	280,697
1939	1,080	338,624
1940	1,354	445,676
1934-40	4,685	1,756,341

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	1
Amount.....	\$ 500,000
Projects:	
Number.....	1
Dwelling units.....	136

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	1.5	-	1.4
State banks	51.6	38.7	50.8
Savings and loan assns.	4.8	-	4.5
Mortgage companies	28.1	25.0	27.9
Insurance companies	14.0	28.5	14.9
Savings banks	-	7.8	5
All others	-	-	-
Total	100.0	100.0*	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	79.9	-	74.5
81 to 85	10.2	-	9.5
76 to 80	6.6	82.6	11.7
71 to 75	1.0	-	0.9
61 to 70	1.7	17.4	2.8
51 to 60	6	-	6
50 or less	-	-	-
Total	100.0	100.0*	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	14.1
1-car garage	75.2
2-car garage	10.7
3-car garage	-
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	45.0	56.5
Brick	21.2	21.7
Stucco	7	13.1
Other	33.1	8.7
Total	100.0	100.0*

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	12.6	-
5 rooms	54.6	43.5
6 rooms	22.2	47.8
7 rooms or more	10.5	8.7
Total	100.0	100.0*

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	13.6	\$ 2,628	\$ 274	10.4
3,000 to \$3,999	30.8	3,467	345	10.0
4,000 to 4,999	20.5	4,339	465	10.7
5,000 to 5,999	16.2	5,401	553	10.2
6,000 to 7,999	15.9	6,477	678	10.5
8,000 to 9,999	2.3	8,268	857	10.4
10,000 or more	.7	10,500	1,000	9.5
All groups: 1940	100.0	4,482	463	10.3
1939		4,762	510	10.7
1938		4,526	559	12.4
Existing homes:				
\$2,999 or less	21.7	\$ 2,500 ^b	\$ 380 ^b	15.2 ^b
3,000 to \$3,999	21.7	3,470 ^b	560 ^b	16.1 ^b
4,000 to 4,999	17.4	4,188 ^b	513 ^b	14.6 ^b
5,000 to 5,999	17.4	5,125 ^b	600 ^b	11.7 ^b
6,000 to 7,999	13.1	6,083 ^b	800 ^b	13.2 ^b
8,000 to 9,999	8.7	8,375 ^b	1,175 ^b	14.0 ^b
10,000 or more	-	-	-	-
All groups: 1940	100.0 ^a	4,439	622	14.0
1939		5,009	661	13.2
1938		4,538	664	14.6

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	9.0	\$ 23.26	2.44	22.0
1,500 to \$1,999	25.1	26.88	2.09	18.7
2,000 to 2,499	27.8	31.70	1.90	16.9
2,500 to 2,999	11.4	34.47	1.72	15.2
3,000 to 3,999	20.7	41.11	1.68	14.8
4,000 to 4,999	3.0	58.00	1.73	16.2
5,000 or more	3.0	56.67	1.08	10.2
All groups: 1940	100.0	33.49	1.60	15.1
1939		34.29	1.64	15.9
1938		34.06	1.78	16.0
Existing homes:				
\$1,499 or less	4.5	\$ 19.00 ^b	1.77 ^b	17.9 ^b
1,500 to \$1,999	22.7	27.00 ^b	1.94 ^b	17.4 ^b
2,000 to 2,499	27.3	29.67 ^b	1.56 ^b	15.3 ^b
2,500 to 2,999	9.1	43.00 ^b	2.06 ^b	19.3 ^b
3,000 to 3,999	18.2	38.50 ^b	1.62 ^b	14.1 ^b
4,000 to 4,999	9.1	43.50 ^b	1.94 ^b	11.2 ^b
5,000 or more	9.1	70.50 ^b	1.20 ^b	12.1 ^b
All groups: 1940	100.0 ^a	36.36	1.51	14.5
1939		38.24	1.60	15.0
1938		36.05	1.48	14.5

Note: A glossary of terms used is included in the Appendix. ^a Distribution based on fewer than 26 cases. ^b Computation based on fewer than 6 cases.

MEMPHIS METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			Total
			Number	Percent ^a	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	292,942	253,143	39,799	15.7	81,162	66,265	12,897	18.9	77	2,101	2.5	83,340
Outside central city.....	39,535	22,983	16,552	72.0	10,239	5,481	4,758	86.8	41	297	2.8	10,577
Metropolitan district.....	332,477	276,126	56,351	20.4	91,401	73,746	17,655	23.9	118	2,398	2.6	93,917

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	24	\$ 101,150	171	\$ 668,900	195	\$ 770,050
1936	141	520,450	433	1,598,620	574	2,119,070
1937	243	895,000	170	616,800	413	1,511,800
1938	463	1,946,100	255	974,700	718	2,920,800
1939	638	2,571,800	125	464,700	763	3,036,500
1940	985	3,737,300	79	311,800	1,064	4,049,100
1935-40	2,494	9,771,600	1,233	4,635,520	3,727	14,407,320

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	3,112	\$ 994,850
1936	1,948	706,237
1937	344	108,650
1938	1,747	550,072
1939	2,776	817,261
1940	3,638	1,105,027
1934-40	13,565	4,282,097

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	3
Amount.....	\$ 483,700
Projects:	
Number.....	3
Dwelling units.....	116

Table 5.—Type of originating mortgagee, 1940

Type of institution origi- nating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	0.6	-	0.5
State banks	.5	.4	.4
Savings and loan assns.	11.2	10.1	11.1
Mortgage companies	24.3	22.8	24.2
Insurance companies	57.1	62.0	57.6
Savings banks	6.3	5.1	6.2
All others	-	-	-
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4- family homes		
	New homes	Existing homes	All homes
86 to 90	81.2	-	75.0
81 to 85	10.3	-	9.5
76 to 80	6.1	61.4	11.9
71 to 75	.8	9.3	1.5
61 to 70	1.4	4.7	1.7
51 to 60	.1	3.5	.3
50 or less	.1	1.1	.1
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distri- bution all 1- to 4-family homes
No garage	3.0
1-car garage	88.8
2-car garage	8.0
3-car garage	.2
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	59.6	16.3
Brick	32.8	61.2
Stucco	.4	16.3
Other	7.2	6.2
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	10.2	-
5 rooms	74.3	33.8
6 rooms	13.6	41.2
7 rooms or more	1.9	25.0
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distri- bution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	4.1	\$ 2,655	\$273	10.3
3,000 to \$3,999	41.0	3,475	378	10.9
4,000 to 4,999	33.6	4,336	494	11.4
5,000 to 5,999	9.8	5,334	670	12.6
6,000 to 7,999	9.2	6,471	957	14.8
8,000 to 9,999	1.5	8,400	1,233	14.7
10,000 or more	.8	11,313	1,688	14.9
All groups: 1940	100.0	4,326	518	12.0
1939		4,645	610	13.1
1938		5,015	676	13.5
Existing homes:				
\$2,999 or less	6.2	\$ 2,740 ^b	\$ 590 ^b	21.5 ^b
3,000 to \$3,999	26.3	3,417	474	13.9
4,000 to 4,999	36.3	4,333	688	15.9
5,000 to 5,999	13.7	5,273	882	16.7
6,000 to 7,999	12.5	6,475	1,085	16.8
8,000 to 9,999	2.5	9,500 ^b	1,875 ^b	19.7 ^b
10,000 or more	2.5	12,500 ^b	1,600 ^b	12.8 ^b
All groups: 1940	100.0	4,723	754	16.0
1939		4,922	849	17.2
1938		5,005	953	19.0

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distri- bution	Average gross monthly payment	Ratio of property value to income	Gross pay- ment as a percent of income
New homes:				
\$1,499 or less	7.5	\$ 23.14	2.52	21.5
1,500 to \$1,999	31.7	26.86	2.17	18.6
2,000 to 2,499	29.9	29.48	1.85	15.8
2,500 to 2,999	10.3	32.81	1.70	14.6
3,000 to 3,999	15.8	38.17	1.62	14.0
4,000 to 4,999	2.6	46.00	1.39	12.2
5,000 or more	2.0	60.90	1.10	9.9
All groups: 1940	100.0	30.99	1.81	15.6
1939		33.71	1.77	15.4
1938		35.71	1.90	16.5
Existing homes:				
\$1,499 or less	3.8	\$ 24.00 ^b	2.27 ^b	21.2 ^b
1,500 to \$1,999	10.3	29.00	1.97	19.1
2,000 to 2,499	28.2	31.91	1.75	17.1
2,500 to 2,999	9.0	30.14	1.41	13.3
3,000 to 3,999	24.4	41.11	1.57	14.9
4,000 to 4,999	12.6	40.30	1.12	11.2
5,000 or more	11.5	59.00	1.05	10.1
All groups: 1940	100.0	37.59	1.42	13.7
1939		40.00	1.46	14.1
1938		42.14	1.46	14.6

Note: ^a A glossary of terms used is included in the Appendix. ^b Estimated for 1930 by the FHA on the basis of the boundaries of the 1930 metropolitan district. ^c Computation based on fewer than 6 cases.

NASHVILLE METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	167,402	153,866	13,536	8.8	45,808	39,404	6,404	16.3	93	1,635	3.4	47,536
Outside central city.....	74,367	55,556	18,811	33.9	17,770	11,155	6,615	59.3	61	704	3.8	18,535
Metropolitan district.....	241,769	209,422	32,347	15.4	63,578	50,559	13,019	25.8	154	2,339	3.5	66,071

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	24	\$ 120,700	78	\$ 326,550	102	\$ 447,250
1936	178	720,385	153	592,610	331	1,312,995
1937	225	964,600	172	674,400	397	1,639,000
1938	337	1,438,000	177	678,300	514	2,116,300
1939	242	995,100	28	108,400	270	1,103,500
1940	569	2,088,800	32	113,664	601	2,202,464
1935-40	1,575	6,327,585	640	2,493,924	2,215	8,821,509

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	1,053	\$ 371,680
1936	1,056	409,224
1937	239	84,337
1938	1,026	369,425
1939	1,068	404,032
1940	1,932	597,691
1934-40	6,674	2,236,389

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	1
Amount.....	\$ 450,000
Projects: Number.....	1
Dwelling units.....	100

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	3.1	-	2.9
State banks	19.6	9.9	18.8
Savings and loan assns.	14.7	23.9	15.4
Mortgage companies	23.9	22.0	23.8
Insurance companies	38.7	35.4	38.4
Savings banks	-	-	-
All others	-	8.8	.7
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	78.0	-	71.8
81 to 85	8.9	-	8.2
76 to 80	7.2	91.9	14.0
71 to 75	2.7	2.7	2.7
61 to 70	3.2	5.4	3.3
51 to 60	-	-	-
50 or less	-	-	-
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	14.9
1-car garage	73.8
2-car garage	11.3
3-car garage	-
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	36.2	22.8
Brick	53.3	62.9
Stucco	-	-
Other	8.1	14.3
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	17.4	11.4
5 rooms	65.8	37.1
6 rooms	10.2	28.6
7 rooms or more	6.6	22.9
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	13.7	\$ 2,608	\$ 250	9.6
3,000 to \$3,999	36.4	3,233	336	10.4
4,000 to 4,999	21.3	4,434	489	11.0
5,000 to 5,999	15.5	5,393	619	11.5
6,000 to 7,999	10.8	6,526	774	11.9
8,000 to 9,999	2.0	8,656	994	11.5
10,000 or more	.2	10,500 ^a	1,200 ^a	11.4 ^a
All groups: 1940	100.0	4,219	463	11.0
1939		4,843	551	11.4
1938		4,949	567	11.5
Existing homes:				
\$2,999 or less	8.6	\$ 2,333 ^a	\$ 358 ^a	15.3 ^a
3,000 to \$3,999	40.0	3,439	441	12.8
4,000 to 4,999	17.1	4,167	458	11.0
5,000 to 5,999	20.0	5,429	614	11.3
6,000 to 7,999	11.4	6,438 ^a	800 ^a	12.4 ^a
8,000 to 9,999	2.9	8,625 ^a	800 ^a	9.3 ^a
10,000 or more	-	-	-	-
All groups: 1940	100.0	4,358	523	12.0
1939		4,525	577	12.8
1938		4,732	721	15.2

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	11.3	\$ 20.67	2.33	19.5
1,500 to \$1,999	31.8	26.09	2.16	12.0
2,000 to 2,499	30.5	28.97	1.85	15.4
2,500 to 2,999	7.8	32.42	1.74	14.6
3,000 to 3,999	14.1	38.82	1.65	14.1
4,000 to 4,999	3.0	47.67	1.52	13.4
5,000 or more	1.5	55.83	1.25	1.1
All groups: 1940	100.0	29.74	1.86	15.7
1939		34.80	1.95	16.8
1938		35.66	1.89	16.3
Existing homes:				
\$1,499 or less	8.6	\$ 19.00 ^a	2.05 ^a	17.3 ^a
1,500 to \$1,999	22.9	28.63	2.06	19.9
2,000 to 2,499	25.7	31.00	1.74	16.5
2,500 to 2,999	5.7	22.50 ^a	1.13 ^a	10.2 ^a
3,000 to 3,999	22.9	44.63	1.73	15.8
4,000 to 4,999	14.2	48.60 ^a	1.26 ^a	13.3 ^a
5,000 or more	-	-	-	-
All groups: 1940	100.0	34.57	1.65	15.7
1939		34.36	1.67	15.1
1938		36.45	1.64	14.9

Note: A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 6 cases.

BIRMINGHAM METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930 ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	267,583	259,678	7,905	3.0	71,820	64,263	7,557	11.8	91	1,777	2.4	73,688
Outside central city.....	140,268	128,339	11,929	9.3	34,714	30,935	3,779	12.2	78	756	2.1	35,548
Metropolitan district.....	407,851	388,017	19,834	5.1	106,534	95,198	11,336	11.9	169	2,533	2.3	109,236

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	20	\$ 108,700	121	\$ 420,350	141	\$ 529,050
1936.....	55	311,050	191	695,270	246	1,006,320
1937.....	98	463,200	120	474,200	218	937,400
1938.....	206	981,900	139	512,100	345	1,494,000
1939.....	461	2,087,600	108	420,700	569	2,508,300
1940.....	499	2,207,300	85	306,800	584	2,514,100
1935-40.....	1,339	6,159,750	764	2,829,420	2,103	8,989,170

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	2,204	\$ 634,646
1936.....	2,508	653,060
1937.....	559	186,108
1938.....	2,017	588,499
1939.....	3,314	1,005,733
1940.....	4,139	1,336,004
1934-40.....	14,741	4,404,050

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	4
Amount.....	\$ 948,700
Projects:	
Number.....	3
Dwelling units.....	236

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	0.8	4.6	1.3
State banks.....	1.6	6.6	2.3
Savings and loan assns.....	2.2	1.1	.3
Mortgage companies.....	35.5	28.2	34.5
Insurance companies.....	22.9	39.8	25.2
Savings banks.....	1.1	1.5	.3
All others.....	38.9	18.2	36.1
Total.....	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90.....	78.0		65.4
81 to 85.....	9.4		7.9
76 to 80.....	7.2	68.6	17.1
71 to 75.....	2.0	14.3	4.0
61 to 70.....	2.6	13.3	4.3
51 to 60.....	.8	2.9	1.1
50 or less.....	-	.9	.2
Total.....	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage.....	12.1
1-car garage.....	76.9
2-car garage.....	10.7
3-car garage.....	.3
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	91.8	70.2
Brick.....	5.2	25.0
Stucco.....	2.4	2.9
Other.....	.6	1.9
Total.....	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	5.2	1.9
5 rooms.....	59.3	25.0
6 rooms.....	33.3	57.7
7 rooms or more.....	2.2	15.4
Total.....	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	4.1	\$ 2,648	\$ 298	11.3
3,000 to \$3,999.....	19.1	3,444	427	12.4
4,000 to 4,999.....	29.7	4,500	614	13.6
5,000 to 5,999.....	24.4	5,296	739	14.0
6,000 to 7,999.....	15.1	6,483	932	14.4
8,000 to 9,999.....	5.9	8,641	1,381	15.0
10,000 or more.....	1.7	12,028	2,250	18.7
All groups: 1940.....	100.0	5,087	717	14.1
1939.....		5,393	807	15.0
1938.....		5,587	874	15.6
Existing homes:				
\$2,999 or less.....	14.4	\$ 2,667	\$ 457	17.1
3,000 to \$3,999.....	27.9	3,374	544	16.1
4,000 to 4,999.....	19.2	4,408	703	15.9
5,000 to 5,999.....	13.5	5,364	821	15.3
6,000 to 7,999.....	18.3	6,605	1,142	17.3
8,000 to 9,999.....	4.8	8,900	1,600	18.0
10,000 or more.....	1.9	11,125	2,000	18.0
All groups: 1940.....	100.0	4,744	787	16.6
1939.....		5,149	867	16.8
1938.....		5,064	886	17.5

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less.....	5.4	\$ 21.69	2.60	20.3
1,500 to \$1,999.....	20.2	25.25	2.28	18.0
2,000 to 2,499.....	26.0	31.21	2.11	16.8
2,500 to 2,999.....	16.5	32.58	1.83	14.4
3,000 to 3,999.....	19.9	37.85	1.66	13.5
4,000 to 4,999.....	6.9	50.14	1.63	13.5
5,000 or more.....	5.1	54.33	1.15	9.2
All groups: 1940.....	100.0	33.71	1.81	14.5
1939.....		36.80	1.82	14.9
1938.....		40.85	1.66	14.5
Existing homes:				
\$1,499 or less.....	4.9	\$ 18.40	2.10	16.7
1,500 to \$1,999.....	18.6	24.26	1.91	16.5
2,000 to 2,499.....	19.6	28.90	1.79	15.3
2,500 to 2,999.....	10.8	28.00	1.47	12.3
3,000 to 3,999.....	24.5	34.76	1.47	12.0
4,000 to 4,999.....	12.8	43.38	1.38	11.7
5,000 or more.....	8.8	63.44	.95	8.7
All groups: 1940.....	100.0	33.75	1.43	12.2
1939.....		36.13	1.55	13.1
1938.....		37.82	1.44	12.7

Note: A glossary of terms used is included in the Appendix. ^a Estimated for 1930 by the FHA on the basis of the boundaries of the 1940 metropolitan district.

MOBILE METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930 *	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, * estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	78,720	68,202	10,518	15.4	20,517	16,806	3,711	22.1	16	555	2.6	21,088
Outside central city.....	36,186	28,405	7,781	27.4	9,164	6,770	2,394	35.4	56	301	3.2	9,521
Metropolitan district.....	114,906	96,607	18,299	18.9	29,681	23,576	6,105	25.9	72	856	2.8	30,609

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	27	\$ 89,900	72	\$ 220,150	99	\$ 310,050
1936	73	257,260	101	334,430	174	591,690
1937	68	248,450	53	160,550	121	409,000
1938	123	475,150	39	104,750	162	579,900
1939	117	408,850	27	72,850	144	481,700
1940	234	816,900	35	142,650	269	959,550
1935-40	642	2,296,510	327	1,035,180	969	3,331,690

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	596	\$ 207,506
1936	412	195,052
1937	81	73,282
1938	323	122,052
1939	533	186,578
1940	682	245,075
1934-40	2,627	1,029,545

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number	1
Amount	\$ 295,000
Projects:	
Number	1
Dwelling units	80

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	80.4	67.1	78.5
State banks	-	-	-
Savings and loan assns.	.2	-	.2
Mortgage companies	2.4	9.6	3.4
Insurance companies	16.4	23.3	17.4
Savings banks	-	-	-
All others	.6	-	.5
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	54.6	-	47.5
81 to 85	20.4	-	17.7
76 to 80	17.7	53.8	22.4
71 to 75	2.7	25.7	5.7
61 to 70	3.5	15.4	5.0
51 to 60	1.1	5.1	1.7
50 or less	-	-	-
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	10.0
1-car garage	70.3
2-car garage	18.7
3-car garage	1.0
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	90.5	71.1
Brick	3.2	18.4
Stucco	-	2.6
Other	6.3	7.9
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	10.3	2.6
5 rooms	62.5	39.5
6 rooms	22.9	36.8
7 rooms or more	4.3	21.1
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	9.5	\$ 2,663	\$ 356	13.4
3,000 to \$3,999	47.4	3,460	411	11.9
4,000 to 4,999	23.3	4,338	629	14.5
5,000 to 5,999	13.4	5,299	934	17.6
6,000 to 7,999	5.2	6,731	1,219	18.1
8,000 to 9,999	8	8,625	900	10.2
10,000 or more	.4	12,250 ^b	2,000 ^b	16.3 ^b
All groups: 1940	100.0	4,081	579	14.2
1939	c	c	c	c
1938	c	c	c	c
Existing homes:				
\$2,999 or less	18.4	\$ 2,593	\$ 407	15.7
3,000 to \$3,999	26.3	3,455	598	17.3
4,000 to 4,999	10.5	4,175 ^b	788 ^b	18.9 ^b
5,000 to 5,999	23.7	5,372	1,250	23.3
6,000 to 7,999	7.9	6,833 ^b	1,600 ^b	23.4 ^b
8,000 to 9,999	-	-	-	-
10,000 or more	13.2	11,000 ^b	2,500 ^b	22.7 ^b
All groups: 1940	100.0	5,086	1,067	21.0
1939	c	c	c	c
1938	c	c	c	c

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	8.8	\$ 20.18	2.47	18.7
1,500 to \$1,999	35.2	27.75	2.06	19.2
2,000 to 2,499	27.2	26.98	1.84	14.8
2,500 to 2,999	15.6	28.49	1.58	12.7
3,000 to 3,999	9.6	37.88	1.57	13.2
4,000 to 4,999	1.6	31.50 ^b	1.59 ^b	14.3 ^b
5,000 or more	2.0	60.80 ^b	1.05 ^b	9.7 ^b
All groups: 1940	100.0	29.02	1.78	15.2
1939	c	c	c	c
1938	c	c	c	c
Existing homes:				
\$1,499 or less	8.1	\$ 22.00 ^b	2.36 ^b	20.5 ^b
1,500 to \$1,999	21.7	23.88	1.86	16.6
2,000 to 2,499	18.9	24.57	1.57	12.7
2,500 to 2,999	8.1	28.00 ^b	1.66 ^b	12.8 ^b
3,000 to 3,999	18.9	37.43	1.57	13.6
4,000 to 4,999	2.7	25.00 ^b	.95 ^b	7.5 ^b
5,000 or more	21.6	69.13	1.17	10.7
All groups: 1940	100.0	36.57	1.42	12.4
1939	c	c	c	c
1938	c	c	c	c

Note: A glossary of terms used is included in the Appendix. ^a Estimated for 1930 on the basis of the boundaries of the 1940 metropolitan district as defined by FHA and based on data furnished by the Bureau of the Census. ^b Computation based on fewer than 6 cases. ^c Data not available.

MONTGOMERY METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	78,084	66,079	12,005	18.2	21,936	16,806	5,130	30.5	8	278	1.3	22,222
Outside central city.....	15,613	12,310	3,303	26.8	2,801	2,910	-109	-3.7	21	107	3.7	2,929
Metropolitan district.....	93,697	78,389	15,308	19.5	24,737	19,716	5,021	25.5	29	385	1.5	25,151

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	22	\$ 100,800	32	\$ 116,700	54	\$ 217,500
1936.....	60	288,280	35	125,450	95	413,730
1937.....	76	393,200	34	116,000	110	509,200
1938.....	156	673,500	36	133,700	192	807,200
1939.....	191	895,000	21	90,700	212	985,700
1940.....	289	1,304,100	24	101,581	313	1,405,681
1935-40.....	794	3,657,880	182	684,131	976	4,342,011

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	224	\$ 83,592
1936.....	234	89,944
1937.....	55	23,803
1938.....	197	74,229
1939.....	336	121,107
1940.....	325	109,532
1934-40.....	1,371	502,207

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	1
Amount.....	\$ 80,000
Projects:	
Number.....	1
Dwelling units.....	36

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	29.5	23.8	29.1
State banks.....	37.9	20.4	36.5
Savings and loan assns.....	3.5	2.7	3.4
Mortgage companies.....	28.9	50.0	30.5
Insurance companies.....	—	—	—
Savings banks.....	.2	3.1	.5
All others.....	—	—	—
Total.....	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90.....	67.8	—	62.3
81 to 85.....	14.1	—	13.0
76 to 80.....	14.1	61.5	17.9
71 to 75.....	2.0	19.2	3.4
61 to 70.....	2.0	15.4	3.1
51 to 60.....	—	3.9	.3
50 or less.....	—	—	—
Total.....	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage.....	6.8
1-car garage.....	75.6
2-car garage.....	16.1
3-car garage.....	1.5
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	29.6	56.0
Brick.....	62.2	40.0
Stucco.....	—	4.0
Other.....	8.2	—
Total.....	100.0	100.0*

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	1.8	—
5 rooms.....	52.1	28.0
6 rooms.....	37.2	52.0
7 rooms or more.....	8.9	20.0
Total.....	100.0	100.0*

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	0.7	\$ 2,750 ^b	\$ 225 ^b	8.2 ^b
3,000 to \$3,999.....	22.9	3,513	410	11.7
4,000 to 4,999.....	33.2	4,422	549	12.4
5,000 to 5,999.....	16.4	5,420	813	15.0
6,000 to 7,999.....	20.7	6,468	1,034	16.0
8,000 to 9,999.....	4.7	8,423	1,485	17.6
10,000 or more.....	1.4	12,375 ^b	2,713 ^b	21.9 ^b
All groups: 1940.....	100.0	5,089	733	14.4
1939.....	—	c	c	c
1938.....	—	c	c	c
Existing homes:				
\$2,999 or less.....	12.0	\$ 2,167 ^b	\$ 583 ^b	26.9 ^b
3,000 to \$3,999.....	8.0	3,600	525	14.6
4,000 to 4,999.....	16.0	4,438 ^b	825 ^b	18.6 ^b
5,000 to 5,999.....	32.0	5,319	1,119	21.0
6,000 to 7,999.....	20.0	6,730 ^b	1,200 ^b	17.8 ^b
8,000 to 9,999.....	4.0	8,500 ^b	1,500 ^b	17.6 ^b
10,000 or more.....	8.0	10,750 ^b	2,375 ^b	22.1 ^b
All groups: 1940.....	100.0 ^a	5,506	1,092	19.8
1939.....	—	c	c	c
1938.....	—	c	c	c

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less.....	4.0	\$ 21.91	2.46	19.1
1,500 to \$1,999.....	18.3	27.06	2.32	18.2
2,000 to 2,499.....	32.6	29.35	2.00	15.9
2,500 to 2,999.....	17.2	33.16	1.87	15.2
3,000 to 3,999.....	19.0	42.21	1.83	15.0
4,000 to 4,999.....	5.7	50.88	1.62	13.9
5,000 or more.....	3.2	65.44	1.14	9.8
All groups: 1940.....	100.0	34.15	1.87	15.1
1939.....	—	c	c	c
1938.....	—	c	c	c
Existing homes:				
\$1,499 or less.....	—	—	—	—
1,500 to \$1,999.....	20.9	\$ 22.60 ^b	2.01 ^b	16.4 ^b
2,000 to 2,499.....	16.7	27.00 ^b	1.96 ^b	14.9 ^b
2,500 to 2,999.....	8.3	36.00 ^b	1.86 ^b	15.7 ^b
3,000 to 3,999.....	20.8	37.40 ^b	1.44 ^b	13.4 ^b
4,000 to 4,999.....	25.0	49.50 ^b	1.57 ^b	16.5 ^b
5,000 or more.....	8.3	71.50 ^b	1.84 ^b	14.7 ^b
All groups: 1940.....	100.0 ^a	38.33	1.70	14.2
1939.....	—	c	c	c
1938.....	—	c	c	c

Note: A glossary of terms used is included in the Appendix. ^a Distribution based on fewer than 26 cases. ^b Computation based on fewer than 6 cases. ^c Data not available.

JACKSON METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	62,107	46,282	13,825	28.6	16,290	11,066	5,225	47.2	18	185	1.1	16,493
Outside central city.....	25,896	19,970	5,926	29.7	6,029	4,424	1,605	36.3	12	175	2.5	6,216
Metropolitan district.....	88,003	66,252	19,751	28.9	22,319	15,489	6,830	44.1	30	360	1.6	22,709

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	86	\$ 321,850	149	\$ 478,200	235	\$ 800,050
1936	285	1,051,193	33	163,113	318	1,214,306
1937	187	640,100	44	175,300	231	815,400
1938	242	968,700	35	98,500	277	1,067,200
1939	335	1,191,100	24	59,700	359	1,250,800
1940	456	1,646,400	26	115,400	482	1,761,800
1935-40	1,591	5,859,343	311	1,090,213	1,902	6,949,556

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	477	\$ 183,747
1936	490	266,661
1937	106	71,270
1938	413	166,936
1939	495	238,197
1940	869	380,804
1934-40	2,850	1,347,615

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	1
Amount.....	\$ 34,000
Projects:	
Number.....	1
Dwelling units.....	12

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	-	-	-
State banks	41.1	19.7	39.7
Savings and loan assns.	.3	-	.2
Mortgage companies	43.3	54.7	44.1
Insurance companies	15.3	25.6	16.0
Savings banks	-	-	-
All others	-	-	-
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	80.4	-	75.9
81 to 85	8.5	-	8.0
76 to 80	4.7	75.0	6.7
71 to 75	1.9	17.8	2.6
61 to 70	4.1	3.6	4.0
51 to 60	.4	-	.4
50 or less	-	3.6	.2
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	8.8
1-car garage	56.0
2-car garage	34.2
3-car garage	1.0
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	57.9	42.9
Brick	3.9	33.3
Stucco	.4	4.8
Other	37.8	19.0
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	21.0	4.8
5 rooms	45.6	26.6
6 rooms	28.6	47.6
7 rooms or more	4.8	19.0
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

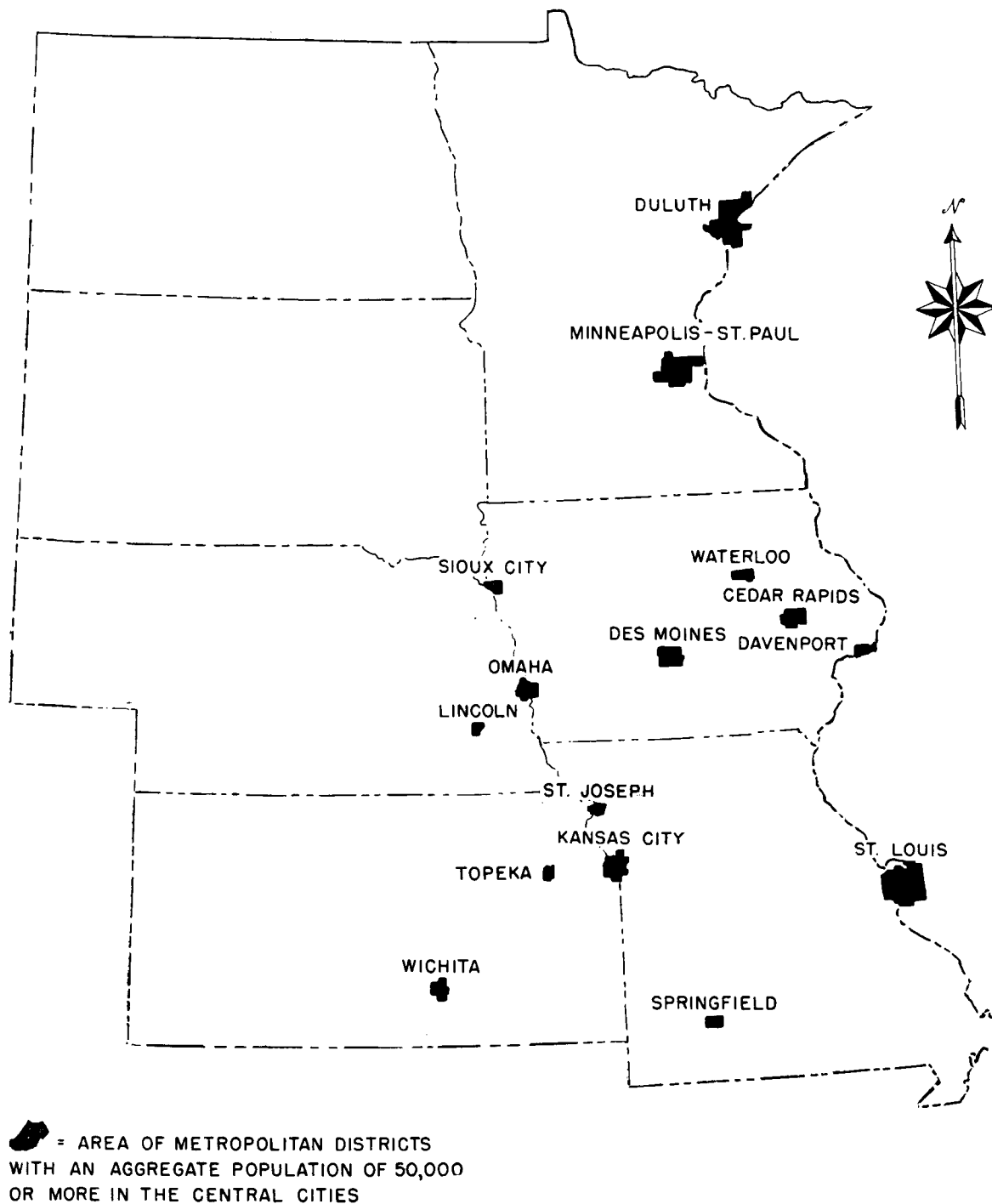
FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	15.5	\$ 2,741	\$ 301	11.0
3,000 to \$3,999	37.6	3,326	396	11.9
4,000 to 4,999	25.6	4,365	579	13.3
5,000 to 5,999	11.1	5,377	772	14.3
6,000 to 7,999	8.7	6,591	1,050	15.9
8,000 to 9,999	1.5	8,857	1,364	15.4
10,000 or more	-	-	-	-
All groups: 1940	100.0	4,099	542	13.2
1939		b	b	b
1938		b	b	b
Existing homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	19.0	\$ 3,575 ^c	\$ 588 ^c	16.4 ^c
4,000 to 4,999	28.6	4,425	767	17.3
5,000 to 5,999	28.6	5,317	1,000	18.8
6,000 to 7,999	14.2	6,667 ^c	1,167 ^c	17.5 ^c
8,000 to 9,999	4.8	9,000 ^c	2,250 ^c	25.0 ^c
10,000 or more	4.8	11,500 ^c	2,500 ^c	21.7 ^c
All groups: 1940	100.0 ^a	5,393	1,010	18.7
1939		b	b	b
1938		b	b	b

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	5.7	\$ 19.23	2.27	18.1
1,500 to \$1,999	30.1	21.91	1.91	15.2
2,000 to 2,499	25.7	26.17	1.75	13.9
2,500 to 2,999	10.8	28.63	1.60	12.7
3,000 to 3,999	20.1	33.63	1.49	12.2
4,000 to 4,999	3.8	42.59	1.34	11.1
5,000 or more	3.8	47.76	1.05	9.5
All groups: 1940	100.0	27.69	1.62	13.1
1939		b	b	b
1938		b	b	b
Existing homes:				
\$1,499 or less	-	-	-	-
1,500 to \$1,999	9.5	\$ 28.00 ^c	2.37 ^c	20.6 ^c
2,000 to 2,499	23.8	32.83 ^c	2.07 ^c	18.2 ^c
2,500 to 2,999	19.1	35.75 ^c	1.85 ^c	16.2 ^c
3,000 to 3,999	33.3	38.14	1.49	13.4
4,000 to 4,999	-	-	-	-
5,000 or more	14.3	60.66 ^c	1.35 ^c	11.0 ^c
All groups: 1940	100.0 ^a	38.67	1.65	14.2
1939		b	b	b
1938		b	b	b

Notes: A glossary of terms used is included in the Appendix. ^a Distribution based on fewer than 26 cases. ^b Data not available. ^c Computation based on fewer than 6 cases.

1940 METROPOLITAN DISTRICTS IN THE WEST NORTH CENTRAL DIVISION



WEST NORTH CENTRAL GEOGRAPHIC DIVISION

The seven States, North Dakota, South Dakota, Minnesota, Nebraska, Iowa, Kansas, and Missouri, make up the West North Central Geographic Division. As a group they contain 13,516,990 persons, or 10.3 percent of the total United States population. Of these persons, 8,838,099 live in nonfarm areas, and, of these 3,987,057 live inside metropolitan districts.

Population in 1940	West North Central Division		United States
		Percent 10.3	Percent 100.0
Percent of United States.....			
Total.....	13,516,990	100.0	100.0
Nonfarm.....	8,838,099	65.4	77.1
Metropolitan districts.....	3,987,057	29.5	47.8
Population density per square mile.....	26.6		44.3

There are fifteen metropolitan districts located principally or entirely inside this Division. The population of that portion of the metropolitan districts located inside the boundaries of this Division constitutes only 29.5 percent of the population of the Division as compared with 47.8 percent of the population in metropolitan districts for the Nation as a whole. The Division and the metropolitan districts it contains are shown in the map on the facing page.

The smaller role of the metropolitan districts in this Division reflects the rural character of its structure. The population inside metropolitan districts together with that of the smaller cities and towns amounts to only 65.4 percent of the total population, whereas nationally 77.1 percent is nonfarm. The metropolitan districts of this Division contain only 45.1 percent of this nonfarm population, while nationally they include 62.0 percent.

The Division embraces 17.2 percent of the land area of the United States and approximately one-tenth of its population. The number of persons per square mile is but 26.6 as compared with 44.3 for the Nation.

Economic characteristics. Agriculture is the principal source of private income within the West North Central Geographic Division, nearly one-

fifth of the total income. Trade, manufacturing, and the servicing occupations follow closely in importance. Two major metropolitan districts, **St. Louis** and **Minneapolis**, strongly influence this ranking.

As within the other geographical divisions, considerable diversity exists among the metropolitan districts in the source from which they derive their income. The following observations will serve to indicate the primary activities for each.

Cedar Rapids, one of the metropolitan districts located entirely within the State of Iowa, is an important railway center possessing numerous railway shops. It is an important trading center for Northeastern Iowa. The industries of the city include meat packing, flour milling, and the manufacture of cement and stone products. **Des Moines** is the leading farm journal publishing center of the United States, and is also the headquarters of numerous insurance companies. Its manufactures include brick, tile, cement, and coal-mining equipment for the nearby coal fields. **Des Moines** is also the major distributing center for Central Iowa. **Sioux City** is a trading and distributing center for Western Iowa. Its industries are primarily meat packing, dairy products, and flour milling. The **Waterloo** Metropolitan District is primarily a distributing center in Northeastern Iowa, with meat packing and processing of farm products as corollary activities. **Davenport** is the servicing and retail trade center of the Davenport-Rock Island-Moline Metropolitan District. The principal manufactures of Davenport are food products. Leading durable goods manufactured there include foundry products, millwork, and railroad cars and supplies.

The metropolitan district of **Wichita** is the larger of the two metropolitan districts entirely located within the State of Kansas. **Wichita** is an oil-refining center, but it also engages in meat packing and flour milling. It is of rapidly growing importance as an airplane manufacturing center with the recent erection of large aircraft plants. **Topeka** is the capital of the State and has many persons employed in governmental activity. Other principal sources of employment

are the large railway yards and shops, flour mills, creameries, meat packing, wholesale houses, and printing establishments.

The **Duluth, Minnesota-Superior, Wisconsin**, Metropolitan District is located principally within the State of Minnesota. It is noted both as the port of shipment for the ores from the Mesabi iron range, and as one of the foremost inland wheat shipping ports. This metropolitan district is a large wholesale center for the Northwest. The production of food and lumber is the major industrial activity. The metropolitan district of **Minneapolis-St. Paul** contains the capital of the State of Minnesota with the governmental activity which that entails. It is the major distributing, shopping, and financial center within the Northwest, and also is the site of one of the largest State universities in the Nation. It is the foremost flour milling center of the country. Other manufactures include agricultural machinery, linseed products, and butter.

The metropolitan district of **Kansas City, Missouri-Kansas City, Kansas**, is located principally within the State of Missouri. It is one of the major meat packing centers of the Nation and is also the location of large railway yards and shops. Other products of the district include flour, soap, candles, railway cars, boxes, and bar-

rels. The manufactures of the **St. Joseph** Metropolitan District include packed meat, soap, glue, flour, and saddlery and harness equipment. The metropolitan district of **St. Louis** is one of the foremost industrial cities of the Middle West. It embraces a very wide range of manufacturing. Iron and steel as well as a wide variety of electrical equipment are produced. It is also one of the large meat packing centers of the Nation, and, partly as a result, has become a large producer of boots and shoes and other leather products. The **Springfield, Missouri**, Metropolitan District contains flour mills, meat packing plants, and other manufactures which include men's work clothing, wagons, and furniture. Large railway shops are also located here.

The metropolitan district of **Lincoln** is the capital of the State of Nebraska and the site of the State University. It is a distributing center for the surrounding agricultural region, and its manufactures include food products, cement, stone, and clay products. The **Omaha, Nebraska-Council Bluffs, Iowa**, Metropolitan District, located mainly in Nebraska, is another of the great meat packing centers of the United States, and in addition is the foremost butter making center. It also contains large railway shops, as well as lead-refining and flour-milling industries.

Population, Occupied Dwelling Units, and FHA Activity in West North Central Metropolitan Districts

Metropolitan district	Population in 1940	Occupied dwelling units enumerated in the 1940 Census			1- to 4-family home mortgages accepted for FHA insurance, 1935-40			
		Number in 1940	Estimated increase 1930-40		On all homes		On new homes	
			Number	Percentage increase, 1940 over 1930	Number	As a % of all occupied dwellings in 1940	Number	As a % of the 1930-40 increase in dwellings
Duluth, Minn.	157,098	43,054	6,337	17.3	391	0.9	119	1.9
Minneapolis-St. Paul, Minn. ^a	911,077	256,712	49,061	23.6	7,544	2.9	4,018	8.2
Cedar Rapids, Iowa	73,219	21,657	3,551	19.6	194	.9	119	3.4
Davenport, Iowa. ^b	174,995	49,559	8,506	20.7	1,320	2.7	933	11.0
Des Moines, Iowa.	183,973	53,262	10,650	25.0	2,175	4.1	1,113	10.5
Sioux City, Iowa.	87,791	24,349	3,215	15.2	702	2.9	347	10.8
Waterloo, Iowa.	67,050	19,367	4,449	29.8	469	2.4	308	6.9
Kansas City, Mo. ^b	634,093	188,813	24,620	15.0	5,804	3.1	2,692	10.9
St. Joseph, Mo.	86,991	24,882	1,296	5.5	392	1.6	84	6.5
St. Louis, Mo. ^b	1,367,977	385,432	51,568	15.4	10,846	2.8	6,893	13.4
Springfield, Mo.	70,514	20,953	3,828	22.4	423	2.0	324	8.5
Lincoln, Nebr.	88,191	25,656	3,692	16.8	635	2.5	318	8.6
Omaha, Nebr.	287,698	79,807	10,030	14.4	2,163	2.7	870	8.7
Topeka, Kans.	77,749	22,705	3,832	20.3	916	4.0	529	13.8
Wichita, Kans. ^b	127,308	38,167	6,157	19.2	1,807	4.7	1,329	21.6
Division total ^c	4,395,724	1,254,375	190,792	17.9	35,781	2.9	19,996	10.5
140 district total	62,965,773	17,220,831	2,744,341	19.0	546,842	3.2	358,587	13.1

^a Occupied dwelling unit data for 1930 were estimated on the basis of the boundaries of the metropolitan district as established in the 1930 Census.

^b Occupied dwelling unit data for 1930 were estimated on a basis approximating the boundaries of the metropolitan district as established in the 1940 Census.

^c Each column total is based upon the summation of the figures of the metropolitan districts in their entirety, including minor district parts which spill over into adjacent geographic divisions.

FHA activity. The 1940 Census enumerated 1,254,375 occupied dwelling units of all types inside the fifteen metropolitan districts located principally or entirely within the West North Central Geographic Division. Of these, the FHA accounted for 2.9 percent with 35,781 small home mortgages accepted for insurance through December 31, 1940. This was a somewhat smaller proportion for the FHA than the average of 3.2 percent in the 140 metropolitan districts of the United States.

FHA small home mortgage acceptances do not constitute a uniform percentage of the occupied dwelling units located within the metropolitan districts of the West North Central Division. For example, in the **Wichita** Metropolitan District these mortgage acceptances amounted to 4.7 percent of the dwelling units, while in the **Duluth-Superior** and **Cedar Rapids** Metropolitan Districts they were only 0.9 percent. In the **Minneapolis-St. Paul** Metropolitan District FHA's share was 2.9 percent, in the **St. Louis** Metropolitan District 2.8 percent, and in the **Omaha-Council Bluffs** Metropolitan District 2.7 percent.

Of the 190,792 occupied dwelling units of all types added in the fifteen metropolitan districts of the West North Central Division during the

decade 1930-40 some 19,996 new, small homes, or 10.5 percent, were financed under the FHA plan between 1935 and 1940. This, also, was a smaller proportion for the FHA than its average share of 13.1 percent of the dwelling unit addition in all the 140 metropolitan districts of the United States.

In the **Wichita** Metropolitan District 21.6 percent of the dwelling unit addition represented FHA mortgage acceptances on new, small homes, while in the **Duluth-Superior** Metropolitan District only 1.9 percent were so represented. In the **St. Louis** Metropolitan District FHA's share was 13.4 percent, in the **Kansas City, Missouri-Kansas City, Kansas** Metropolitan District 10.9 percent, and 8.2 percent in the **Minneapolis-St. Paul** Metropolitan District.

Individual metropolitan districts. FHA and Bureau of the Census data are presented in the following pages for each of the fifteen metropolitan districts located mainly within the West North Central Geographic Division. At the beginning of this section there is presented a discussion of the analytical purposes which these data may serve. An explanation of the terms used in the tables is set forth in the Appendix Glossary.

DULUTH-SUPERIOR METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	136,201	137,576	-1,375	-1.0	37,468	32,506	4,962	15.3	179	1,090	2.8	38,737
Outside central city.....	20,897	17,814	3,083	17.3	5,586	4,211	1,375	32.7	333	258	4.2	6,177
Metropolitan district.....	157,098	155,390	1,708	1.1	43,054	36,717	6,337	17.3	512	1,348	3.0	44,914

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	2	\$ 8,250	25	\$ 79,900	27	\$ 88,150
1936	7	35,850	93	287,850	100	321,700
1937	8	34,300	24	75,700	32	110,000
1938	24	130,700	39	149,900	63	280,600
1939	16	79,800	43	149,400	59	229,200
1940	62	287,100	48	189,600	110	476,700
1935-40	119	574,000	272	932,350	391	1,506,350

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	552	\$ 234,894
1936	648	259,886
1937	204	87,926
1938	779	331,351
1939	954	423,926
1940	1,194	479,558
1934-40	4,331	1,817,541

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	None
Amount.....	
Projects: Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	55.2	70.1	61.5
State banks	-	1.4	.6
Savings and loan assns.	4.8	1.5	3.4
Mortgage companies	18.0	5.7	12.8
Insurance companies	20.7	20.0	20.4
Savings banks	-	-	-
All others	1.3	1.3	1.3
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	69.8	-	37.3
81 to 85	11.1	-	5.9
76 to 80	12.7	70.9	39.8
71 to 75	3.2	16.4	9.3
61 to 70	1.6	9.1	5.1
51 to 60	1.6	3.6	2.6
50 or less	-	-	-
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	27.1
1-car garage	62.7
2-car garage	9.3
3-car garage	.9
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	92.0	69.8
Brick	3.2	3.8
Stucco	1.6	20.7
Other	3.2	5.7
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	36.5	9.4
5 rooms	41.3	28.3
6 rooms	19.0	34.0
7 rooms or more	3.2	28.3
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	3.2	\$ 3,825 ^a	\$ 275 ^a	7.2 ^a
4,000 to 4,999	33.3	4,440	363	8.2
5,000 to 5,999	39.7	5,300	456	8.6
6,000 to 7,999	20.6	6,504	635	9.8
8,000 to 9,999	3.2	8,375 ^a	900 ^a	10.7 ^a
10,000 or more	-	-	-	-
All groups: 1940	100.0	5,313	470	8.8
1939	-	5,775	545	9.4
1938	-	6,813	847	12.4
Existing homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	24.5	\$ 3,523	\$ 383	10.9
4,000 to 4,999	28.3	4,363	422	9.7
5,000 to 5,999	26.4	5,375	561	10.4
6,000 to 7,999	17.0	6,628	756	11.4
8,000 to 9,999	1.9	8,250 ^a	1,000 ^a	12.1 ^a
10,000 or more	1.9	10,000 ^a	1,800 ^a	18.0 ^a
All groups: 1940	100.0	4,989	542	10.9
1939	-	4,754	589	12.4
1938	-	5,069	694	13.7

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	1.6	\$ 27.00 ^a	3.15 ^a	24.0 ^a
1,500 to \$1,999	33.3	34.67	2.75	23.7
2,000 to 2,499	34.9	38.99	2.29	20.5
2,500 to 2,999	9.5	41.33	2.07	18.0
3,000 to 3,999	14.3	45.56	1.72	15.6
4,000 to 4,999	3.2	67.00 ^a	1.92 ^a	19.6 ^a
5,000 or more	3.2	56.50 ^a	1.84 ^a	11.9 ^a
All groups: 1940	100.0	39.54	2.17	19.3
1939	-	43.57	1.89	17.0
1938	-	52.57	1.58	14.5
Existing homes:				
\$1,499 or less	3.8	\$ 26.50 ^a	2.87 ^a	23.6 ^a
1,500 to \$1,999	24.5	32.08	2.44	21.4
2,000 to 2,499	22.7	32.75	1.85	16.9
2,500 to 2,999	9.4	35.00 ^a	1.71 ^a	15.8 ^a
3,000 to 3,999	18.9	43.40	1.74 ^a	15.6
4,000 to 4,999	9.4	53.20 ^a	1.42 ^a	14.0 ^a
5,000 or more	11.3	69.00	1.17	11.2
All groups: 1940	100.0	40.60	1.68	15.4
1939	-	36.70	1.75	16.2
1938	-	43.30	1.65	16.7

Note: A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 6 cases.

MINNEAPOLIS - ST. PAUL METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	780,106	735,962	44,144	6.0	223,439	184,945	38,494	20.8	631	6,933	3.0	231,003
Outside central city.....	130,971	96,296	34,675	36.0	33,273	22,706	10,567	46.5	1,981	2,309	6.1	37,563
Metropolitan district.....	911,077	832,258	78,819	9.5	256,712	207,651	49,061	23.6	2,612	9,242	3.4	268,566

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	83	\$ 333,350	305	\$ 1,024,600	388	\$ 1,357,950
1936	281	1,205,290	1,179	3,833,746	1,460	5,039,036
1937	317	1,389,950	1,013	3,279,250	1,330	4,669,200
1938	881	4,129,100	430	1,613,200	1,311	5,742,300
1939	1,029	4,955,100	305	1,224,800	1,334	6,179,900
1940	1,427	6,625,000	294	1,224,900	1,721	7,849,900
1935-40	4,018	18,637,790	3,526	12,200,496	7,544	30,838,286

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	6,412	\$ 2,248,569
1936	7,354	3,045,034
1937	1,796	759,806
1938	6,321	2,117,177
1939	6,830	2,397,148
1940	8,620	2,853,563
1934-40	37,333	13,421,297

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	8
Amount.....	\$2,895,800
Projects:	
Number.....	8
Dwelling units.....	697

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	14.6	23.5	16.1
State banks	3.1	4.6	3.4
Savings and loan assns.	3.9	.4	3.3
Mortgage companies	39.1	34.5	36.3
Insurance companies	28.4	25.6	27.9
Savings banks	.2	2.8	.7
All others	10.7	8.6	10.3
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	77.0		62.9
81 to 85	10.9		9.0
76 to 80	7.8	70.5	19.1
71 to 75	2.5	14.3	4.7
61 to 70	1.2	12.2	3.3
51 to 60	.5	2.1	.8
50 or less	.1	.9	.2
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	18.3
1-car garage	71.8
2-car garage	9.7
3-car garage	.2
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	67.8	29.8
Brick	16.6	6.7
Stucco	8.6	61.7
Other	7.0	1.8
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	36.2	9.4
5 rooms	50.5	40.1
6 rooms	11.6	23.7
7 rooms or more	1.7	26.8
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHIA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	0.1	\$ 2,850 ^b	\$ 275 ^b	9.6 ^b
3,000 to \$3,999	5.2	3,616	363	10.0
4,000 to 4,999	31.8	4,453	412	9.3
5,000 to 5,999	36.1	5,360	491	9.2
6,000 to 7,999	21.2	6,587	619	9.4
8,000 to 9,999	3.2	8,484	853	10.1
10,000 or more	.4	10,708	1,275	11.9
All groups: 1940	100.0	5,359	501	9.3
1939		5,573	558	10.0
1938		5,617	572	10.2
Existing homes:				
\$2,999 or less	2.1	\$ 2,629	\$ 407	15.5
3,000 to \$3,999	18.2	3,452	525	15.2
4,000 to 4,999	28.9	4,382	586	13.4
5,000 to 5,999	22.8	5,358	663	12.4
6,000 to 7,999	19.8	6,762	992	14.7
8,000 to 9,999	4.9	8,472	1,622	19.1
10,000 or more	3.3	13,027	2,495	19.2
All groups: 1940	100.0	5,356	783	14.6
1939		5,138	783	15.2
1938		4,939	784	15.9

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	7.0	\$ 28.46	3.09	25.7
1,500 to \$1,999	36.6	34.25	2.75	23.6
2,000 to 2,499	29.8	39.37	2.42	21.2
2,500 to 2,999	11.2	42.96	2.15	19.2
3,000 to 3,999	10.7	49.18	1.95	17.8
4,000 to 4,999	3.3	57.80	1.71	15.3
5,000 or more	1.4	59.85	1.28	11.8
All groups: 1940	100.0	39.08	2.34	20.6
1939		41.27	2.21	19.6
1938		42.92	2.08	18.8
Existing homes:				
\$1,499 or less	4.0	\$ 26.00	2.62	23.7
1,500 to \$1,999	25.8	29.82	2.29	20.3
2,000 to 2,499	23.9	35.69	2.09	19.2
2,500 to 2,999	11.0	40.14	1.95	18.0
3,000 to 3,999	21.5	46.94	1.80	16.8
4,000 to 4,999	5.2	56.41	1.65	15.0
5,000 or more	8.6	73.21	1.19	11.6
All groups: 1940	100.0	41.00	1.81	16.7
1939		40.16	1.74	16.3
1938		39.74	1.67	16.0

Note: A glossary of terms used is included in the Appendix. ^a Based on the metropolitan district as established in the 1930 Census. ^b Computation based on fewer than 6 cases.

CEDAR RAPIDS METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	62,120	56,097	6,023	10.7	18,500	15,317	3,183	20.8	57	420	2.2	18,977
Outside central city.....	11,099	10,494	605	5.8	3,157	2,789	368	13.2	28	51	1.6	3,236
Metropolitan district.....	73,219	66,591	6,628	10.0	21,657	18,106	3,551	19.6	85	471	2.1	22,213

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	1	\$ 6,250	5	\$ 25,600	6	\$ 31,850
1936	2	15,850	14	55,300	16	71,150
1937	1	5,000	7	23,900	8	28,900
1938	14	78,000	10	36,600	24	114,600
1939	26	135,500	11	65,400	37	200,900
1940	75	364,400	28	119,000	103	503,400
1935-40	119	625,000	75	305,800	194	930,800

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	295	\$ 86,979
1936	244	102,915
1937	38	6,864
1938	169	54,582
1939	403	124,425
1940	505	147,806
1934-40	1,654	523,971

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	None
Amount.....	
Projects: Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	4.0	-	3.0
State banks	1.2	12.4	3.9
Savings and loan assns.	-	4.8	1.2
Mortgage companies	4.9	-	3.7
Insurance companies	89.9	82.8	88.2
Savings banks	-	-	-
All others	-	-	-
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	61.5	-	44.0
81 to 85	10.2	-	7.4
76 to 80	20.5	61.2	32.1
71 to 75	2.6	16.1	6.4
61 to 70	2.6	16.1	6.4
51 to 60	2.6	3.3	2.8
50 or less	-	3.3	.9
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	13.8
1-car garage	68.8
2-car garage	17.4
3-car garage	-
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	85.9	73.3
Brick	7.7	16.7
Stucco	-	6.7
Other	6.4	3.3
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	34.6	10.0
5 rooms	34.6	53.3
6 rooms	21.8	26.7
7 rooms or more	9.0	10.0
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	2.5	\$ 3,625	\$ 375	10.3
4,000 to 4,999	30.8	4,508	446	9.9
5,000 to 5,999	24.4	5,325	554	10.4
6,000 to 7,999	32.1	6,706	882	13.2
8,000 to 9,999	1.2	8,250 ^a	1,600 ^a	19.4 ^a
10,000 or more	9.0	12,107	2,000	16.5
All groups: 1940	100.0	6,119	764	12.5
1939		b	b	b
1938		b	b	b
Existing homes:				
\$2,999 or less	3.4	\$ 2,900 ^a	\$ 750 ^a	12.1 ^a
3,000 to \$3,999	13.3	3,375 ^a	463 ^a	13.7 ^a
4,000 to 4,999	30.0	4,403 ^a	600 ^a	13.6
5,000 to 5,999	30.0	5,433	669	12.3
6,000 to 7,999	20.0	6,746	1,017	15.1
8,000 to 9,999	-	-	-	-
10,000 or more	3.3	22,000 ^a	5,500 ^a	25.0 ^a
All groups: 1940	100.0	5,580	841	15.1
1939		b	b	b
1938		b	b	b

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	5.2	\$ 23.00 ^a	3.34 ^a	23.1 ^a
1,500 to \$1,999	23.4	29.43	2.82	20.5
2,000 to 2,499	38.9	34.73	2.51	18.9
2,500 to 2,999	10.4	36.00	2.09	15.5
3,000 to 3,999	9.1	44.57	2.01	16.1
4,000 to 4,999	7.8	56.00	2.03	15.6
5,000 or more	5.2	76.75 ^a	1.46 ^a	11.9 ^a
All groups: 1940	100.0	37.95	2.25	17.0
1939		b	b	b
1938		b	b	b
Existing homes:				
\$1,499 or less	3.3	\$ 26.00 ^a	2.01 ^a	21.6 ^a
1,500 to \$1,999	20.0	27.67	2.33	18.2
2,000 to 2,499	26.7	32.75	2.09	17.3
2,500 to 2,999	13.3	35.25 ^a	2.01 ^a	16.1 ^a
3,000 to 3,999	26.7	37.00	1.81	13.7
4,000 to 4,999	3.3	35.00 ^a	.91 ^a	9.2 ^a
5,000 or more	6.7	93.00 ^a	1.09 ^a	8.5 ^a
All groups: 1940	100.0	37.07	1.71	13.6
1939		b	b	b
1938		b	b	b

Note: A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 6 cases. ^b Data not available.

DAVENPORT - ROCK ISLAND - MOLINE METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	143,422	130,940	12,482	9.5	41,752	35,475	6,277	17.7	52	716	1.7	42,520
Outside central city.....	31,573	24,164	7,409	30.7	7,807	5,578	2,229	40.0	71	124	1.5	8,002
Metropolitan district.....	174,995	155,104	19,891	12.8	49,559	41,053	8,506	20.7	123	840	1.7	50,522

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	15	\$ 65,850	39	\$ 133,850	54	\$ 199,700
1936	55	213,475	98	315,875	153	529,350
1937.....	83	317,700	158	471,300	241	789,000
1938	116	480,500	25	114,000	141	594,500
1939	185	766,800	25	104,700	210	871,500
1940.....	479	2,036,600	42	160,300	521	2,196,900
1935-40	933	3,880,925	387	1,300,025	1,320	5,180,950

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	867	\$ 295,581
1936	672	267,683
1937.....	277	119,723
1938	647	300,423
1939	851	317,319
1940.....	1,452	515,515
1934-40	4,766	1,816,244

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	None
Number.....	
Amount.....	
Projects:	
Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	-	3.2	0.3
State banks	16.8	51.1	19.4
Savings and loan assns.	23.8	10.7	22.8
Mortgage companies	37.2	20.9	35.9
Insurance companies	8.1	12.7	8.4
Savings banks	-	-	-
All others	14.1	1.4	13.2
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	65.3	-	59.8
81 to 85	13.7	-	12.7
76 to 80	13.7	63.0	17.7
71 to 75	1.4	19.6	3.0
61 to 70	5.9	13.0	6.5
51 to 60	-	4.4	.3
50 or less	-	-	-
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	50.6
1-car garage	43.9
2-car garage.....	5.5
3-car garage	-
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	95.8	75.0
Brick	3.4	2.3
Stucco.....	.4	13.6
Other	.4	9.1
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	57.7	15.9
5 rooms	36.3	43.1
6 rooms.....	5.0	20.5
7 rooms or more	1.0	20.5
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	0.2	\$ 2,500 ^b	\$ 300 ^b	12.0 ^b
3,000 to \$3,999	7.5	3,525	382	10.8
4,000 to 4,999	51.2	4,403	460	10.5
5,000 to 5,999	28.6	5,302	575	10.8
6,000 to 7,999	9.9	6,558	827	12.6
8,000 to 9,999	2.2	8,559	1,068	12.5
10,000 or more	.4	10,250 ^b	1,500 ^b	14.6 ^b
All groups: 1940	100.0	4,920	541	11.0
1939		4,878	568	11.6
1938		4,831	529	11.0
Existing homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	20.5	\$ 3,433	\$ 428	12.5
4,000 to 4,999	34.1	4,373	573	13.1
5,000 to 5,999	27.3	5,175	673	13.0
6,000 to 7,999	13.6	6,500	817	12.6
8,000 to 9,999	4.5	8,563 ^b	875 ^b	10.2 ^b
10,000 or more	-	-	-	-
All groups: 1940	100.0	4,880	618	12.7
1939		5,203	760	14.6
1938		4,758	718	15.1

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	8.8	\$ 25.56	2.79	22.7
1,500 to \$1,999	42.4	29.90	2.67	20.8
2,000 to 2,499	28.0	33.47	2.28	18.0
2,500 to 2,999	10.6	34.66	1.96	15.6
3,000 to 3,999	7.6	44.82	1.92	16.3
4,000 to 4,999	1.3	52.33	1.67	14.4
5,000 or more	1.3	65.17	1.22	11.0
All groups: 1940	100.0	32.94	2.30	18.3
1939		32.85	2.28	18.2
1938		34.00	2.14	17.6
Existing homes:				
\$1,499 or less	4.7	\$ 28.00 ^b	2.66 ^b	25.9 ^b
1,500 to \$1,999	32.6	28.36	2.34	19.4
2,000 to 2,499	30.2	33.46	2.23	18.5
2,500 to 2,999	9.3	39.50 ^b	1.82 ^b	17.5 ^b
3,000 to 3,999	16.3	46.86	1.79	17.3
4,000 to 4,999	2.3	46.00 ^b	1.33 ^b	12.3 ^b
5,000 or more	4.6	55.50 ^b	.93 ^b	7.8 ^b
All groups: 1940	100.0	35.60	1.90	16.6
1939		43.26	1.77	17.4
1938		38.39	1.58	15.3

Note: A glossary of terms used is included in the Appendix. ^a Estimated for 1930 by the FHA on the basis of the boundaries of the 1940 metropolitan district. ^b Computation based on fewer than 6 cases.

DES MOINES METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	159,819	142,559	17,260	12.1	46,629	38,078	8,551	22.5	124	1,539	3.2	48,292
Outside central city.....	24,154	18,404	5,750	31.2	6,633	4,534	2,099	46.3	49	132	1.9	6,814
Metropolitan district.....	183,973	160,963	23,010	14.3	53,262	42,612	10,650	25.0	173	1,671	3.0	55,106

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	25	\$ 136,900	135	\$ 479,150	160	\$ 616,050
1936	68	346,100	325	1,031,449	393	1,377,549
1937	34	159,300	147	521,000	181	680,300
1938	160	761,200	161	543,900	321	1,305,100
1939	333	1,479,100	150	526,500	483	2,005,700
1940	493	2,110,900	144	479,300	637	2,590,200
1935-40	1,113	4,993,500	1,062	3,581,399	2,175	8,574,899

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	2,316	\$ 720,497
1936	1,880	775,736
1937	426	208,954
1938	1,356	456,647
1939	2,372	790,007
1940	2,539	742,113
1934-40	10,889	3,693,954

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	1
Amount.....	\$ 550,000
Projects:	
Number.....	1
Dwelling units.....	127

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	21.2	33.0	23.5
State banks	17.2	31.3	19.9
Savings and loan assns.	1.3	—	1.1
Mortgage companies	57.4	25.9	51.3
Insurance companies	2.9	9.8	4.2
Savings banks	—	—	—
All others	—	—	—
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	67.4	—	51.7
81 to 85	16.5	—	12.6
76 to 80	12.2	68.2	25.3
71 to 75	1.8	15.2	4.9
61 to 70	1.9	11.5	4.2
51 to 60	—	4.5	1.0
50 or less	.2	.6	.3
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	29.1
1-car garage	64.1
2-car garage	6.8
3-car garage	—
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	89.7	57.7
Brick	9.5	26.9
Stucco	—	9.0
Other	.8	6.4
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	47.3	7.1
5 rooms	38.7	47.4
6 rooms	12.1	28.2
7 rooms or more	1.9	17.3
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	1.0	\$ 2,756 ^a	\$ 310 ^a	11.2 ^a
3,000 to \$3,999	21.2	3,528	331	9.4
4,000 to 4,999	35.8	4,404	399	9.1
5,000 to 5,999	23.1	5,343	537	10.1
6,000 to 7,999	15.4	6,566	702	10.7
8,000 to 9,999	1.9	8,845	1,000	11.3
10,000 or more	1.6	11,231	1,494	13.3
All groups: 1940	100.0	4,944	491	9.9
1939		5,207	540	10.4
1938		5,584	653	11.7
Existing homes:				
\$2,999 or less	16.0	\$ 2,568	\$ 354	13.8
3,000 to \$3,999	34.6	3,502	505	14.4
4,000 to 4,999	19.9	4,410	715	16.2
5,000 to 5,999	13.5	5,337	826	15.5
6,000 to 7,999	10.9	6,385	947	14.8
8,000 to 9,999	3.2	8,850 ^a	1,360 ^a	15.4 ^a
10,000 or more	1.9	10,833 ^a	1,700 ^a	15.7 ^a
All groups: 1940	100.0	4,406	664	15.1
1939		4,547	669	14.7
1938		4,763	730	15.3

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	17.5	\$ 24.27	2.80	22.2
1,500 to \$1,999	32.1	29.60	2.57	20.9
2,000 to 2,499	20.1	34.24	2.25	18.7
2,500 to 2,999	13.2	38.22	1.98	16.9
3,000 to 3,999	11.7	46.04	1.89	16.9
4,000 to 4,999	2.7	53.31	1.54	14.6
5,000 or more	2.7	69.23	1.45	13.3
All groups: 1940	100.0	34.43	2.18	18.4
1939		36.38	1.98	16.5
1938		37.98	1.98	16.5
Existing homes:				
\$1,499 or less	8.1	\$ 21.00	2.18	19.3
1,500 to \$1,999	24.3	26.58	2.01	18.3
2,000 to 2,499	17.6	29.08	1.72	16.1
2,500 to 2,999	10.8	35.50	1.68	16.1
3,000 to 3,999	19.6	36.34	1.39	13.2
4,000 to 4,999	8.1	38.17	1.34	10.3
5,000 or more	11.5	54.88	.98	9.4
All groups: 1940	100.0	33.64	1.46	13.4
1939		36.39	1.56	14.9
1938		38.35	1.38	13.1

Note: ^a A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 6 cases.

SIOUX CITY METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	82,364	79,183	3,181	4.0	22,859	19,975	2,884	14.4	56	914	3.8	23,829
Outside central city.....	5,427	4,592	835	18.2	1,490	1,159	331	28.6	54	87	5.3	1,631
Metropolitan district.....	87,791	83,775	4,016	4.8	24,349	21,134	3,215	15.2	110	1,001	3.9	25,460

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	8	\$41,700	36	\$124,050	44	\$165,750
1936	21	105,350	88	265,300	109	370,650
1937.....	20	103,900	71	203,400	91	307,300
1938	49	210,900	53	157,300	102	368,200
1939	98	459,500	60	188,400	158	647,900
1940.....	151	694,400	47	162,500	198	856,900
1935-40	347	1,615,750	355	1,100,950	702	2,716,700

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	348	\$122,056
1936	311	111,826
1937.....	76	35,528
1938	398	144,405
1939	663	255,796
1940.....	748	251,207
1934-40	2,544	920,818

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	None
Number.....	
Amount.....	
Projects:	
Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	6.2	9.8	7.0
State banks	65.2	62.9	64.7
Savings and loan assns.....	19.0	4.3	15.5
Mortgage companies	2.4	7.4	3.6
Insurance companies	7.2	15.6	9.2
Savings banks.....	-	-	-
All others	-	-	-
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	71.2	-	52.3
81 to 85	14.4	-	10.3
76 to 80.....	9.8	68.6	25.2
71 to 75	7	13.1	4.2
61 to 70	3.2	6.6	4.2
51 to 60.....	7	6.6	2.4
50 or less	-	4.9	1.4
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	16.8
1-car garage	74.3
2-car garage.....	8.9
3-car garage	-
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	91.5	79.6
Brick	3.9	8.5
Stucco.....	7	3.4
Other	3.9	8.5
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	43.1	13.6
5 rooms	46.4	37.3
6 rooms.....	8.5	33.9
7 rooms or more	2.0	15.2
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	8.5	\$3,758	\$365	9.7
4,000 to 4,999.....	33.3	4,484	409	9.1
5,000 to 5,999	34.0	5,365	538	10.0
6,000 to 7,999	21.6	6,449	729	11.3
8,000 to 9,999.....	2.0	8,883	1,350	15.2
10,000 or more	.6	12,500	1,750	14.0
All groups: 1940	100.0	5,285	545	10.3
1939		b	b	b
1938		b	b	b
Existing homes:				
\$2,999 or less	27.1	\$2,603	\$344	13.2
3,000 to \$3,999	25.4	3,397	455	13.4
4,000 to 4,999.....	16.9	4,350	595	13.7
5,000 to 5,999	13.6	5,238	700	13.4
6,000 to 7,999	11.9	6,514	750	11.5
8,000 to 9,999.....	3.4	8,625	1,550	18.0
10,000 or more	1.7	13,750	2,250	16.4
All groups: 1940	100.0	4,315	584	13.5
1939		b	b	b
1938		b	b	b

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	4.7	\$25.29	3.16	22.8
1,500 to \$1,999	36.0	30.65	2.74	21.1
2,000 to 2,499.....	30.0	34.71	2.40	18.9
2,500 to 2,999	14.0	34.71	2.00	15.3
3,000 to 3,999	7.3	45.45	1.90	15.9
4,000 to 4,999.....	3.3	45.20	1.37	11.9
5,000 or more	4.7	53.43	1.09	9.3
All groups: 1940	100.0	34.82	2.15	17.0
1939		b	b	b
1938		b	b	b
Existing homes:				
\$1,499 or less	9.1	\$19.00	2.45	19.7
1,500 to \$1,999	29.1	23.31	1.80	16.1
2,000 to 2,499.....	36.4	30.25	1.34	16.5
2,500 to 2,999	9.1	44.80	2.07	19.9
3,000 to 3,999	10.9	39.83	1.67	14.5
4,000 to 4,999.....	1.8	56.00	1.83	16.4
5,000 or more	3.6	84.00	.80	7.2
All groups: 1940	100.0	32.00	1.68	14.8
1939		b	b	b
1938		b	b	b

Note: A glossary of terms used is included in the Appendix. * Computation based on fewer than 6 cases. b Data not available.

WATERLOO METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	51,743	46,191	5,552	12.0	14,930	11,936	2,994	25.1	23	206	1.4	15,199
Outside central city.....	15,307	10,861	4,446	40.9	4,437	2,982	1,455	48.8	48	77	1.7	4,562
Metropolitan district.....	67,050	57,052	9,998	17.5	19,367	14,918	4,449	29.8	71	283	1.4	19,721

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	2	\$ 7,350	17	\$ 52,100	19	\$ 59,450
1936.....	6	18,650	42	114,350	48	133,000
1937.....	3	16,200	19	66,800	22	83,000
1938.....	76	309,500	28	106,600	104	416,100
1939.....	78	315,600	28	100,200	106	415,800
1940.....	143	566,700	27	94,700	170	661,400
1935-40.....	308	1,234,000	161	534,750	469	1,768,750

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	203	\$ 85,218
1936.....	222	73,569
1937.....	56	22,461
1938.....	200	72,449
1939.....	413	133,636
1940.....	583	174,837
1934-40.....	1,677	562,190

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	None
Amount.....	
Projects: Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	-	-	-
State banks.....	69.3	55.5	67.1
Savings and loan assns.....	-	-	-
Mortgage companies.....	4.6	2.6	4.2
Insurance companies.....	26.1	41.9	28.7
Savings banks.....	-	-	-
All others.....	-	-	-
Total.....	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90.....	66.5	-	54.7
81 to 85.....	17.1	-	14.1
76 to 80.....	9.5	82.4	22.4
71 to 75.....	5.1	11.8	6.2
61 to 70.....	1.8	5.8	2.6
51 to 60.....	-	-	-
50 or less.....	-	-	-
Total.....	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage.....	43.7
1-car garage.....	49.0
2-car garage.....	7.3
3-car garage.....	-
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	99.4	91.2
Brick.....	-	-
Stucco.....	-	-
Other.....	.6	8.8
Total.....	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	48.7	23.5
5 rooms.....	43.7	38.2
6 rooms.....	6.3	26.5
7 rooms or more.....	1.3	11.8
Total.....	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	-	-	-	-
3,000 to \$3,999.....	20.9	\$ 3,659	\$ 293	8.0
4,000 to 4,999.....	53.2	4,395	439	10.0
5,000 to 5,999.....	15.9	5,385	519	9.6
6,000 to 7,999.....	9.4	6,265	660	10.5
8,000 to 9,999.....	.6	9,350 ^a	1,400 ^a	15.0 ^a
10,000 or more.....	-	-	-	-
All groups: 1940.....	100.0	4,607	448	9.7
1939.....	b	b	b	b
1938.....	b	b	b	b
Existing homes:				
\$2,999 or less.....	2.9	\$ 2,750 ^a	\$ 250 ^a	9.1 ^a
3,000 to \$3,999.....	29.4	3,693	355	9.6
4,000 to 4,999.....	41.2	4,439	538	12.1
5,000 to 5,999.....	11.8	5,238 ^a	625 ^a	11.9 ^a
6,000 to 7,999.....	14.7	6,820 ^a	940 ^a	13.8 ^a
8,000 to 9,999.....	-	-	-	-
10,000 or more.....	-	-	-	-
All groups: 1940.....	100.0	4,614	545	11.8
1939.....	b	b	b	b
1938.....	b	b	b	b

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less.....	25.8	\$ 23.98	2.92	21.5
1,500 to \$1,999.....	43.9	27.59	2.63	19.6
2,000 to 2,499.....	16.8	32.00	2.36	17.7
2,500 to 2,999.....	7.7	35.42	2.02	15.9
3,000 to 3,999.....	5.8	43.78	1.84	15.5
4,000 to 4,999.....	-	-	-	-
5,000 or more.....	-	-	-	-
All groups: 1940.....	100.0	28.94	2.48	18.7
1939.....	b	b	b	b
1938.....	b	b	b	b
Existing homes:				
\$1,499 or less.....	8.8	\$ 21.67 ^a	2.79 ^a	19.6 ^a
1,500 to \$1,999.....	23.5	27.50	2.52	19.5
2,000 to 2,499.....	32.4	32.91	1.99	15.3
2,500 to 2,999.....	17.6	29.83	1.66	13.3
3,000 to 3,999.....	11.8	44.00	2.02 ^a	15.9 ^a
4,000 to 4,999.....	-	-	-	-
5,000 or more.....	5.9	48.50 ^a	.96 ^a	9.7 ^a
All groups: 1940.....	100.0	30.38	1.90	15.1
1939.....	b	b	b	b
1938.....	b	b	b	b

Note: A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 6 cases. ^b Data not available.

KANSAS CITY, MISSOURI - KANSAS CITY, KANSAS METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	520,636	521,603	-967	-0.2	156,289	140,259	16,030	11.4	331	11,880	7.1	168,500
Outside central city.....	113,457	92,351	21,106	22.9	32,524	23,934	8,590	35.9	214	1,029	3.0	33,767
Metropolitan district.....	634,093	613,954	20,139	3.3	188,813	164,193	24,620	15.0	545	12,909	6.4	202,267

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	87	\$ 401,650	640	\$ 2,356,300	727	\$ 2,757,950
1936.....	258	1,104,570	893	3,011,429	1,151	4,115,999
1937.....	162	823,950	432	1,396,325	594	2,220,275
1938.....	517	2,510,700	404	1,410,500	921	3,921,200
1939.....	747	3,652,100	356	1,188,900	1,103	4,841,000
1940.....	921	4,371,600	387	1,309,200	1,308	5,680,800
1935-40.....	2,692	12,864,570	3,112	10,672,654	5,804	23,537,224

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	4,791	\$ 1,286,504
1936.....	5,389	1,483,668
1937.....	1,038	376,777
1938.....	3,045	859,586
1939.....	4,266	1,257,492
1940.....	5,739	1,568,162
1934-40.....	24,268	6,832,189

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	2
Amount.....	\$ 137,500
Projects:	
Number.....	2
Dwelling units.....	31

Table 5.—Type of originating mortgagee, 1940

Type of institution origi- nating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	11.6	7.6	10.6
State banks.....	12.5	22.0	14.9
Savings and loan assns.	14.7	9.8	13.5
Mortgage companies.....	36.6	44.3	38.5
Insurance companies.....	22.6	16.0	20.9
Savings banks.....	-	-	-
All others.....	2.0	.3	1.6
Total.....	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4- family homes		
	New homes	Existing homes	All homes
86 to 90.....	70.9	-	49.1
81 to 85.....	14.7	-	10.1
76 to 80.....	7.7	64.2	24.9
71 to 75.....	3.6	15.5	7.4
61 to 70.....	2.7	12.8	5.9
51 to 60.....	.2	5.7	1.9
50 or less.....	.2	1.8	.7
Total.....	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distri- bution all 1- to 4-family homes
No garage.....	3.5
1-car garage.....	64.4
2-car garage.....	11.8
3-car garage.....	.3
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	65.3	46.9
Brick.....	16.4	15.2
Stucco.....	5.6	33.0
Other.....	12.7	4.9
Total.....	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	16.1	1.8
5 rooms.....	59.3	46.4
6 rooms.....	22.1	28.9
7 rooms or more.....	2.5	22.9
Total.....	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distrib- ution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	0.6	\$ 2,792	\$ 282	10.1
3,000 to \$3,999.....	10.8	3,510	352	10.0
4,000 to 4,999.....	25.2	4,449	563	12.7
5,000 to 5,999.....	27.8	5,415	694	12.8
6,000 to 7,999.....	31.5	6,584	1,011	15.4
8,000 to 9,999.....	3.1	8,493	1,356	16.0
10,000 or more.....	1.0	11,050	1,723	15.6
All groups: 1940.....	100.0	5,471	753	13.8
1939.....		5,656	812	14.4
1938.....		5,661	859	15.2
Existing homes:				
\$2,999 or less.....	21.0	\$ 2,487	\$ 482	19.4
3,000 to \$3,999.....	30.3	3,350	632	18.9
4,000 to 4,999.....	18.9	4,369	940	21.5
5,000 to 5,999.....	12.2	5,335	1,052	19.7
6,000 to 7,999.....	11.8	6,549	1,407	21.2
8,000 to 9,999.....	3.7	8,566	1,799	21.0
10,000 or more.....	2.1	14,694	3,782	25.4
All groups: 1940.....	100.0	4,426	910	20.6
1939.....		4,450	918	20.6
1938.....		4,409	938	21.3

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distrib- ution	Average gross monthly payment	Ratio of property value to income	Gross pay- ment as a percent of income
New homes:				
\$1,499 or less.....	3.0	\$ 23.61	2.70	21.1
1,500 to \$1,999.....	20.7	28.68	2.48	19.4
2,000 to 2,499.....	33.0	34.20	2.31	18.2
2,500 to 2,999.....	15.1	37.97	2.12	16.9
3,000 to 3,999.....	19.0	42.90	1.89	15.4
4,000 to 4,999.....	5.9	47.65	1.55	13.0
5,000 or more.....	3.3	60.00	1.27	10.7
All groups: 1940.....	100.0	36.59	2.05	16.4
1939.....		38.50	2.00	16.2
1938.....		39.71	1.95	16.4
Existing homes:				
\$1,499 or less.....	4.2	\$ 28.24	2.99	26.6
1,500 to \$1,999.....	21.3	26.13	1.83	17.7
2,000 to 2,499.....	26.9	28.75	1.58	15.4
2,500 to 2,999.....	11.7	32.56	1.47	14.4
3,000 to 3,999.....	18.8	41.05	1.53	14.3
4,000 to 4,999.....	8.1	46.27	1.25	12.5
5,000 or more.....	9.0	60.14	1.03	9.7
All groups: 1940.....	100.0	35.19	1.45	13.9
1939.....		37.35	1.44	14.2
1938.....		37.02	1.37	13.7

Note: A glossary of terms used is included in the Appendix. * Estimated for 1930 by the FHA on the basis of the boundaries of the 1940 metropolitan district.

ST. JOSEPH METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	75,711	80,935	-5,224	-6.5	21,726	20,984	742	3.5	75	1,510	6.5	23,311
Outside central city.....	11,280	10,584	696	6.6	3,156	2,602	554	21.3	13	90	2.8	3,259
Metropolitan district.....	86,991	91,519	-4,528	-4.9	24,882	23,586	1,296	5.5	88	1,600	6.0	26,570

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	4	\$ 19,000	63	\$ 187,750	67	\$ 206,750
1936	12	48,200	93	252,300	105	300,500
1937	15	52,900	49	128,200	64	181,100
1938	19	85,700	46	129,300	65	215,000
1939	11	52,600	31	97,400	42	150,000
1940	23	100,200	26	64,900	49	165,100
1935-40	84	358,600	308	859,850	392	1,218,450

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	294	\$ 119,366
1936	292	101,253
1937	62	35,168
1938	260	92,939
1939	358	124,608
1940	511	151,593
1934-40	1,777	624,927

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	None
Number.....	
Amount.....	
Projects:	
Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	2.9	11.2	5.5
State banks	76.5	81.8	78.2
Savings and loan assns.	20.6	-	14.1
Mortgage companies	-	-	-
Insurance companies	-	7.0	2.2
Savings banks	-	-	-
All others	-	-	-
Total	100.0	100.0 ^a	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	46.2	-	25.0
81 to 85	23.1	-	12.5
76 to 80	19.2	50.0	33.3
71 to 75	7.7	15.6	10.4
61 to 70	3.8	22.7	12.5
51 to 60	-	9.1	4.2
50 or less	-	4.6	2.1
Total	100.0	100.0 ^a	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	12.5
1-car garage	77.1
2-car garage	10.4
3-car garage	-
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	92.3	81.8
Brick	-	4.6
Stucco	-	13.6
Other	7.7	-
Total	100.0	100.0 ^a

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	19.2	9.1
5 rooms	55.9	59.1
6 rooms	19.2	18.2
7 rooms or more	7.7	13.6
Total	100.0	100.0 ^a

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	7.7	\$ 3,575 ^b	\$ 300 ^b	8.4 ^b
4,000 to 4,999	30.8	4,231	430	10.2
5,000 to 5,999	46.2	5,338	650	12.2
6,000 to 7,999	11.5	6,667 ^b	867 ^b	13.0 ^b
8,000 to 9,999	3.8	8,000 ^b	1,000 ^b	12.5 ^b
10,000 or more	-	-	-	-
All groups: 1940	100.0	5,117	594	11.6
1939	-	c	c	c
1938	-	c	c	c
Existing homes:				
\$2,999 or less	54.6	\$ 2,333	\$ 482	20.7
3,000 to \$3,999	18.2	3,500 ^b	556 ^b	15.9 ^b
4,000 to 4,999	22.7	4,350 ^b	688 ^b	15.8 ^b
5,000 to 5,999	-	-	-	-
6,000 to 7,999	4.5	7,250 ^b	1,500 ^b	20.7 ^b
8,000 to 9,999	-	-	-	-
10,000 or more	-	-	-	-
All groups: 1940	100.0 ^a	3,227	589	18.3
1939	-	c	c	c
1938	-	c	c	c

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	3.8	\$ 26.00 ^b	3.28 ^b	24.0 ^b
1,500 to \$1,999	30.8	27.13	2.42	19.3
2,000 to 2,499	30.8	33.38	2.34	18.2 ^b
2,500 to 2,999	7.7	38.50 ^b	2.21 ^b	16.6
3,000 to 3,999	15.4	49.50 ^b	1.81 ^b	16.9 ^b
4,000 to 4,999	11.5	57.00 ^b	1.24 ^b	9.7 ^b
5,000 or more	-	-	-	-
All groups: 1940	100.0	34.46	2.02	16.3
1939	-	c	c	c
1938	-	c	c	c
Existing homes:				
\$1,499 or less	5.3	\$ 21.00 ^b	1.56 ^b	17.5 ^b
1,500 to \$1,999	47.3	20.89	1.52	14.5
2,000 to 2,499	21.0	22.25 ^b	1.18 ^b	12.3 ^b
2,500 to 2,999	-	-	-	-
3,000 to 3,999	15.8	26.67 ^b	1.15 ^b	9.5 ^b
4,000 to 4,999	5.3	39.00 ^b	1.04 ^b	10.8 ^b
5,000 or more	5.3	60.00 ^b	.73 ^b	7.2 ^b
All groups: 1940	100.0 ^a	25.11	1.19	21.5
1939	-	c	c	c
1938	-	c	c	c

Note: A glossary of terms used is included in the Appendix. ^a Distribution based on fewer than 26 cases. ^b Computation based on fewer than 6 cases. ^c Data not available.

ST. LOUIS METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930*	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	816,048	821,960	-5,912	-0.7	214,909	214,855	20,054	9.3	431	16,334	6.5	251,674
Outside central city.....	551,929	477,018	74,911	15.7	150,523	119,009	31,514	26.5	1,538	5,951	3.8	158,012
Metropolitan district.....	1,367,977	1,298,978	68,999	5.3	365,432	333,864	51,568	15.4	1,969	22,285	5.4	409,686

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	136	\$ 860,750	637	\$ 2,998,800	773	\$ 3,859,550
1936	399	2,225,830	1,010	3,932,235	1,409	6,158,065
1937	378	1,995,890	538	2,075,800	916	4,071,690
1938	1,375	6,769,100	737	3,194,350	2,112	9,963,450
1939	1,983	9,450,300	551	2,327,350	2,534	11,777,650
1940	2,622	12,153,431	480	1,929,800	3,102	14,083,231
1935-40	6,893	33,455,301	3,953	16,458,335	10,846	49,913,636

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	13,303	\$ 4,516,613
1936	11,485	3,301,277
1937	1,948	804,445
1938	6,122	2,097,593
1939	7,406	2,486,682
1940	11,889	3,615,530
1934-40	52,153	16,822,140

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	13
Amount.....	\$ 5,222,500
Projects:	
Number.....	13
Dwelling units.....	1,182

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	18.2	11.4	17.2
State banks	33.3	45.5	35.1
Savings and loan assns.	4.8	5.3	4.9
Mortgage companies	10.9	18.6	12.0
Insurance companies	23.9	11.1	22.0
Savings banks	—	—	—
All others	8.9	8.1	8.8
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	78.4	—	65.8
81 to 85	8.0	—	6.8
76 to 80	8.3	67.9	17.7
71 to 75	2.6	14.7	4.6
61 to 70	2.1	11.1	3.5
51 to 60	.4	4.4	1.1
50 or less	.2	1.9	.5
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	6.0
1-car garage	82.0
2-car garage	11.6
3-car garage	.4
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	12.1	33.1
Brick	65.9	58.5
Stucco	.1	3.0
Other	21.9	5.4
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	26.1	15.0
5 rooms	60.7	45.9
6 rooms	10.6	20.5
7 rooms or more	2.6	18.6
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	0.2	\$ 2,800	\$ 277	9.9
3,000 to \$3,999	19.6	3,510	567	16.2
4,000 to 4,999	25.7	4,488	626	13.9
5,000 to 5,999	23.3	5,421	791	14.6
6,000 to 7,999	24.8	6,518	1,025	15.7
8,000 to 9,999	4.0	8,634	1,465	17.0
10,000 or more	2.4	12,009	2,215	18.4
All groups: 1940	100.0	5,360	823	15.4
1939	—	5,591	861	15.4
1938	—	5,862	916	15.6
Existing homes:				
\$2,999 or less	6.0	\$ 2,561	\$ 522	20.4
3,000 to \$3,999	22.1	3,415	668	19.6
4,000 to 4,999	24.1	4,404	810	18.4
5,000 to 5,999	18.2	5,341	972	18.2
6,000 to 7,999	19.0	6,633	1,434	21.6
8,000 to 9,999	5.4	8,626	1,863	21.6
10,000 or more	5.2	12,198	2,936	24.1
All groups: 1940	100.0	5,299	1,076	20.3
1939	—	5,600	1,112	19.9
1938	—	5,482	1,169	21.3

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	6.6	\$ 24.73	2.83	23.5
1,500 to \$1,999	26.2	30.45	2.59	20.9
2,000 to 2,499	31.9	34.68	2.28	18.7
2,500 to 2,999	14.8	39.00	2.10	17.4
3,000 to 3,999	13.9	46.08	1.93	16.5
4,000 to 4,999	3.6	54.82	1.73	15.1
5,000 or more	3.0	71.78	1.48	12.7
All groups: 1940	100.0	36.99	2.16	17.9
1939	—	39.24	2.12	17.9
1938	—	40.93	2.12	17.7
Existing homes:				
\$1,499 or less	4.4	\$ 21.86	2.47	20.4
1,500 to \$1,999	25.3	17.42	2.32	19.7
2,000 to 2,499	24.7	32.19	2.06	17.4
2,500 to 2,999	13.6	36.09	1.90	16.0
3,000 to 3,999	16.3	44.42	1.85	15.5
4,000 to 4,999	6.5	51.90	1.68	14.2
5,000 or more	9.2	69.84	1.20	10.7
All groups: 1940	100.0	38.10	1.80	15.4
1939	—	40.50	1.79	15.6
1938	—	40.98	1.67	14.9

Note: A glossary of terms used is included in the Appendix. ^a Estimated for 1930 by the FHA on the basis of the boundaries of the 1940 metropolitan district.

SPRINGFIELD, MISSOURI METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	61,238	57,527	3,711	6.5	18,647	15,641	3,006	19.2	58	612	3.2	19,317
Outside central city.....	9,276	6,136	3,140	51.2	2,306	1,484	822	55.4	9	81	3.4	2,396
Metropolitan district.....	70,514	63,663	6,851	10.8	20,953	17,125	3,828	22.4	67	693	3.2	21,713

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	14	\$ 53,400	20	\$ 75,600	34	\$ 139,000
1936	39	161,300	14	40,650	53	201,950
1937	48	212,600	9	33,000	57	245,600
1938	50	206,300	17	45,900	67	252,200
1939	69	223,100	22	51,800	91	274,900
1940	104	394,800	17	57,200	121	452,000
1935-40	324	1,261,500	99	304,150	423	1,565,650

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	315	\$ 94,154
1936	241	66,220
1937	62	15,200
1938	244	71,662
1939	346	99,590
1940	524	143,486
1934-40	1,732	490,312

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	1
Amount.....	\$ 36,500
Projects:	
Number.....	1
Dwelling units.....	10

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	1.0	-	0.8
State banks	28.4	31.3	28.8
Savings and loan assns.	17.4	11.2	16.4
Mortgage companies	39.5	50.5	41.3
Insurance companies	11.5	7.0	10.8
Savings banks	-	-	-
All others	2.2	-	1.9
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	37.4	-	29.9
81 to 85	17.9	-	14.3
76 to 80	22.0	25.8	22.7
71 to 75	12.2	16.1	13.0
61 to 70	6.5	19.4	9.1
51 to 60	3.2	32.3	9.1
50 or less	.8	6.4	1.9
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	5.2
1-car garage	83.1
2-car garage	11.7
3-car garage	-
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	65.6	54.8
Brick	9.8	25.8
Stucco	.8	9.7
Other	23.8	9.7
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	38.5	12.9
5 rooms	48.4	64.5
6 rooms	11.5	12.9
7 rooms or more	1.6	9.7
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	4.9	\$ 2,575	\$ 300	11.7
3,000 to \$3,999	32.0	3,408	419	12.3
4,000 to 4,999	35.2	4,316	517	12.0
5,000 to 5,999	16.4	5,300	789	14.9
6,000 to 7,999	10.7	6,377	900	14.1
8,000 to 9,999	.8	9,250 ^a	1,500 ^a	16.2 ^a
10,000 or more	-	-	-	-
All groups: 1940	100.0	4,361	569	13.0
1939	b	b	b	b
1938	b	b	b	b
Existing homes:				
\$2,999 or less	25.8	\$ 2,019	\$ 376	18.6
3,000 to \$3,999	35.5	3,409	630	18.5
4,000 to 4,999	12.9	4,125	475	11.5
5,000 to 5,999	16.1	5,200 ^a	1,205 ^a	23.2 ^a
6,000 to 7,999	6.5	6,938 ^a	981 ^a	14.1 ^a
8,000 to 9,999	-	-	-	-
10,000 or more	3.2	11,750 ^a	3,000 ^a	25.5 ^a
All groups: 1940	100.0	3,928	737	18.5
1939	b	b	b	b
1938	b	b	b	b

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	14.4	\$ 18.88	2.71	19.2
1,500 to \$1,999	38.1	24.73	2.26	17.2
2,000 to 2,499	26.3	30.39	2.15	16.4
2,500 to 2,999	6.8	32.13	1.75	14.4
3,000 to 3,999	7.6	40.11	1.79	14.5
4,000 to 4,999	5.1	38.83	1.34	10.8
5,000 or more	1.7	32.50 ^a	.69 ^a	5.5 ^a
All groups: 1940	100.0	27.90	1.99	15.3
1939	b	b	b	b
1938	b	b	b	b
Existing homes:				
\$1,499 or less	9.1	\$ 24.00 ^a	3.00 ^a	22.3 ^a
1,500 to \$1,999	40.9	25.67	2.16	17.4
2,000 to 2,499	18.2	24.50 ^a	1.38 ^a	13.1 ^a
2,500 to 2,999	9.1	21.00 ^a	1.25 ^a	9.3 ^a
3,000 to 3,999	4.5	39.00 ^a	1.83 ^a	15.6 ^a
4,000 to 4,999	9.1	64.50 ^a	1.90 ^a	18.4 ^a
5,000 or more	9.1	66.50 ^a	1.43 ^a	12.7 ^a
All groups: 1940	100.0 ^c	32.73	1.71	15.2
1939	b	b	b	b
1938	b	b	b	b

Note: ^a A glossary of terms used is included in the Appendix. ^b Computation based on fewer than 6 cases. ^c Data not available. ^d Distribution based on fewer than 26 cases.

LINCOLN METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	81,984	79,592*	2,392	3.0	24,671	21,076*	3,595	17.1	95	1,225	4.7	25,991
Outside central city.....	6,207	6,248	-41	-7	985	888	97	10.9	2	33	3.2	1,020
Metropolitan district.....	88,191	85,840	2,351	2.7	25,656	21,964	3,692	16.8	97	1,258	4.7	27,011

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	4	\$ 18,900	38	\$ 118,900	42	\$ 137,800
1936	15	70,100	59	194,400	74	264,500
1937	27	130,500	75	222,500	102	353,000
1938	34	159,000	43	147,800	77	306,800
1939	121	575,200	70	262,300	191	837,500
1940	117	553,500	72	253,500	189	807,000
1935-40	318	1,507,200	317	1,099,400	635	2,606,600

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	436	\$ 120,377
1936	362	108,290
1937	63	28,545
1938	224	70,327
1939	447	141,503
1940	704	213,914
1934-40	2,256	682,956

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	None
Number.....	
Amount.....	
Projects:	
Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	0.7	3.5	1.6
State banks	-	-	-
Savings and loan assns.....	56.8	12.3	42.8
Mortgage companies	5.4	22.6	10.8
Insurance companies	32.5	61.6	41.6
Savings banks.....	-	-	-
All others	4.6	-	3.2
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	71.9	-	44.4
81 to 85	12.5	-	7.7
76 to 80	7.8	77.2	34.3
71 to 75	3.9	11.4	6.8
61 to 70	3.9	5.1	4.4
51 to 60	-	5.1	1.9
50 or less	-	1.2	.5
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	2.9
1-car garage	78.7
2-car garage	17.9
3-car garage	.5
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	60.1	57.9
Brick	22.7	14.5
Stucco	-	17.1
Other	17.2	10.5
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	25.8	3.9
5 rooms	51.6	26.3
6 rooms	18.0	36.9
7 rooms or more	4.6	32.9
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	9.3	\$ 3,642	\$ 427	11.7
4,000 to 4,999	35.2	4,443	504	11.3
5,000 to 5,999	21.9	5,354	602	11.2
6,000 to 7,999	29.7	6,571	771	11.7
8,000 to 9,999	3.1	8,788	975	11.1 ^b
10,000 or more	.8	10,000 ^b	1,700 ^b	17.0
All groups: 1940	100.0	5,378	622	11.6
1939		c	c	c
1938		c	c	c
Existing homes:				
\$2,999 or less	10.5	\$ 2,600	\$ 406	15.6
3,000 to \$3,999	36.8	3,184	495	15.5
4,000 to 4,999	19.7	4,587	707	15.4
5,000 to 5,999	15.9	5,304	917	17.3
6,000 to 7,999	10.5	6,844	1,175	17.2
8,000 to 9,999	5.3	8,500 ^b	1,125 ^b	13.2 ^b
10,000 or more	1.3	12,500 ^b	2,000 ^b	16.0
All groups: 1940	100.0	4,522	719	15.9
1939		c	c	c
1938		c	c	c

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	3.2	\$ 27.25 ^b	2.85 ^b	24.0 ^b
1,500 to \$1,999	26.4	33.18	2.58	22.6
2,000 to 2,499	24.8	37.10	2.21	19.5
2,500 to 2,999	17.6	42.05	2.14	18.7
3,000 to 3,999	19.2	47.04	1.79	16.4
4,000 to 4,999	5.6	60.86	1.77	16.8
5,000 or more	3.2	51.25 ^b	1.12 ^b	10.5 ^b
All groups: 1940	100.0	40.31	2.05	18.3
1939		c	c	c
1938		c	c	c
Existing homes:				
\$1,499 or less	6.9	\$ 22.80 ^b	2.47 ^b	22.3 ^b
1,500 to \$1,999	19.4	26.86	2.00	18.3
2,000 to 2,499	26.4	32.74	1.87	17.5
2,500 to 2,999	15.3	32.36	1.53	14.1
3,000 to 3,999	13.9	39.30	1.41	13.4
4,000 to 4,999	12.5	51.00	1.59	14.2
5,000 or more	5.6	57.25 ^b	1.22 ^b	10.6 ^b
All groups: 1940	100.0	35.40	1.64	15.0
1939		c	c	c
1938		c	c	c

Note: A glossary of terms used is included in the Appendix. ^a Estimated for 1930 by FHA on the basis of the boundaries of the 1940 central city.

^b Computation based on fewer than 6 cases. ^c Data not available.

OMAHA - COUNCIL BLUFFS METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	265,283	256,054	9,229	3.6	73,835	65,429	8,406	12.8	120	4,002	5.1	77,957
Outside central city.....	22,415	17,797	4,618	25.9	5,972	4,348	1,624	37.4	49	190	3.1	6,211
Metropolitan district.....	287,698	273,851	13,847	5.1	79,807	69,777	10,030	14.4	169	4,192	5.0	84,168

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	18	\$ 81,950	135	\$ 461,450	153	\$ 543,400
1936	59	299,900	216	748,220	275	1,048,120
1937	71	356,500	135	473,700	206	830,200
1938	186	884,999	309	1,042,300	495	1,927,299
1939	213	955,300	225	779,100	438	1,734,400
1940	323	1,534,700	273	981,300	596	2,516,000
1935-40	870	4,113,349	1,293	4,486,070	2,163	8,599,419

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	1,756	\$ 598,395
1936	1,253	507,267
1937	299	90,222
1938	1,954	672,673
1939	2,224	747,875
1940	2,624	817,329
1934-40	10,060	3,433,761

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	None
Amount.....	
Projects: Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	9.2	11.6	10.1
State banks	1.8	.5	1.3
Savings and loan assns.	-	-	-
Mortgage companies	33.1	31.0	32.3
Insurance companies	55.9	56.9	56.3
Savings banks	-	-	-
All others	-	-	-
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	64.0	-	34.5
81 to 85	11.4	-	6.4
76 to 80	14.3	71.1	40.1
71 to 75	6.3	15.3	10.5
61 to 70	3.7	11.0	7.1
51 to 60	.3	2.6	1.4
50 or less	-	-	-
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	16.3
1-car garage	71.3
2-car garage	12.3
3-car garage	.1
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	72.3	65.3
Brick	21.0	13.9
Stucco	5.8	16.2
Other	-	4.6
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	30.3	6.3
5 rooms	45.8	39.3
6 rooms	19.6	31.0
7 rooms or more	4.3	23.4
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	0.2	\$ 2,500*	\$ 250*	10.0*
3,000 to \$3,999	10.4	3,713	446	12.0
4,000 to 4,999	37.5	4,441	547	12.3
5,000 to 5,999	22.5	5,351	706	13.2
6,000 to 7,999	23.3	6,699	813	12.1
8,000 to 9,999	3.2	8,736	1,186	13.6
10,000 or more	2.9	12,495	1,675	13.4
All groups: 1940	100.0	5,460	686	12.6
1939		5,278	654	12.4
1938		5,584	695	12.4
Existing homes:				
\$2,999 or less	11.9	\$ 2,625	\$ 451	17.2
3,000 to \$3,999	33.7	3,426	539	15.7
4,000 to 4,999	22.8	4,347	675	15.5
5,000 to 5,999	12.9	5,356	885	16.5
6,000 to 7,999	13.5	6,659	1,027	15.4
8,000 to 9,999	3.6	8,964	1,645	18.4
10,000 or more	1.6	11,800*	1,630*	13.8*
All groups: 1940	100.0	4,566	728	15.9
1939		4,442	718	16.2
1938		4,332	738	17.0

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	5.6	\$ 27.00	3.05	24.7
1,500 to \$1,999	25.2	31.91	2.55	21.7
2,000 to 2,499	25.6	36.43	2.30	19.6
2,500 to 2,999	15.9	40.80	2.09	18.1
3,000 to 3,999	17.1	45.75	1.85	16.5
4,000 to 4,999	7.2	53.65	1.65	14.5
5,000 or more	3.4	75.18	1.47	12.6
All groups: 1940	100.0	39.65	2.08	17.9
1939		39.28	2.06	18.1
1938		41.53	2.27	20.3
Existing homes:				
\$1,499 or less	6.3	\$ 21.67	2.30	19.6
1,500 to \$1,999	25.3	27.07	2.07	18.6
2,000 to 2,499	24.7	30.23	1.76	15.9
2,500 to 2,999	14.6	34.81	1.72	15.4
3,000 to 3,999	14.6	39.48	1.56	14.1
4,000 to 4,999	7.6	46.73	1.44	13.1
5,000 or more	6.9	57.40	1.05	9.4
All groups: 1940	100.0	34.21	1.62	14.5
1939		34.90	1.70	15.7
1938		34.47	1.59	15.1

Note: A glossary of terms used is included in the Appendix. * Computation based on fewer than 6 cases.

TOPEKA METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	67,833	64,120	3,713	5.8	20,460	17,424	3,036	17.4	42	1,149	5.3	21,651
Outside central city.....	9,916	7,559	2,357	31.2	2,245	1,449	796	54.9	18	151	6.3	2,414
Metropolitan district.....	77,749	71,679	6,070	8.5	22,705	18,873	3,832	20.3	60	1,300	5.4	24,065

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	15	\$ 58,650	80	\$ 223,350	95	\$ 282,000
1936	48	185,100	103	276,735	151	461,835
1937	55	246,500	49	169,900	104	416,400
1938	102	423,450	53	177,500	155	600,950
1939	134	605,600	68	220,700	202	826,300
1940	175	759,200	34	123,400	209	882,600
1935-40	529	2,278,500	387	1,191,585	916	3,470,085

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	265	\$ 70,661
1936	407	116,303
1937	83	29,736
1938	278	69,274
1939	471	133,991
1940	569	154,150
1934-40	2,073	574,115

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	1
Amount.....	\$ 24,000
Projects:	
Number.....	1
Dwelling units.....	10

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	5.2	15.0	6.6
State banks	—	—	—
Savings and loan assns.	34.9	17.9	32.5
Mortgage companies	11.1	21.4	12.5
Insurance companies	48.8	45.7	48.4
Savings banks.....	—	—	—
All others	—	—	—
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	74.0	—	60.8
81 to 85	8.8	—	7.2
76 to 80	10.5	75.6	22.1
71 to 75	4.4	4.9	4.5
61 to 70	1.7	12.2	3.6
51 to 60	.6	7.3	1.8
50 or less	—	—	—
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	6.3
1-car garage	79.3
2-car garage	14.4
3-car garage	—
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	77.7	82.0
Brick	5.0	2.6
Stucco	5.0	12.8
Other	12.3	2.6
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	27.9	2.6
5 rooms	54.8	41.0
6 rooms	11.7	30.8
7 rooms or more	5.6	25.6
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	5.6	\$ 2,720	\$ 250	9.2
3,000 to \$3,999	20.1	3,458	301	8.7
4,000 to 4,999	30.1	4,519	429	9.5
5,000 to 5,999	23.5	5,392	495	9.2
6,000 to 7,999	16.2	6,365	626	9.8
8,000 to 9,999	2.8	8,560 ^a	900 ^a	10.5 ^a
10,000 or more	1.7	15,200 ^a	2,067 ^a	13.6 ^a
All groups: 1940	100.0	5,001	481	9.6
1939	—	b	b	b
1938	—	b	b	b
Existing homes:				
\$2,999 or less	10.3	\$ 2,588 ^a	\$ 263 ^a	10.2 ^a
3,000 to \$3,999	23.1	3,328	433	13.0
4,000 to 4,999	30.7	4,275	415	9.7
5,000 to 5,999	17.9	5,314	557	10.5
6,000 to 7,999	15.3	6,375	779	12.2
8,000 to 9,999	—	—	—	—
10,000 or more	2.7	10,000 ^a	3,000 ^a	30.0 ^a
All groups: 1940	100.0	4,540	551	12.1
1939	—	b	b	b
1938	—	b	b	b

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	9.8	\$ 23.41	2.60	21.7
1,500 to \$1,999	22.4	30.62	2.35	20.8
2,000 to 2,499	32.2	36.11	2.18	19.1
2,500 to 2,999	12.0	39.38	1.92	17.4
3,000 to 3,999	16.1	45.29	1.74	16.2
4,000 to 4,999	2.3	49.75 ^a	1.36 ^a	13.5 ^a
5,000 or more	5.2	76.78	1.57	14.9
All groups: 1940	100.0	37.93	1.99	17.9
1939	—	b	b	b
1938	—	b	b	b
Existing homes:				
\$1,499 or less	—	—	—	—
1,500 to \$1,999	42.4	\$ 29.21	2.20	19.5
2,000 to 2,499	21.2	30.43	1.89	16.4
2,500 to 2,999	12.1	34.00 ^a	1.60 ^a	15.1 ^a
3,000 to 3,999	12.1	45.50 ^a	1.78 ^a	16.1 ^a
4,000 to 4,999	3.1	40.00 ^a	1.37 ^a	11.4 ^a
5,000 or more	9.1	55.00 ^a	1.00 ^a	9.2 ^a
All groups: 1940	100.0	34.70	1.69	15.2
1939	—	b	b	b
1938	—	b	b	b

Note: ^a A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 6 cases. ^b Data not available.

WICHITA METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	114,966	111,110	3,856	3.5	34,781	29,938	4,843	16.2	57	1,607	4.4	36,445
Outside central city.....	12,342	8,264	4,078	49.3	3,386	2,072	1,314	63.4	28	79	2.3	3,493
Metropolitan district.....	127,308	119,374	7,934	6.6	38,167	32,010	6,157	19.2	85	1,686	4.2	39,938

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	68	\$ 266,950	159	\$ 489,850	227	\$ 756,800
1936	211	842,540	147	396,965	358	1,239,505
1937.....	140	588,550	38	122,050	178	710,600
1938	198	797,800	32	116,000	230	913,800
1939	294	1,195,500	60	200,900	354	1,396,400
1940.....	418	1,616,000	42	156,300	460	1,772,300
1935-40	1,329	5,307,340	478	1,482,065	1,807	6,789,405

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	373	\$ 190,061
1936	242	83,079
1937.....	146	20,260
1938	322	77,916
1939	982	273,534
1940.....	1,273	387,742
1934-40	3,238	992,592

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	2
Amount.....	\$ 81,500
Projects:	
Number.....	2
Dwelling units.....	32

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	-	1.3	0.1
State banks	0.5	-	.5
Savings and loan assns.	39.2	39.4	39.2
Mortgage companies	50.5	43.3	49.8
Insurance companies	6.5	15.4	7.4
Savings banks	-	-	-
All others	3.3	.6	3.0
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	80.5	-	71.9
81 to 85	10.6	-	9.7
76 to 80.....	6.4	61.5	12.1
71 to 75	1.8	19.3	3.7
61 to 70	.5	9.6	1.4
51 to 60.....	9.6	-	1.0
50 or less	.2	-	.2
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	2.3
1-car garage	70.4
2-car garage.....	27.3
3-car garage	-
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	79.9	74.0
Brick	14.5	24.0
Stucco.....	.7	2.0
Other	4.9	-
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	22.8	10.0
5 rooms	62.7	40.0
6 rooms.....	13.1	30.0
7 rooms or more	1.4	20.0
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	10.0	\$ 2,728	\$ 253	9.3
3,000 to \$3,999	34.5	3,467	320	9.2
4,000 to 4,999.....	26.8	4,402	433	9.8
5,000 to 5,999	14.7	5,308	477	9.0
6,000 to 7,999	12.8	6,704	627	9.4
8,000 to 9,999.....	1.2	8,950 ^b	1,120 ^b	12.5 ^b
10,000 or more	-	-	-	-
All groups: 1940	100.0	4,393	415	9.4
1939		4,702	469	10.0
1938		4,622	485	10.5
Existing homes:				
\$2,999 or less	28.0	\$ 2,443	\$ 364	14.9
3,000 to \$3,999	30.0	3,532	487	13.8
4,000 to 4,999.....	14.0	4,279	1,086	25.4
5,000 to 5,999	6.0	5,658 ^b	567 ^b	10.0 ^b
6,000 to 7,999	10.0	7,185 ^b	860 ^b	12.0 ^b
8,000 to 9,999.....	6.0	8,667 ^b	867 ^b	10.0 ^b
10,000 or more	6.0	11,800 ^b	1,483 ^b	12.6 ^b
All groups: 1940	100.0	4,629	661	14.3
1939		4,308	639	14.8
1938		4,046	587	14.5

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	11.2	\$ 21.96	2.47	20.1
1,500 to \$1,999	33.7	26.96	2.15	18.5
2,000 to 2,499.....	24.3	31.92	1.96	17.3
2,500 to 2,999	10.5	41.09	1.77	18.4
3,000 to 3,999	16.1	42.68	1.72	15.5
4,000 to 4,999.....	1.6	56.00	1.56	15.1
5,000 or more	2.6	50.09	1.14	10.2
All groups: 1940	100.0	32.69	1.90	17.0
1939		34.66	1.76	15.7
1938		34.28	1.76	15.4
Existing homes:				
\$1,499 or less	10.9	\$ 19.00 ^b	2.27 ^b	18.7 ^b
1,500 to \$1,999	15.2	21.14	1.80	15.0
2,000 to 2,499.....	23.9	26.64	1.53	14.5
2,500 to 2,999	8.7	27.75 ^b	1.22 ^b	11.7 ^b
3,000 to 3,999	17.4	39.88	1.51	14.4
4,000 to 4,999.....	8.7	47.50 ^b	1.37 ^b	12.8 ^b
5,000 or more	15.2	80.86	1.14	11.4
All groups: 1940	100.0	37.43	1.39	13.1
1939		32.67	1.36	12.7
1938		34.58	1.40	14.1

Note: ^a A glossary of terms used is included in the Appendix. ^b Estimated for 1930 by the FHA on the basis of the boundaries of the 1940 metropolitan district. ^c Computation based on fewer than 6 cases.

WEST SOUTH CENTRAL GEOGRAPHIC DIVISION

Oklahoma, Arkansas, Texas, and Louisiana comprise the West South Central Geographic Division. As a group they contain 9.9 percent of the total United States population, or 13,064,525 persons, of whom 8,013,569 are nonfarm. Of these, 3,235,221 live inside metropolitan districts.

Population in 1940	West South Central Division		United States
		Percent 9.9	Percent 100.0
Percent of United States.....			
Total.....	13,064,525	100.0	100.0
Nonfarm.....	8,013,569	61.3	77.1
Metropolitan districts.....	3,235,221	24.8	47.8
Population density per square mile.....	30.3		44.3

There are sixteen metropolitan districts located principally or entirely inside this division. The population of that portion of the metropolitan districts located inside the boundaries of the Division constitutes only 24.8 percent of the total population as compared with 47.8 percent for metropolitan districts in the Nation as a whole. In only two other geographic divisions, the East South Central and the Mountain, are the metropolitan districts of less importance, 20.6 percent and 18.6 percent, respectively. The West South Central Division and the metropolitan districts it contains are shown on the map on the following page.

The West South Central Division is not preponderately urban. The nonfarm population, composed of the inhabitants of the metropolitan districts and the smaller cities and towns, constitutes only 61.3 percent of the total as compared with 77.1 percent for these places nationally. Only in the East South Central Division does the nonfarm population represent a smaller segment of the Division total, 51.1 percent. The metropolitan districts of the West South Central Division constitute only 40.4 percent of the Division total of nonfarm population as compared with 62.0 percent for the nation.

With 14.5 percent of the land area of the United

States and with only about 10 percent of its population, the population density of the Division is only 30.3 persons per square mile as compared with 44.3 for the nation as a whole.

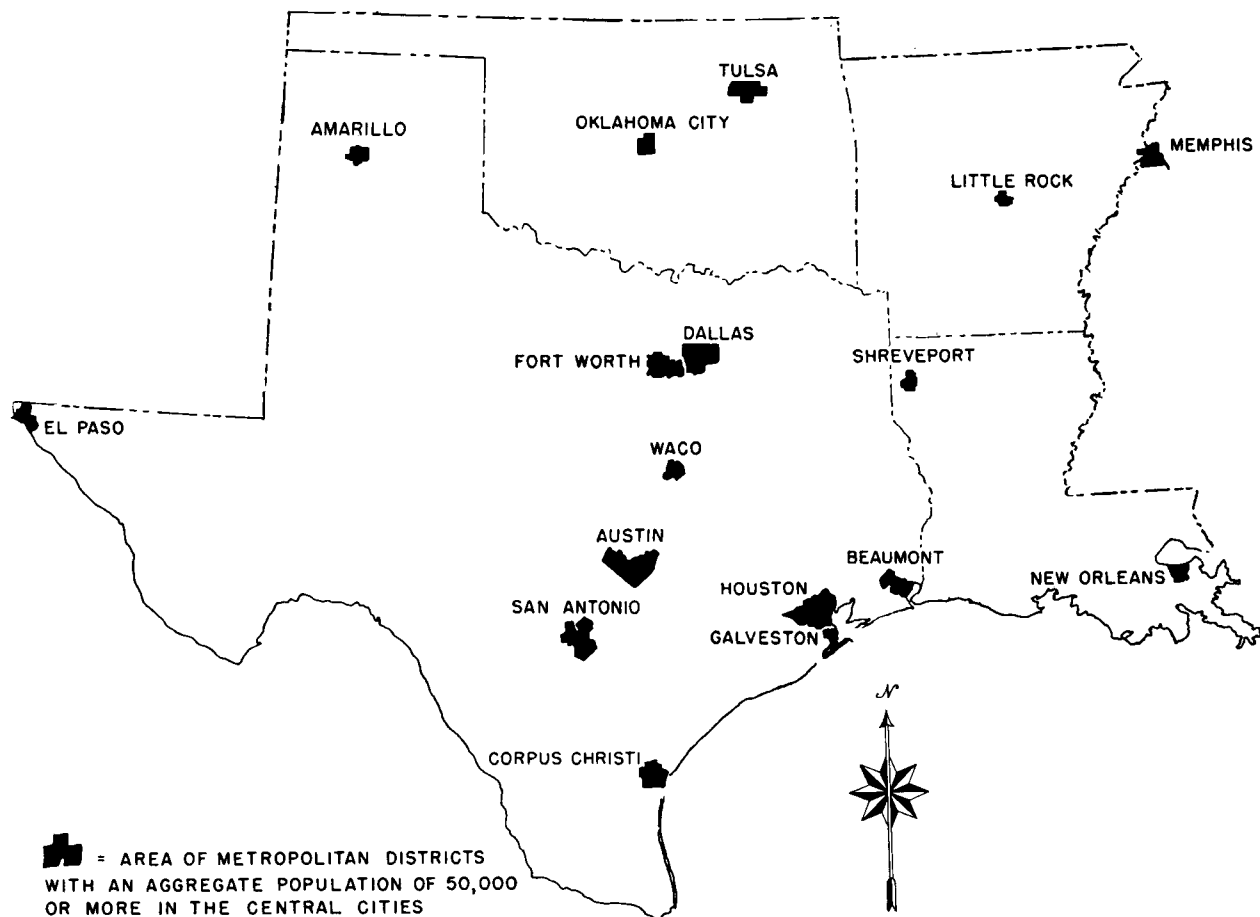
Economic characteristics. The West South Central Geographic Division is primarily agricultural in character. Farming produces twice as much private income as manufacturing. Trade, transportation, and the service occupations follow in order.

The economic activities of the several metropolitan districts in this Geographic Division vary. Some are located inland, while some are seaports. Some are primarily industrial in nature, and some are primarily distributing centers. A discussion of the basic economic nature of each follows.

The single metropolitan district entirely contained in Arkansas is **Little Rock**, the capital of the State. Besides its activity as a center of government, it is the major distributing point for the central portion of the State. Its manufactures include lumber, lumber products, and cottonseed oil. It is the principal southern shipping center for the bauxite ore used in the manufacture of aluminum.

Both **New Orleans** and **Shreveport** are located entirely within the State of Louisiana. **New Orleans**, the larger of the two, is the major Gulf port in point of tonnage and is one of the largest ports in the United States. It is the principal commercial and financial city in the lower Mississippi region. **New Orleans** is second only to New York City as a coffee importing and roasting center, and plays a principal part in the soft wood lumber commerce of the South. It is a shipping center to the entire United States for the banana imports from South America. The major industries of the **Shreveport** Metropolitan District are petroleum refining, the processing of rough and finished lumber, and the manufacture of glass. **Shreveport** is a distributing center for a large agricultural region. Barksdale Field, a large Army air base, is located just a few miles outside the city.

1940 METROPOLITAN DISTRICTS IN THE WEST SOUTH CENTRAL DIVISION



The metropolitan districts of **Oklahoma City** and **Tulsa** are both located entirely inside the State of Oklahoma. **Oklahoma City** is the State capital and the major distributing center for the State. There are large oil refineries and cottonseed oil plants. Other industries include cotton textile and flour mills. The refining of petroleum constitutes the major activity of **Tulsa**. There are numerous oil equipment supply firms. It is a cotton shipping center.

All of the eleven metropolitan districts in Texas are located entirely within that State. The **Amarillo** Metropolitan District is mainly a distributing and servicing center for the Northwestern section of the State. Its industries include meat packing, creameries, cottonseed oil, and sash and door plants. There are also zinc smelters and railway shops. **Austin** is the capital of the State and the site of the State University. Oil refining and fruit and vegetable canning are the principal industries. The **Beaumont-Port Arthur** Metropolitan District is an oil refining and oil shipping center. Other industries include rice processing and lumber milling. **Corpus Christi** is a distributing center for the surrounding region. Its industries include oil refining, tin work, cottonseed processing, and the manufacture of

brooms and mattresses. **Dallas**, the second largest metropolitan district in the State, manufactures cotton ginning machinery, flour, Portland cement, saddlery, and harness. In the **El Paso** Metropolitan District there is petroleum refining, cotton pressing, and cotton textile manufacturing. **Fort Worth** is one of the great livestock and meat packing centers of the Southwest. It contains, in addition, large railway shops, flour mills, and numerous oil equipment supply firms. There is a large trade in cotton at **Galveston** with a considerable volume shipped abroad. Cement is manufactured, and there is flour milling.

The largest metropolitan district in Texas, **Houston**, manufactures equipment for the oil industry, with refineries for oil, cottonseed oil, and sugar production. There are also plants for the processing of rice. **San Antonio** manufactures machinery for cotton ginning, and oil well drilling and pumping. Oil refining contributes prominently to the economic background. The city is administrative headquarters for a large number of persons and firms operating in the oil fields of the territory. The metropolitan district of **San Antonio** derives much income from the large and varied United States Government military establishments nearby. These include Fort

Population, Occupied Dwelling Units, and FHA Activity in West South Central Metropolitan Districts

Metropolitan district	Population in 1940	Occupied dwelling units enumerated in the 1940 Census			1- to 4-family home mortgages accepted for FHA insurance, 1935-40			
		Number in 1940	Estimated increase 1930-40		On all homes		On new homes	
			Number	Percentage increase, 1940 over 1930	Number	As a % of all occupied dwellings in 1940	Number	As a % of the 1930-40 increase in dwellings
Little Rock, Ark.	126,724	34,691	6,906	24.9	941	2.7	565	8.2
New Orleans, La.	540,030	144,593	24,575	20.5	1,123	.8	773	3.1
Shreveport, La.	112,225	30,647	8,467	38.2	1,611	5.3	1,435	16.9
Oklahoma City, Okla.	221,229	63,958	12,928	25.3	3,507	5.5	2,752	21.3
Tulsa, Okla.	188,562	53,678	6,544	13.9	3,143	5.9	2,455	37.5
Amarillo, Tex. ^a	53,463	14,946	3,312	28.5	859	5.7	799	24.1
Austin, Tex. ^a	106,193	26,863	9,826	57.7	1,059	3.9	970	9.9
Beaumont-Port Arthur, Tex.	138,608	37,497	6,088	19.4	1,718	4.6	1,569	25.8
Corpus Christi, Tex.	70,677	18,962	10,950	136.7	1,676	8.8	1,619	14.8
Dallas, Tex. ^b	376,548	107,268	28,598	36.4	7,417	6.9	6,438	22.5
El Paso, Tex. ^b	115,801	28,201	830	3.0	541	1.9	497	59.9
Ft. Worth, Tex. ^b	207,677	59,638	13,878	30.3	2,251	3.8	1,818	13.1
Galveston, Tex.	71,677	19,513	4,625	31.1	257	1.3	230	5.0
Houston, Tex. ^a	510,397	141,381	53,325	60.6	7,544	5.3	7,000	13.1
San Antonio, Tex. ^b	319,010	81,341	15,396	23.3	3,737	4.6	3,022	19.6
Waco, Tex. ^a	71,114	19,333	3,376	21.2	201	1.0	194	5.7
Division total ^c	3,229,935	882,600	209,624	31.1	37,585	4.3	32,136	15.3
140 district total	62,965,773	17,220,831	2,744,341	19.0	546,842	3.2	358,587	13.1

^a Occupied dwelling unit data for 1930 were estimated on a basis approximating the boundaries of the metropolitan district as established in the 1940 Census.

^b Occupied dwelling unit data for 1930 were estimated on the basis of the boundaries of the metropolitan district as established in the 1930 Census.

^c Each column total is based upon the summation of the figures of the metropolitan districts in their entirety, including minor district parts which spill over into adjacent geographic divisions.

Sam Houston, Randolph Field, Brooks Field, Kelly Field, Duncan Field, Camp Bullis, Camp Stanley, and a United States arsenal. **Waco** manufactures cotton textiles, men's clothing, wagons and carriages, saddlery, and harness.

FHA activity. As determined by the 1940 Census there were 882,600 occupied dwelling units of all types inside the sixteen metropolitan districts located predominantly within the West South Central Geographic Division. Through December 31, 1940, the FHA had accepted mortgages for insurance on 4.3 percent of these, or 37,585 small homes, a substantially larger proportion for the FHA than the average of only 3.2 percent of the dwelling units within the 140 metropolitan districts of the United States.

As might be expected, the proportion of homes financed under the FHA Plan is not uniform for the various metropolitan districts of the West South Central Division. For example, FHA small home mortgage acceptances constituted 8.8 percent of the occupied dwelling units within the **Corpus Christi** Metropolitan District and but 0.8 percent in the **New Orleans** Metropolitan District. In the **Dallas** Metropolitan District FHA's share was 6.9 percent, in the **Houston** Metropolitan District 5.3 percent, and in the **San Antonio** Metropolitan District 4.6 percent.

Of the occupied dwelling units of all types added within the sixteen metropolitan districts of the West South Central Division during the decade 1930-40, the FHA accounted for 15.3 per-

cent by accepting mortgages for insurance on 32,136 new, small homes between 1935 and 1940. This was a larger share for the FHA than the average of 13.1 percent of the dwelling unit additions in all the 140 metropolitan districts of the United States.

Nearly six out of every ten dwelling units added in the **El Paso** Metropolitan District, 59.9 percent, were financed with FHA insured mortgages. In the **Tulsa** Metropolitan District FHA's share was 37.5 percent, in the **Beaumont-Port Arthur** Metropolitan District it was 25.8 percent, and in the **Amarillo** Metropolitan District 24.1 percent, and in the **Dallas** and **Oklahoma City** Metropolitan Districts it was 22.5 percent and 21.3 percent, respectively.

On the other hand, FHA acceptances of new, small home mortgages represented only 5.7 percent of the dwelling units added in the **Waco** Metropolitan District, 5.0 percent in the **Galveston** Metropolitan District, and 3.1 percent in the **New Orleans** Metropolitan District.

Individual metropolitan districts. Presented on the following pages are FHA and Bureau of the Census data for each of the sixteen metropolitan districts located principally or entirely within the West South Central Geographic Division. A consideration of some analytical uses of these data appears at the beginning of this section. An explanation of the terms appearing in the tables may be found in the Appendix Glossary.

LITTLE ROCK METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	88,039	81,679	6,360	7.8	24,673	20,026	4,647	23.2	72	748	2.9	25,493
Outside central city.....	38,685	31,458	7,227	23.0	10,018	7,759	2,259	29.1	27	162	1.6	10,207
Metropolitan district.....	126,724	113,137	13,587	12.0	34,691	27,785	6,906	24.9	99	910	2.5	35,700

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	15	\$ 72,100	102	\$ 320,850	117	\$ 392,950
1936.....	66	274,050	63	239,540	129	513,590
1937.....	47	175,000	43	147,600	90	322,600
1938.....	76	311,100	50	175,300	126	486,400
1939.....	132	591,400	57	178,600	189	770,000
1940.....	229	972,700	61	240,300	290	1,213,000
1935-40.....	565	2,396,350	376	1,302,190	941	3,698,540

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	777	\$ 282,976
1936.....	617	236,649
1937.....	108	40,323
1938.....	445	178,454
1939.....	753	256,275
1940.....	1,098	360,540
1934-40.....	3,798	1,355,217

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages.....	None
Number.....	
Amount.....	
Projects.....	
Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	4.1	12.6	5.8
State banks.....	21.1	24.2	21.7
Savings and loan assns.....	9.5	7.0	9.0
Mortgage companies.....	29.2	33.1	30.0
Insurance companies.....	36.1	23.1	33.5
Savings banks.....	-	-	-
All others.....	-	-	-
Total.....	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90.....	57.6		45.2
81 to 85.....	11.6		9.0
76 to 80.....	14.0	73.2	26.8
71 to 75.....	4.8	14.1	6.9
61 to 70.....	11.2	8.5	10.6
51 to 60.....	4	2.8	.9
50 or less.....	.4	1.4	.6
Total.....	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage.....	1.9
1-car garage.....	77.9
2-car garage.....	17.7
3-car garage.....	2.5
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	70.4	51.6
Brick.....	25.0	31.2
Stucco.....	3.8	14.1
Other.....	3.8	3.1
Total.....	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	12.1	1.6
5 rooms.....	49.6	56.2
6 rooms.....	28.1	20.3
7 rooms or more.....	9.6	21.9
Total.....	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	12.5	\$ 2,672	\$ 246	9.2
3,000 to \$3,999.....	26.5	3,340	319	9.6
4,000 to 4,999.....	20.2	4,292	599	14.0
5,000 to 5,999.....	14.9	5,458	694	12.7
6,000 to 7,999.....	20.2	6,616	902	13.6
8,000 to 9,999.....	3.5	9,094	1,319	14.5
10,000 or more.....	2.2	23,580*	2,090*	8.9*
All groups: 1940.....	100.0	5,060	613	12.1
1939.....		5,083	671	13.2
1938.....		5,187	816	15.7
Existing homes:				
\$2,999 or less.....	14.5	\$ 2,472	\$ 433	17.5
3,000 to \$3,999.....	42.0	3,256	527	16.1
4,000 to 4,999.....	12.9	4,238	688	16.2
5,000 to 5,999.....	12.9	5,425	1,005	18.5
6,000 to 7,999.....	4.8	7,083	1,517	21.4
8,000 to 9,999.....	11.3	8,714	1,957	22.5
10,000 or more.....	1.6	10,000	2,150	21.5
All groups: 1940.....	100.0	4,464	531	18.6
1939.....		3,984	746	18.7
1938.....		4,114	713	17.3

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less.....	9.6	\$ 19.70	2.16	18.5
1,500 to \$1,999.....	18.7	24.18	2.01	16.8
2,000 to 2,499.....	20.1	29.76	1.80	15.5
2,500 to 2,999.....	17.7	30.68	1.64	13.8
3,000 to 3,999.....	22.5	38.91	1.95	13.7
4,000 to 4,999.....	5.7	49.42	1.62	13.8
5,000 or more.....	5.7	85.33	1.60	13.4
All groups: 1940.....	100.0	34.22	1.81	14.5
1939.....		36.50	1.65	14.0
1938.....		37.67	1.66	14.3
Existing homes:				
\$1,499 or less.....	1.7	\$ 24.00*	2.29*	24.0*
1,500 to \$1,999.....	16.9	19.90	1.58	13.1
2,000 to 2,499.....	20.3	28.75	1.71	15.8
2,500 to 2,999.....	18.7	25.31	1.31	11.6
3,000 to 3,999.....	22.0	38.69	1.59	13.6
4,000 to 4,999.....	1.7	52.00*	1.90*	14.9*
5,000 or more.....	16.7	59.55	1.46	12.6
All groups: 1940.....	100.0	34.97	1.53	13.3
1939.....		32.86	1.35	12.7
1938.....		34.54	1.40	13.6

Note: A glossary of terms used is included in the Appendix. * Computation based on fewer than 6 cases.

NEW ORLEANS METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	494,537	458,762	35,775	7.8	133,069	111,936	21,133	18.9	371	3,775	2.8	137,215
Outside central city.....	45,493	36,115	9,378	26.0	11,524	8,082	3,442	42.6	42	274	2.3	11,890
Metropolitan district.....	540,030	494,877	45,153	9.1	144,593	120,018	24,575	20.5	413	4,049	2.7	149,055

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	11	\$ 57,700	91	\$ 478,950	102	\$ 536,650
1936	50	215,915	146	600,575	196	816,490
1937	13	59,500	26	153,400	39	212,900
1938	181	827,100	42	224,580	223	1,051,680
1939	214	985,000	21	107,400	235	1,092,400
1940	304	1,508,000	24	126,700	328	1,634,700
1935-40	773	3,653,215	350	1,691,605	1,123	5,344,820

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	4,427	\$ 985,823
1936	3,025	622,959
1937	167	64,549
1938	855	385,870
1939	1,039	399,358
1940	1,565	535,462
1934-40	11,078	2,994,021

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	2
Amount.....	\$ 244,500
Projects:	
Number.....	2
Dwelling units.....	59

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	0.9	10.2	2.0
State banks	1.2	-	1.0
Savings and loan assns.	49.1	36.9	47.8
Mortgage companies	11.4	14.2	11.7
Insurance companies	37.4	38.7	37.5
Savings banks	-	-	-
All others	-	-	-
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	71.2	-	65.8
81 to 85	15.1	-	13.6
76 to 80	6.4	72.7	11.3
71 to 75	3.5	9.1	4.0
61 to 70	2.9	9.1	3.5
51 to 60	0.6	6.1	1.2
50 or less	0.3	3.0	0.6
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	1.7
1-car garage	88.1
2-car garage	9.9
3-car garage	0.3
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	87.4	73.3
Brick	8.1	3.3
Stucco	2.9	23.4
Other	1.6	-
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	14.2	6.7
5 rooms	60.7	36.7
6 rooms	20.6	23.3
7 rooms or more	4.5	33.3
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	8.1	\$ 3,746	\$ 510	13.6
4,000 to 4,999	30.3	4,514	729	16.2
5,000 to 5,999	22.6	5,406	966	17.9
6,000 to 7,999	30.6	6,714	1,341	20.0
8,000 to 9,999	6.5	8,689	1,686	19.4
10,000 or more	1.9	12,083	2,200	18.2
All groups: 1940	100.0	5,744	1,043	18.2
1939		5,223	1,039	19.9
1938		5,411	1,111	20.5
Existing homes:				
\$2,999 or less	6.6	\$ 2,563 ^a	\$ 575 ^a	22.4 ^a
3,000 to \$3,999	3.3	3,500 ^a	500 ^a	14.3 ^a
4,000 to 4,999	16.7	4,590 ^a	990 ^a	21.6 ^a
5,000 to 5,999	26.7	5,425	1,369	25.2
6,000 to 7,999	26.7	6,525	1,614	24.7
8,000 to 9,999				
10,000 or more	20.0	13,608	4,746	34.9
All groups: 1940	100.0	6,961	1,965	28.2
1939		6,816	2,206	32.4
1938		6,282	1,647	26.4

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	3.9	\$ 23.83	2.89	20.6
1,500 to \$1,999	19.2	29.42	-	20.1
2,000 to 2,499	28.2	32.71	2.35	17.6
2,500 to 2,999	15.9	38.10	2.11	16.7
3,000 to 3,999	20.8	43.95	1.89	15.6
4,000 to 4,999	6.5	49.30	1.55	12.8
5,000 or more	5.5	62.29	1.21	10.6
All groups: 1940	100.0	37.64	2.02	15.8
1939		34.73	1.99	15.9
1938		37.99	1.85	15.6
Existing homes:				
\$1,499 or less	1.4	\$ 28.00 ^a	4.06 ^a	23.3 ^a
1,500 to \$1,999	13.8	24.75 ^a	2.28 ^a	16.1 ^a
2,000 to 2,499	20.7	31.67	2.25	17.3
2,500 to 2,999	6.9	46.59	2.44	21.1
3,000 to 3,999	27.6	38.88	1.58	14.0
4,000 to 4,999	3.4	37.00 ^a	1.47 ^a	10.9 ^a
5,000 or more	24.2	94.14	1.52	13.5
All groups: 1940	100.0	49.28	1.73	14.7
1939		49.70	1.59	13.9
1938		46.23	1.23	10.8

Note: A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 6 cases.

SHREVEPORT METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	98,167	76,655	21,512	28.1	26,920	19,997	6,923	34.6	47	1,069	3.8	28,036
Outside central city.....	14,058	9,411	4,647	49.4	3,727	2,183	1,544	70.7	16	110	2.9	3,853
Metropolitan district.....	112,225	86,066	26,159	30.4	30,647	22,180	8,467	38.2	63	1,179	3.7	31,889

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	3	\$ 12,750	8	\$ 33,400	11	\$ 46,150
1936.....	13	47,750	8	22,500	21	70,250
1937.....	19	66,300	3	17,800	22	84,100
1938.....	214	994,200	72	262,100	286	1,256,300
1939.....	517	2,214,000	48	99,100	565	2,313,100
1940.....	669	2,887,600	37	142,100	706	3,029,700
1935-40.....	1,435	6,222,600	176	577,000	1,611	6,799,600

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	510	\$ 174,116
1936.....	306	141,197
1937.....	52	18,217
1938.....	144	47,835
1939.....	330	105,439
1940.....	468	159,558
1934-40.....	1,810	646,362

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	1
Amount.....	\$ 482,000
Projects: Number.....	1
Dwelling units.....	120

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	17.7	20.7	17.9
State banks.....	17.0	20.0	17.1
Savings and loan assns.	11.3	18.2	11.7
Mortgage companies.....	9.6	3.1	9.3
Insurance companies.....	44.4	38.0	44.0
Savings banks.....	-	-	-
All others.....	-	-	-
Total.....	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90.....	86.2	-	80.7
81 to 85.....	7.9	-	7.4
76 to 80.....	4.3	87.4	9.5
71 to 75.....	.6	6.3	1.0
61 to 70.....	.6	6.3	1.0
51 to 60.....	.3	-	.3
50 or less.....	.1	-	.1
Total.....	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage.....	3.4
1-car garage.....	45.9
2-car garage.....	50.2
3-car garage.....	.5
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	93.1	89.1
Brick.....	5.1	8.7
Stucco.....	.3	2.2
Other.....	1.5	-
Total.....	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	5.3	8.7
5 rooms.....	67.6	39.1
6 rooms.....	24.3	41.3
7 rooms or more.....	2.8	10.9
Total.....	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	-	-	-	-
3,000 to \$3,999.....	23.6	\$ 3,604	\$ 386	10.7
4,000 to 4,999.....	37.7	4,364	587	13.5
5,000 to 5,999.....	21.7	5,487	986	18.0
6,000 to 7,999.....	14.8	6,401	1,136	17.7
8,000 to 9,999.....	1.5	8,343	1,685	20.2
10,000 or more.....	.7	13,500 ^a	2,300 ^a	17.0 ^a
All groups: 1940.....	100.0	4,856	736	15.2
1939.....	b	b	b	b
1938.....	b	b	b	b
Existing homes:				
\$2,999 or less.....	6.5	\$ 2,383 ^a	\$ 350 ^a	14.7 ^a
3,000 to \$3,999.....	21.7	3,425	755	22.0
4,000 to 4,999.....	28.3	4,208	812	19.3
5,000 to 5,999.....	21.7	5,190	1,200	23.1
6,000 to 7,999.....	17.4	6,481	1,575	24.3
8,000 to 9,999.....	-	-	-	-
10,000 or more.....	4.4	12,900 ^a	4,100 ^a	31.8 ^a
All groups: 1940.....	100.0	4,905	1,129	23.0
1939.....	b	b	b	b
1938.....	b	b	b	b

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less.....	5.1	\$ 23.85	2.76	21.2
1,500 to \$1,999.....	32.8	25.84	-	17.8
2,000 to 2,499.....	27.1	30.67	2.16	16.3
2,500 to 2,999.....	13.2	32.49	1.89	14.4
3,000 to 3,999.....	15.9	37.55	1.71	13.5
4,000 to 4,999.....	3.9	39.38	1.37	10.9
5,000 or more.....	2.0	54.31	1.24	9.6
All groups: 1940.....	100.0	30.87	1.99	15.2
1939.....	b	b	b	b
1938.....	b	b	b	b
Existing homes:				
\$1,499 or less.....	4.8	\$ 20.00 ^a	2.28 ^a	16.8 ^a
1,500 to \$1,999.....	19.0	27.63	2.21	18.5
2,000 to 2,499.....	26.2	27.36	1.74	14.5
2,500 to 2,999.....	14.2	35.33	1.83	15.6
3,000 to 3,999.....	26.2	38.82	1.60	13.5
4,000 to 4,999.....	4.8	21.00 ^a	1.79 ^a	5.5 ^a
5,000 or more.....	4.8	103.50 ^a	1.74 ^a	16.7 ^a
All groups: 1940.....	100.0	34.52	1.71	14.5
1939.....	b	b	b	b
1938.....	b	b	b	b

Note: A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 6 cases. ^b Data not available.

OKLAHOMA CITY METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	204,424	185,389	19,035	10.3	59,529	47,133	12,396	26.3	175	4,952	7.7	64,686
Outside central city.....	16,805	16,774	31	.2	4,429	3,897	532	13.7	20	394	8.1	4,843
Metropolitan district.....	221,229	202,163	19,066	9.4	63,958	51,030	12,928	25.3	195	5,346	7.7	69,499

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	33	\$ 194,350	70	\$ 293,250	103	\$ 487,600
1936.....	171	835,950	54	259,550	225	1,095,500
1937.....	302	1,371,500	118	518,900	420	1,890,400
1938.....	604	2,580,500	157	665,300	761	3,245,800
1939.....	718	2,961,000	203	890,400	921	3,851,400
1940.....	924	3,632,800	153	660,300	1,077	4,293,100
1935-40.....	2,752	11,516,100	755	3,287,700	3,507	14,803,800

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	1,058	\$ 393,681
1936.....	949	376,225
1937.....	151	55,577
1938.....	516	163,036
1939.....	1,185	400,207
1940.....	1,387	445,461
1934-40.....	5,246	1,834,187

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	4
Amount.....	\$ 240,850
Projects:	
Number.....	3
Dwelling units.....	65

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	1.5	2.2	1.6
State banks.....	1.4	.7	1.3
Savings and loan assns.....	4.8	7.9	5.3
Mortgage companies.....	—	—	—
Insurance companies.....	16.8	23.6	18.1
Savings banks.....	—	—	—
All others.....	75.5	65.6	73.7
Total.....	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90.....	82.8	—	69.7
81 to 85.....	9.3	—	7.8
76 to 80.....	6.0	78.8	17.4
71 to 75.....	1.3	11.7	3.0
61 to 70.....	.5	6.7	1.5
51 to 60.....	—	1.7	.3
50 or less.....	.1	1.1	.3
Total.....	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage.....	2.1
1-car garage.....	80.7
2-car garage.....	17.0
3-car garage.....	.2
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	50.6	33.7
Brick.....	33.1	60.7
Stucco.....	.5	1.9
Other.....	15.8	3.7
Total.....	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	18.8	4.9
5 rooms.....	59.7	45.4
6 rooms.....	19.3	36.2
7 rooms or more.....	2.2	13.5
Total.....	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	6.1	\$ 2,764	\$ 364	13.2
3,000 to \$3,999.....	39.6	3,472	478	13.8
4,000 to 4,999.....	24.2	4,391	720	16.4
5,000 to 5,999.....	13.6	5,381	1,052	19.6
6,000 to 7,999.....	13.3	6,530	1,335	20.4
8,000 to 9,999.....	2.2	8,461	1,628	19.2
10,000 or more.....	1.0	14,533	2,417	16.6
All groups: 1940.....	100.0	4,532	765	16.9
1939.....		4,815	790	16.4
1938.....		4,838	802	16.6
Existing homes:				
\$2,999 or less.....	8.6	\$ 2,489	\$ 446	17.9
3,000 to \$3,999.....	20.2	3,462	682	19.7
4,000 to 4,999.....	23.3	4,283	1,008	23.5
5,000 to 5,999.....	13.5	5,405	1,130	20.9
6,000 to 7,999.....	18.4	6,705	1,365	20.4
8,000 to 9,999.....	9.2	8,433	1,730	20.5
10,000 or more.....	6.8	11,350	1,918	16.9
All groups: 1940.....	100.0	5,420	1,104	20.4
1939.....		5,520	1,168	21.2
1938.....		5,176	1,223	23.6

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less.....	14.9	\$ 20.17	2.55	19.0
1,500 to \$1,999.....	35.6	24.66	2.24	17.1
2,000 to 2,499.....	24.3	30.27	2.08	16.2
2,500 to 2,999.....	9.0	31.87	1.82	14.2
3,000 to 3,999.....	11.4	40.29	1.82	14.6
4,000 to 4,999.....	2.6	52.71	1.64	13.9
5,000 or more.....	2.2	71.40	1.35	11.5
All groups: 1940.....	100.0	29.52	2.02	15.8
1939.....		32.22	1.98	15.9
1938.....		33.23	1.92	15.7
Existing homes:				
\$1,499 or less.....	8.5	\$ 20.92	2.67	20.1
1,500 to \$1,999.....	22.7	25.38	2.09	16.9
2,000 to 2,499.....	18.4	31.58	2.09	16.9
2,500 to 2,999.....	5.0	35.14	2.02	15.5
3,000 to 3,999.....	22.7	42.75	1.87	15.4
4,000 to 4,999.....	10.6	47.27	1.61	12.7
5,000 or more.....	12.1	68.53	1.38	11.3
All groups: 1940.....	100.0	38.16	1.79	14.6
1939.....		39.08	1.70	14.4
1938.....		39.54	1.54	13.9

Note: A glossary of terms used is included in the Appendix.

TULSA METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	142,157	141,258	899	0.6	41,307	36,970	4,337	11.7	74	2,583	5.9	43,964
Outside central city.....	46,405	41,949	4,456	10.6	12,371	10,164	2,207	21.7	68	411	3.2	12,850
Metropolitan district.....	188,562	183,207	5,355	2.9	53,678	47,134	6,544	13.9	142	2,994	5.3	56,814

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	24	\$ 168,600	93	\$ 396,900	117	\$ 565,500
1936	125	725,050	130	545,475	255	1,270,525
1937	171	882,500	152	505,400	323	1,387,900
1938	464	2,109,700	114	435,600	578	2,545,300
1939	739	3,320,500	114	469,600	853	3,790,100
1940	932	4,910,880	85	347,900	1,017	5,258,780
1935-40	2,455	11,217,150	688	2,700,875	3,143	13,918,025

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	873	\$ 302,596
1936	998	344,885
1937	167	64,594
1938	867	362,007
1939	1,241	465,690
1940	1,740	578,190
1934-40	5,886	2,117,962

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	2
Amount.....	\$ 103,000
Projects:	
Number.....	2
Dwelling units.....	30

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	15.4	33.8	17.0
State banks	—	—	—
Savings and loan assns.	18.7	7.0	17.7
Mortgage companies	38.5	21.7	37.0
Insurance companies	26.7	29.4	26.9
Savings banks	—	—	—
All others	.7	8.1	1.4
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	82.1	—	74.1
81 to 85	11.2	—	10.1
76 to 80	4.7	69.0	11.0
71 to 75	1.0	16.0	2.4
61 to 70	.6	9.0	1.4
51 to 60	.3	3.0	.6
50 or less	.1	3.0	.4
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	1.1
1-car garage	82.7
2-car garage	16.0
3-car garage	.2
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	39.9	39.8
Brick	44.2	46.9
Stucco	.1	5.1
Other	15.8	8.2
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	20.7	1.0
5 rooms	60.6	40.8
6 rooms	17.0	39.8
7 rooms or more	1.7	18.4
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	1.2	\$ 2,664	\$ 341	12.8
3,000 to \$3,999	23.4	3,505	396	11.3
4,000 to 4,999	31.0	4,387	516	11.8
5,000 to 5,999	27.4	5,398	640	11.9
6,000 to 7,999	13.8	6,478	800	12.3
8,000 to 9,999	2.2	8,714	1,075	12.3
10,000 or more	1.0	13,722	2,028	14.8
All groups: 1940	100.0	4,913	586	11.9
1939		5,279	624	11.8
1938		5,332	662	12.4
Existing homes:				
\$2,999 or less	12.3	\$ 2,604	\$ 417	16.0
3,000 to \$3,999	23.4	3,485	615	17.6
4,000 to 4,999	21.3	4,483	648	14.5
5,000 to 5,999	18.4	5,408	889	16.4
6,000 to 7,999	10.2	6,525	965	14.8
8,000 to 9,999	5.2	8,750 ^a	1,430 ^a	16.3 ^a
10,000 or more	9.2	13,500	2,094	15.5
All groups: 1940	100.0	5,443	861	15.8
1939		5,241	865	16.5
1938		5,344	961	18.0

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	6.7	\$ 22.79	2.67	21.1
1,500 to \$1,999	32.5	26.12	2.37	19.4
2,000 to 2,499	26.0	33.76	2.14	17.9
2,500 to 2,999	10.9	36.49	1.92	16.2
3,000 to 3,999	16.1	40.13	1.70	14.5
4,000 to 4,999	4.7	50.18	1.59	13.9
5,000 or more	3.1	68.52	1.15	10.6
All groups: 1940	100.0	34.38	1.95	16.4
1939		36.46	1.90	15.7
1938		37.91	1.70	14.5
Existing homes:				
\$1,499 or less	4.9	\$ 32.75 ^a	2.98 ^a	35.4 ^a
1,500 to \$1,999	14.6	23.58	1.84	16.9
2,000 to 2,499	17.1	29.36	1.80	15.3
2,500 to 2,999	8.5	28.86	1.48	17.0
3,000 to 3,999	28.0	36.35	1.54	17.2
4,000 to 4,999	9.8	56.25	1.68	14.7
5,000 or more	17.1	82.07	.75	6.9
All groups: 1940	100.0	42.22	1.20	10.7
1939		41.70	1.53	13.8
1938		45.87	1.44	14.1

Note: ^a A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 6 cases.

AMARILLO METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	51,686	43,132 ^a	8,554	19.8	14,494	10,913 ^a	3,581	32.8	39	501	3.3	15,034
Outside central city.....	1,777	2,834 ^a	-1,057	-37.3	452	721 ^a	-269	-37.3	13	98	17.4	563
Metropolitan district.....	53,463	45,966 ^b	7,497	16.3	14,946	11,634 ^b	3,312	28.5	52	599	3.8	15,597

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	2	\$ 7,750	6	\$ 16,450	8	\$ 24,200
1936	8	29,460	11	29,150	19	58,610
1937.....	24	93,600	10	27,200	34	120,800
1938	156	698,500	17	52,300	173	750,800
1939	231	1,013,000	9	28,900	240	1,041,900
1940.....	378	1,417,200	7	23,800	385	1,441,000
1935-40	799	3,259,510	60	177,800	859	3,437,310

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	355	\$ 100,026
1936	517	155,184
1937.....	70	31,939
1938	131	57,573
1939	349	160,342
1940.....	420	176,455
1934-40	1,842	681,519

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	None
Amount.....	
Projects: Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	-	-	-
State banks	-	-	-
Savings and loan assns.	10.6	-	10.6
Mortgage companies	40.0	-	39.4
Insurance companies	20.3	46.8	20.7
Savings banks	-	-	-
All others	28.9	53.2	29.3
Total	100.0	100.0 ^c	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	77.6	-	76.2
81 to 85	12.5	-	12.3
76 to 80	6.9	71.4	8.0
71 to 75	1.8	14.3	2.0
61 to 70	1.2	14.3	1.5
51 to 60	-	-	-
50 or less	-	-	-
Total	100.0	100.0 ^c	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	1.7
1-car garage	88.5
2-car garage	9.8
3-car garage	-
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	80.3	42.9
Brick	14.1	57.1
Stucco	.5	-
Other	5.1	-
Total	100.0	100.0 ^c

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	35.0	-
5 rooms	51.4	57.1
6 rooms	12.0	28.6
7 rooms or more	1.6	14.3
Total	100.0	100.0 ^c

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	8.5	\$ 2,670	\$ 173	6.5
3,000 to \$3,999	40.2	3,460	358	10.3
4,000 to 4,999	26.9	4,412	496	11.2
5,000 to 5,999	12.5	5,386	598	11.1
6,000 to 7,999	9.5	6,535	635	9.7
8,000 to 9,999	1.0	9,100 ^d	838 ^d	9.2 ^d
10,000 or more	1.4	12,400 ^d	1,010 ^d	8.1 ^d
All groups: 1940	100.0	4,356	449	10.3
1939				
1938				
Existing homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	42.9	\$ 3,417 ^d	\$ 450 ^d	13.2 ^d
4,000 to 4,999	-	-	-	-
5,000 to 5,999	42.9	5,150 ^d	550 ^d	10.7 ^d
6,000 to 7,999	14.2	6,500 ^d	750 ^d	11.5 ^d
8,000 to 9,999	-	-	-	-
10,000 or more	-	-	-	-
All groups: 1940	100.0 ^c	4,600	536	11.7
1939				
1938				

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	15.2	\$ 23.24	2.50	21.7
1,500 to \$1,999	29.2	27.16	2.18	19.0
2,000 to 2,499	26.4	33.17	2.03	17.7
2,500 to 2,999	11.3	36.18	1.81	16.0
3,000 to 3,999	10.8	39.74	1.64	14.4
4,000 to 4,999	1.8	53.14	1.49	14.0
5,000 or more	2.3	71.00	1.45	13.5
All groups: 1940	100.0	31.88	1.96	17.3
1939				
1938				
Existing homes:				
\$1,499 or less	-	-	-	-
1,500 to \$1,999	14.2	\$ 39.00 ^d	2.78 ^d	26.0 ^d
2,000 to 2,499	28.6	36.50 ^d	1.98 ^d	19.5 ^d
2,500 to 2,999	28.6	26.50 ^d	1.25 ^d	12.2 ^d
3,000 to 3,999	-	-	-	-
4,000 to 4,999	28.6	51.00 ^d	1.27 ^d	13.2 ^d
5,000 or more	-	-	-	-
All groups: 1940	100.0 ^c	38.14	1.55	15.4
1939				
1938				

Note: A glossary of terms used is included in the Appendix. ^a Annexations from outside central city to the incorporated city (in central city) since 1930 are not accounted for in the data for 1930 or in the 1930-40 increase. ^b The metropolitan district totals were estimated on the basis of the boundaries of the 1940 metropolitan district as defined by FHA and based on data furnished by the Bureau of the Census. ^c Distribution based on fewer than 26 cases. ^d Computation based on fewer than 6 cases. ^e Data not available.

AUSTIN METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	87,930	53,120 ^a	34,810	65.5	22,526	12,767 ^a	9,759	76.4	214	1,236	5.2	23,976
Outside central city.....	18,263	20,605 ^a	-2,342	-11.4	4,337	4,270 ^a	67	1.6	38	597	12.0	4,972
Metropolitan district.....	106,193	73,725 ^b	32,468	44.0	26,863	17,037 ^b	9,826	57.7	252	1,833	6.3	28,948

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	20	\$ 97,700	18	\$ 64,950	38	\$ 162,650
1936	83	372,758	7	21,034	90	393,792
1937	47	181,200	4	15,000	51	196,200
1938	183	775,500	33	124,600	216	900,100
1939	277	1,190,400	12	56,200	289	1,246,600
1940	360	1,484,600	15	60,500	375	1,545,100
1935-40	970	4,102,158	89	342,284	1,059	4,444,442

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	327	\$ 122,494
1936	201	95,259
1937	27	12,172
1938	100	38,699
1939	188	61,059
1940	242	83,664
1934-40	1,085	413,347

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	None
Number.....	
Amount.....	
Projects:	
Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	-	-	-
State banks	25.9	13.0	25.3
Savings and loan assns.	-	-	-
Mortgage companies	42.6	72.1	44.1
Insurance companies	16.7	2.8	16.0
Savings banks	-	-	-
All others	14.8	12.1	14.6
Total	100.0	100.0 ^c	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	78.7	-	74.4
81 to 85	8.7	-	8.2
76 to 80	8.2	40.9	10.0
71 to 75	1.3	13.6	2.0
61 to 70	2.4	27.3	3.7
51 to 60	.5	9.1	1.0
50 or less	.2	9.1	.7
Total	100.0	100.0 ^c	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	2.7
1-car garage	29.9
2-car garage	67.2
3-car garage	.2
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	72.5	84.6
Brick	14.8	-
Stucco	1.3	-
Other	11.4	15.4
Total	100.0	100.0 ^c

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	5.6	7.7
5 rooms	61.1	69.2
6 rooms	25.9	15.4
7 rooms or more	7.4	7.7
Total	100.0	100.0 ^c

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	6.4	\$ 2,766	\$ 339	12.3
3,000 to \$3,999	38.0	3,453	380	11.0
4,000 to 4,999	18.8	4,369	566	13.0
5,000 to 5,999	16.0	5,444	705	13.0
6,000 to 7,999	16.0	6,633	914	13.8
8,000 to 9,999	3.2	8,448	1,210	14.3
10,000 or more	1.6	11,525	1,805	15.7
All groups: 1940	100.0	4,696	599	12.8
1939		d	d	d
1938		d	d	d
Existing homes:				
\$2,999 or less	15.4	\$ 2,725 ^a	\$ 375 ^a	13.8 ^a
3,000 to \$3,999	61.5	3,438	481	14.0
4,000 to 4,999	7.7	4,000 ^a	575 ^a	14.4 ^a
5,000 to 5,999	-	-	-	-
6,000 to 7,999	15.4	6,875 ^a	1,100 ^a	16.0 ^a
8,000 to 9,999	-	-	-	-
10,000 or more	-	-	-	-
All groups: 1940	100.0 ^c	3,900	567	14.5
1939		d	d	d
1938		d	d	d

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	9.6	\$ 22.00	2.34	19.8
1,500 to \$1,999	27.2	25.65	2.09	17.8
2,000 to 2,499	22.3	32.02	2.00	17.2
2,500 to 2,999	9.9	34.50	1.81	15.3
3,000 to 3,999	19.2	40.51	1.64	14.8
4,000 to 4,999	6.6	49.71	1.54	13.7
5,000 or more	5.2	65.37	1.13	10.2
All groups: 1940	100.0	34.11	1.75	15.2
1939		d	d	d
1938		d	d	d
Existing homes:				
\$1,499 or less	-	-	-	-
1,500 to \$1,999	22.2	\$ 23.50 ^a	1.73 ^a	14.9 ^a
2,000 to 2,499	22.2	23.00 ^a	1.53 ^a	13.3 ^a
2,500 to 2,999	33.4	22.67 ^a	1.28 ^a	10.1 ^a
3,000 to 3,999	22.2	46.00 ^a	1.96 ^a	15.7 ^a
4,000 to 4,999	-	-	-	-
5,000 or more	-	-	-	-
All groups: 1940	100.0 ^c	28.11	1.61	13.2
1939		d	d	d
1938		d	d	d

Note: A glossary of terms used is included in the Appendix. ^a Annexations from outside central city to the incorporated city (in central city) since 1930 are not accounted for in the data for 1930 or in the 1930-40 increase. ^b The metropolitan district totals were estimated on the basis of the boundaries of the 1940 metropolitan district as defined by FHA and based on data furnished by the Bureau of the Census. ^c Distribution based on fewer than 26 cases. ^d Data not available. ^e Computation based on fewer than 6 cases.

BEAUMONT-PORT ARTHUR METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units								
	1940	1930	Increase		Occupied				Vacant, 1940				Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent			
							Number	Percent		Number	Percent of total		
In central city.....	105,201	108,634	-3,433	-3.2	28,608	26,887	1,721	6.4	54	1,338	4.5	30,000	
Outside central city.....	33,407	19,215	14,192	73.9	8,889	4,522	4,367	96.6	18	321	3.5	9,228	
Metropolitan district.....	138,608	127,849	10,759	8.4	37,497	31,409	6,088	19.4	72	1,659	4.2	39,228	

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	31	\$ 104,150	36	\$ 94,150	67	\$ 198,300
1936	126	397,322	34	82,764	160	480,086
1937	126	415,100	11	33,400	137	448,500
1938	290	1,124,000	26	77,900	316	1,201,900
1939	502	1,884,250	25	82,200	527	1,966,450
1940	494	1,777,900	17	45,800	511	1,823,700
1935-40	1,569	5,702,722	149	416,214	1,718	6,118,936

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	694	\$ 259,109
1936	597	190,496
1937	179	61,061
1938	514	304,763
1939	1,217	459,489
1940	1,506	496,977
1934-40	4,707	1,771,895

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	None
Number.....	
Amount.....	
Projects:	
Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	2.8	6.8	2.9
State banks	-	-	-
Savings and loan assns.	-	-	-
Mortgage companies	72.5	85.6	72.9
Insurance companies	9.2	7.6	9.1
Savings banks	-	-	-
All others	15.5	-	15.1
Total	100.0	100.0 ^a	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	71.7	-	69.2
81 to 85	16.4	-	15.8
76 to 80	7.1	65.0	9.1
71 to 75	3.2	20.0	3.8
61 to 70	1.4	15.0	1.9
51 to 60	-	2	2
50 or less	-	-	-
Total	100.0	100.0 ^a	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	0.7
1-car garage	62.7
2-car garage	36.0
3-car garage	.6
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	95.4	95.0
Brick	1.0	-
Stucco	-	5.0
Other	3.6	-
Total	100.0	100.0 ^a

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	17.9	5.0
5 rooms	63.0	55.0
6 rooms	16.5	20.0
7 rooms or more	2.6	20.0
Total	100.0	100.0 ^a

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	5.0	\$ 2,835	\$ 375	13.2
3,000 to \$3,999	42.4	3,452	467	13.5
4,000 to 4,999	35.7	4,378	633	14.5
5,000 to 5,999	11.3	5,320	895	16.8
6,000 to 7,999	4.6	6,737	1,191	17.7
8,000 to 9,999	.6	8,167 ^b	1,617 ^b	19.6 ^b
10,000 or more	.4	11,500 ^b	2,186 ^b	19.0 ^b
All groups: 1940	100.0	4,173	617	14.8
1939	c	c	c	c
1938	c	c	c	c
Existing homes:				
\$2,999 or less	31.6	\$ 2,656	\$ 450	16.9
3,000 to \$3,999	36.9	3,407	657	19.3
4,000 to 4,999	10.5	4,250 ^b	1,413 ^b	33.2 ^b
5,000 to 5,999	21.0	5,125 ^b	1,100 ^b	21.5 ^b
6,000 to 7,999	-	-	-	-
8,000 to 9,999	-	-	-	-
10,000 or more	-	-	-	-
All groups: 1940	100.0 ^a	3,621	764	21.1
1939	c	c	c	c
1938	c	c	c	c

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	4.0	\$ 22.85	2.43	20.4
1,500 to \$1,999	38.7	25.83	2.04	17.4
2,000 to 2,499	31.9	29.79	1.89	16.1
2,500 to 2,999	10.6	33.51	1.69	14.8
3,000 to 3,999	10.6	38.06	1.59	13.6
4,000 to 4,999	3.4	42.82	1.30	11.9
5,000 or more	.8	62.75 ^b	1.06 ^b	9.8 ^b
All groups: 1940	100.0	29.96	1.82	15.6
1939	c	c	c	c
1938	c	c	c	c
Existing homes:				
\$1,499 or less	-	-	-	-
1,500 to \$1,999	38.9	\$ 21.00	1.71	14.5
2,000 to 2,499	44.4	27.75	1.65	14.9
2,500 to 2,999	-	-	-	-
3,000 to 3,999	-	-	-	-
4,000 to 4,999	16.7	40.00 ^b	1.06 ^b	10.9 ^b
5,000 or more	-	-	-	-
All groups: 1940	100.0 ^a	27.17	1.49	13.6
1939	c	c	c	c
1938	c	c	c	c

Note: A glossary of terms used is included in the Appendix. ^a Distribution based on fewer than 26 cases. ^b Computation based on fewer than 6 cases. ^c Data not available.

CORPUS CHRISTI METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	57,301	27,741	29,560	106.6	15,606	6,579	9,027	137.2	75	1,241	7.3	16,922
Outside central city.....	13,376	6,491	6,885	106.1	3,356	1,433	1,923	134.2	583	208	5.0	4,147
Metropolitan district.....	70,677	34,232	36,445	106.5	18,962	8,012	10,950	136.7	658	1,449	6.9	21,069

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	35	\$ 109,550	27	\$ 73,300	62	\$ 182,850
1936	141	417,798	6	24,860	147	442,658
1937	214	611,400	3	7,100	217	604,300
1938	244	837,700	6	30,500	250	868,200
1939	413	1,456,400	16	61,400	429	1,517,800
1940	572	2,042,500	5	20,700	577	2,063,200
1935-40	1,619	5,475,348	57	203,660	1,676	5,679,008

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	194	\$ 67,687
1936	238	95,598
1937	27	10,776
1938	85	35,374
1939	523	238,709
1940	510	213,754
1934-40	1,577	661,898

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	None
Number	
Amount	
Projects:	
Number	
Dwelling units	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	-	-	-
State banks	-	-	-
Savings and loan assns.	11.4	23.8	11.6
Mortgage companies	62.5	5.1	61.8
Insurance companies	10.9	15.1	11.0
Savings banks	-	-	-
All others	15.2	52.0	15.6
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	86.6	-	85.6
81 to 85	3.5	-	3.5
76 to 80	7.2	85.7	8.1
71 to 75	2.2	-	2.1
61 to 70	3	14.3	.5
51 to 60	2	-	.2
50 or less	-	-	-
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	2.1
1-car garage	38.3
2-car garage	58.1
3-car garage	1.5
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	97.7	71.4
Brick	1.2	28.6
Stucco	.4	-
Other	.7	-
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	15.0	14.2
5 rooms	67.4	28.6
6 rooms	14.4	28.6
7 rooms or more	3.2	28.6
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	30.6	\$ 2,730	\$ 321	11.8
3,000 to \$3,999	29.1	3,276	436	13.3
4,000 to 4,999	21.8	4,450	688	15.5
5,000 to 5,999	11.1	5,334	837	15.7
6,000 to 7,999	5.5	6,552	1,047	16.0
8,000 to 9,999	1.4	8,744	1,703	19.5
10,000 or more	.5	10,833 ^c	1,933 ^c	17.8 ^c
All groups: 1940	100.0	3,889	559	14.4
1939	-	d	d	d
1938	-	d	d	d
Existing homes:				
\$2,999 or less	28.6	\$ 2,750 ^c	\$ 463 ^c	16.8 ^c
3,000 to \$3,999	14.3	3,650 ^c	500 ^c	13.7 ^c
4,000 to 4,999	-	-	-	-
5,000 to 5,999	42.8	5,583 ^c	1,050 ^c	18.8 ^c
6,000 to 7,999	-	-	-	-
8,000 to 9,999	14.3	9,250 ^c	1,900 ^c	20.5 ^c
10,000 or more	-	-	-	-
All groups: 1940	100.0 ^b	5,021	925	18.4
1939	-	d	d	d
1938	-	d	d	d

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	7.7	\$ 21.79	2.17	19.8
1,500 to \$1,999	29.5	24.46	1.81	16.7
2,000 to 2,499	31.0	28.98	1.67	15.4
2,500 to 2,999	11.8	31.48	1.52	14.0
3,000 to 3,999	12.7	37.03	1.39	13.1
4,000 to 4,999	5.0	46.68	1.32	12.6
5,000 or more	2.3	59.46	1.11	10.4
All groups: 1940	100.0	30.01	1.58	14.7
1939	-	d	d	d
1938	-	d	d	d
Existing homes:				
\$1,499 or less	-	-	-	-
1,500 to \$1,999	28.6	\$ 24.50 ^c	1.99 ^c	18.3 ^c
2,000 to 2,499	14.3	24.00 ^c	1.15 ^c	12.0 ^c
2,500 to 2,999	-	-	-	-
3,000 to 3,999	42.8	45.67 ^c	1.69 ^c	16.6 ^c
4,000 to 4,999	14.3	85.00 ^c	1.93 ^c	21.3 ^c
5,000 or more	-	-	-	-
All groups: 1940	100.0 ^b	42.14	1.73	17.4
1939	-	d	d	d
1938	-	d	d	d

Note: A glossary of terms used is included in the Appendix. ^a Expirations outnumbered new commitments. ^b Distribution based on fewer than 26 cases. ^c Computation based on fewer than 6 cases. ^d Data not available.

DALLAS METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930 *	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930,* estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	294,734	260,475	34,259	13.2	84,113	67,119	16,994	25.3	186	5,241	5.9	89,540
Outside central city.....	81,814	49,183	32,631	66.3	23,155	11,551	11,604	100.5	146	1,324	5.4	24,625
Metropolitan district.....	376,548	309,658	66,890	21.6	107,268	78,670	28,598	36.4	332	6,565	5.8	114,165

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	99	\$495,250	200	\$818,000	299	\$1,313,250
1936.....	401	1,689,230	308	1,290,101	709	3,179,331
1937.....	615	2,919,650	138	498,150	753	3,417,800
1938.....	1,527	6,231,800	189	708,200	1,716	6,940,000
1939.....	1,831	7,353,900	92	399,100	1,923	7,753,000
1940.....	1,965	7,842,400	52	214,000	2,017	8,056,400
1935-40.....	6,438	26,732,230	979	3,927,551	7,417	30,659,781

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	2,435	\$725,202
1936.....	1,665	446,567
1937.....	342	109,296
1938.....	1,277	395,314
1939.....	2,126	591,602
1940.....	3,362	942,222
1934-40.....	11,207	3,210,203

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	9
Amount.....	\$1,142,700
Projects: Number.....	9
Dwelling units.....	319

Table 5.—Type of originating mortgagee, 1940

Type of institution origi- nating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	-	-	-
State banks.....	22.2	21.0	22.2
Savings and loan assns.....	4.2	6.1	4.3
Mortgage companies.....	25.6	24.6	25.1
Insurance companies.....	36.4	42.2	36.6
Savings banks.....	-	-	-
All others.....	11.4	6.1	11.2
Total.....	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4- family homes		
	New homes	Existing homes	All homes
86 to 90.....	73.8	-	71.8
81 to 85.....	14.2	-	13.8
76 to 80.....	6.6	63.9	8.6
71 to 75.....	3.4	12.9	3.7
61 to 70.....	1.5	1.6	1.6
51 to 60.....	.4	1.6	.4
50 or less.....	.1	-	.1
Total.....	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distri- bution all 1- to 4-family homes
No garage.....	0.8
1-car garage.....	53.6
2-car garage.....	45.4
3-car garage.....	.2
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	52.4	29.3
Brick.....	35.7	65.5
Stucco.....	1.1	3.5
Other.....	11.8	1.7
Total.....	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	6.3	-
5 rooms.....	72.4	48.3
6 rooms.....	18.2	29.3
7 rooms or more.....	3.1	22.4
Total.....	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distrib- ution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	8.5	\$2,715	\$345	12.7
3,000 to \$3,999.....	31.4	3,471	452	13.0
4,000 to 4,999.....	24.0	4,351	599	13.8
5,000 to 5,999.....	17.0	5,439	826	15.2
6,000 to 7,999.....	16.7	6,580	1,045	15.9
8,000 to 9,999.....	1.8	8,657	1,325	15.4
10,000 or more.....	.6	11,845	2,036	17.2
All groups: 1940.....	100.0	4,616	666	14.4
1939.....		4,668	678	14.5
1938.....		4,455	686	15.4
Existing homes:				
\$2,999 or less.....	8.6	\$2,650 ^b	\$570 ^b	21.5 ^b
3,000 to \$3,999.....	37.9	3,493	570	16.3
4,000 to 4,999.....	12.1	4,214	643	15.3
5,000 to 5,999.....	15.5	5,306	1,061	20.0
6,000 to 7,999.....	13.8	6,844	1,200	17.5
8,000 to 9,999.....	5.2	8,817 ^b	1,567 ^b	17.8 ^b
10,000 or more.....	6.9	12,375 ^b	2,469 ^b	20.0 ^b
All groups: 1940.....	100.0	5,139	925	18.0
1939.....		5,507	1,001	18.2
1938.....		4,525	881	19.5

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distrib- ution	Average gross monthly payment	Ratio of property value to income	Gross pay- ment as a percent of income
New homes:				
\$1,499 or less.....	11.4	\$21.78	2.47	20.7
1,500 to \$1,999.....	33.6	26.66	2.20	18.6
2,000 to 2,499.....	22.4	33.08	2.10	17.7
2,500 to 2,999.....	9.5	36.18	1.89	16.1
3,000 to 3,999.....	16.0	42.76	1.75	15.3
4,000 to 4,999.....	4.2	51.94	1.57	14.0
5,000 or more.....	2.7	57.13	1.23	10.9
All groups: 1940.....	100.0	32.91	1.94	16.6
1939.....		34.15	1.77	15.6
1938.....		33.33	1.71	15.4
Existing homes:				
\$1,499 or less.....	1.8	\$15.00 ^b	1.73 ^b	13.9 ^b
1,500 to \$1,999.....	23.2	27.38	2.07	19.0
2,000 to 2,499.....	30.4	29.00	1.76	15.6
2,500 to 2,999.....	10.7	32.00	1.67	14.4
3,000 to 3,999.....	8.9	40.40 ^b	1.74 ^b	15.1 ^b
4,000 to 4,999.....	10.7	48.67	1.53	13.4
5,000 or more.....	14.3	74.75	1.32	11.9
All groups: 1940.....	100.0	38.36	1.61	14.3
1939.....		42.38	2.83	14.5
1938.....		32.96	1.59	13.8

Note: A glossary of terms used is included in the Appendix. ^a Based on the metropolitan district as established in the 1930 Census. ^b Computation based on fewer than 6 cases.

EL PASO METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	96,810	102,421	-5,611	-5.5	24,832	24,406	426	1.7	70	1,746	6.6	26,648
Outside central city.....	18,991	16,040	2,951	18.4	3,459	3,055	404	13.2	8	190	5.2	3,657
Metropolitan district.....	115,801	118,461	-2,660	-2.2	28,291	27,461	830	3.0	78	1,936	6.4	30,305

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	2	\$ 6,650	6	\$ 14,350	8	\$ 21,000
1936	7	25,335	12	25,560	19	50,895
1937	11	49,900	1	6,840	12	56,740
1938	107	464,800	5	19,700	112	484,500
1939	200	881,900	10	40,200	210	922,100
1940	170	764,700	10	33,900	180	798,600
1935-40	497	2,193,285	44	140,550	541	2,333,835

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	340	\$ 117,118
1936	283	129,849
1937	57	23,014
1938	305	100,908
1939	329	105,228
1940	357	112,387
1934-40	1,671	588,504

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number..... Amount..... Projects: Number..... Dwelling units.....	None

Table 5.—Type of originating mortgagee, 1940

Type of institution origi- nating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	-	-	-
State banks	-	-	-
Savings and loan assns.....	13.4	6.1	13.0
Mortgage companies	52.5	93.9	54.7
Insurance companies	34.1	-	32.3
Savings banks	-	-	-
All others	-	-	-
Total	100.0	100.0 ^b	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4- family homes		
	New homes	Existing homes	All homes
86 to 90	85.0	-	79.6
81 to 85	5.8	-	5.9
76 to 80	4.6	76.9	8.6
71 to 75	.6	7.7	1.1
61 to 70	2.3	15.4	3.2
51 to 60	1.6	-	.5
50 or less	1.1	-	1.1
Total	100.0	100.0 ^b	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distri- bution all 1- to 4-family homes
No garage	2.7
1-car garage	69.9
2-car garage.....	27.4
3-car garage	-
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	-	-
Brick	21.5	25.0
Stucco	12.8	33.3
Other	65.7	41.7
Total	100.0	100.0 ^b

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	9.3	16.7
5 rooms	54.1	58.3
6 rooms	33.1	16.7
7 rooms or more	3.5	8.3
Total	100.0	100.0 ^b

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distrib- ution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	10.5	\$ 3,631	\$ 363	10.5
4,000 to 4,999	38.4	4,470	514	11.5
5,000 to 5,999	27.9	5,322	630	11.8
6,000 to 7,999	21.5	6,495	734	11.3
8,000 to 9,999	1.2	9,000 ^c	1,000 ^c	11.1 ^c
10,000 or more	.5	10,000 ^c	1,200 ^c	12.0 ^c
All groups: 1940	100.0	5,140	590	11.5
1939		5,014	618	12.3
1938		4,947	607	12.3
Existing homes:				
\$2,999 or less	16.8	\$ 2,700 ^c	\$ 425 ^c	15.7 ^c
3,000 to \$3,999	33.3	3,463 ^c	475 ^c	13.7 ^c
4,000 to 4,999	33.3	4,625 ^c	650 ^c	14.1 ^c
5,000 to 5,999	8.3	5,000 ^c	850 ^c	17.0 ^c
6,000 to 7,999	8.3	6,000 ^c	1,000 ^c	16.7 ^c
8,000 to 9,999	-	-	-	-
10,000 or more	-	-	-	-
All groups: 1940	100.0 ^b	4,063	600	14.8
1939		5,081	788	15.5
1938		4,600	810	17.6

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distrib- ution	Average gross monthly payment	Ratio of property value to income	Gross pay- ment as a percent of income
New homes:				
\$1,499 or less	0.6	\$ 26.00 ^c	2.64 ^c	21.7 ^c
1,500 to \$1,999	14.7	29.84	2.31	20.1
2,000 to 2,499	33.5	35.79	2.11	19.2
2,500 to 2,999	17.7	40.30	1.93	17.8
3,000 to 3,999	22.9	44.72	1.68	16.0
4,000 to 4,999	8.2	53.86	1.53	14.3
5,000 or more	2.4	49.75 ^c	1.11 ^c	10.3 ^c
All groups: 1940	100.0	39.52	1.85	17.1
1939		36.41	1.92	16.7
1938		36.15	1.84	16.1
Existing homes:				
\$1,499 or less	8.3	\$ 18.00 ^c	2.01 ^c	16.4 ^c
1,500 to \$1,999	16.7	22.00	1.70 ^c	15.2 ^c
2,000 to 2,499	16.7	28.50 ^c	1.91 ^c	16.5 ^c
2,500 to 2,999	24.9	34.67 ^c	1.60 ^c	15.4 ^c
3,000 to 3,999	16.7	34.50 ^c	1.34 ^c	13.0 ^c
4,000 to 4,999	16.7	40.00 ^c	1.19 ^c	10.2 ^c
5,000 or more	-	-	-	-
All groups: 1940	100.0 ^b	31.00	1.50	13.8
1939		36.18	1.73	15.0
1938		35.60	1.45	13.4

Note: A glossary of terms used is included in the Appendix. ^a Based on the metropolitan district as established in the 1930 Census. ^b Distribution based on fewer than 26 cases. ^c Computation based on fewer than 6 cases.

FORT WORTH METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930 *	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, * estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	177,662	163,447	14,215	8.7	51,625	43,040	8,585	19.9	84	2,795	5.1	54,504
Outside central city.....	30,015	11,128	18,887	169.7	8,013	2,720	5,293	194.6	36	300	3.6	8,349
Metropolitan district.....	207,677	174,575	33,102	19.0	59,638	45,760	13,878	30.3	120	3,095	4.9	62,853

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	31	\$ 103,300	101	\$ 267,750	132	\$ 371,050
1936	123	394,030	190	504,280	313	898,310
1937	142	403,950	62	208,500	204	612,450
1938	399	1,463,900	58	174,800	457	1,638,700
1939	552	1,968,100	10	29,700	562	1,997,800
1940	571	2,143,900	12	49,650	583	2,193,550
1935-40	1,818	6,477,180	433	1,234,680	2,251	7,711,860

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	1,741	\$ 494,787
1936	1,043	455,740
1937	283	124,863
1938	582	223,292
1939	1,563	573,832
1940	1,959	607,235
1934-40	7,171	2,479,749

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	2
Amount.....	\$ 251,500
Projects:	
Number.....	2
Dwelling units.....	72

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	5.0	21.2	5.5
State banks	-	-	-
Savings and loan assns.	1.6	-	1.5
Mortgage companies	41.4	73.4	42.3
Insurance companies	43.8	5.4	42.7
Savings banks	-	-	-
All others	8.2	-	8.0
Total	100.0	100.0 ^b	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	78.6	-	77.1
81 to 85	11.7	-	11.4
76 to 80	6.9	71.4	8.1
71 to 75	.7	7.2	.9
61 to 70	1.7	14.2	2.0
51 to 60	.2	-	.2
50 or less	.2	7.2	.3
Total	100.0	100.0 ^b	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	1.0
1-car garage	34.5
2-car garage	64.0
3-car garage	.5
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	70.2	42.9
Brick	26.3	50.0
Stucco	.7	7.1
Other	2.8	-
Total	100.0	100.0 ^b

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	9.1	7.2
5 rooms	75.1	71.4
6 rooms	12.7	7.2
7 rooms or more	3.1	14.2
Total	100.0	100.0 ^b

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	9.1	\$ 2,704	\$ 237	8.8
3,000 to \$3,999	42.5	3,506	373	10.6
4,000 to 4,999	23.6	4,261	466	11.4
5,000 to 5,999	12.0	5,418	703	13.0
6,000 to 7,999	9.3	6,632	890	13.4
8,000 to 9,999	2.6	8,680	1,185	13.7
10,000 or more	.9	10,200 ^c	1,310 ^c	12.8 ^c
All groups: 1940	100.0	4,326	504	11.7
1939		4,163	489	11.7
1938		4,212	556	13.2
Existing homes:				
\$2,999 or less	37.5	\$ 1,775	\$ 358	20.2
3,000 to \$3,999	18.7	3,525 ^c	433 ^c	12.3 ^c
4,000 to 4,999	16.7	4,333 ^c	650 ^c	15.0 ^c
5,000 to 5,999	6.3	5,000 ^c	750 ^c	15.0 ^c
6,000 to 7,999	6.3	7,500 ^c	1,250 ^c	16.7 ^c
8,000 to 9,999	-	-	-	-
10,000 or more	12.5	15,250 ^c	2,125 ^c	13.9 ^c
All groups: 1940	100.0 ^b	4,827	728	15.1
1939		3,919	628	16.0
1938		3,714	599	16.1

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	8.8	\$ 22.92	2.45	21.6
1,500 to \$1,999	28.8	26.52	2.06	18.4
2,000 to 2,499	28.0	30.30	1.81	16.1
2,500 to 2,999	12.1	33.58	1.68	15.0
3,000 to 3,999	14.0	40.74	1.62	14.8
4,000 to 4,999	5.2	51.97	1.51	14.0
5,000 or more	3.1	57.67	1.11	10.5
All groups: 1940	100.0	32.42	1.75	15.8
1939		33.17	1.68	15.9
1938		34.72	1.62	16.0
Existing homes:				
\$1,499 or less	14.3	\$ 18.00 ^c	1.79 ^c	18.2 ^c
1,500 to \$1,999	14.3	33.50 ^c	2.25 ^c	21.4 ^c
2,000 to 2,499	21.4	30.00 ^c	1.74 ^c	15.8 ^c
2,500 to 2,999	7.1	31.00 ^c	1.42 ^c	13.2 ^c
3,000 to 3,999	14.3	46.00 ^c	1.78 ^c	16.7 ^c
4,000 to 4,999	21.4	40.00 ^c	1.10 ^c	10.2 ^c
5,000 or more	7.2	155.00 ^c	1.33 ^c	12.4 ^c
All groups: 1940	100.0 ^b	42.21	1.48	13.8
1939		33.90	1.41	14.5
1938		31.90	1.24	13.1

Note: A glossary of terms used is included in the Appendix. ^a Estimated for 1930 by the FHA on the basis of the boundaries of the 1930 metropolitan district. ^b Distribution based on fewer than 26 cases. ^c Computation based on fewer than 6 cases.

GALVESTON METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units								
	1940	1930	Increase		Occupied				Vacant, 1940				Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent			
							Number	Percent		Number	Percent of total		
In central city.....	60,862	52,938	7,924	15.0	16,476	13,543	2,933	21.7	55	852	4.9	17,383	
Outside central city.....	10,815	5,363	5,452	101.7	3,037	1,345	1,692	125.8	93	230	6.8	3,360	
Metropolitan district.....	71,677	58,301	13,376	22.9	19,513	14,888	4,625	31.1	148	1,082	5.2	20,743	

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	5	\$ 21,450	10	\$ 24,450	15	\$ 45,900
1936	21	81,800	13	29,300	34	111,100
1937.....	15	41,400	1	6,000	16	47,400
1938	37	170,500	3	8,900	40	179,400
1939	82	361,550	-	-200 ^a	82	361,350
1940.....	70	305,850	-	-	70	305,850
1935-40	230	982,550	27	68,450	257	1,051,000

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	296	\$ 110,967
1936	295	95,150
1937.....	33	11,013
1938	79	36,102
1939	262	98,785
1940.....	419	195,916
1934-40	1,384	547,933

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number..... Amount..... Projects: Number..... Dwelling units.....	None

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	9.3	-	9.3
State banks	-	-	-
Savings and loan assns.	-	-	-
Mortgage companies	60.0	-	60.0
Insurance companies	30.7	-	30.7
Savings banks	-	-	-
All others	-	-	-
Total	100.0	-	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	71.3	-	71.3
81 to 85	15.0	-	15.0
76 to 80.....	8.7	-	8.7
71 to 75	2.5	-	2.5
61 to 70	2.5	-	2.5
51 to 60.....	-	-	-
50 or less	-	-	-
Total	100.0	-	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	-
1-car garage	47.5
2-car garage.....	52.5
3-car garage	-
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	68.4	-
Brick	27.8	-
Stucco.....	-	-
Other	3.8	-
Total	100.0	-

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	5.1	-
5 rooms	62.0	-
6 rooms.....	32.9	-
7 rooms or more	-	-
Total	100.0	-

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	11.4	\$ 3,611	\$ 454	12.6
4,000 to 4,999.....	38.0	4,413	734	16.6
5,000 to 5,999	22.7	5,247	908	17.3
6,000 to 7,999	26.6	6,326	1,010	16.0
8,000 to 9,999.....	1.3	8,825 ^b	1,000 ^b	11.3 ^b
10,000 or more	-	-	-	-
All groups: 1940	100.0	5,076	819	16.1
1939	-	c	c	c
1938	-	c	c	c
Existing homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	-	-	-	-
4,000 to 4,999.....	-	-	-	-
5,000 to 5,999	-	-	-	-
6,000 to 7,999	-	-	-	-
8,000 to 9,999.....	-	-	-	-
10,000 or more	-	-	-	-
All groups: 1940	-	-	-	-
1939	-	c	c	c
1938	-	c	c	c

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	1.3	\$ 23.00 ^b	2.51 ^b	21.3 ^b
1,500 to \$1,999	29.1	30.48	2.40	20.4
2,000 to 2,499.....	32.9	35.96	2.24	19.5
2,500 to 2,999	12.7	40.20	2.09	17.9
3,000 to 3,999	16.4	42.46	1.79	15.2
4,000 to 4,999.....	6.3	42.20 ^b	1.32 ^b	11.3 ^b
5,000 or more	1.3	42.00 ^b	.92 ^b	7.7 ^b
All groups: 1940	100.0	36.28	2.01	17.2
1939	-	c	c	c
1938	-	c	c	c
Existing homes:				
\$1,499 or less	-	-	-	-
1,500 to \$1,999	-	-	-	-
2,000 to 2,499.....	-	-	-	-
2,500 to 2,999	-	-	-	-
3,000 to 3,999	-	-	-	-
4,000 to 4,999.....	-	-	-	-
5,000 or more	-	-	-	-
All groups: 1940	-	-	-	-
1939	-	c	c	c
1938	-	c	c	c

Note: A glossary of terms used is included in the Appendix. ^a Expirations outnumbered commitments. ^b Computation based on fewer than 6 cases.
^c Data not available.

HOUSTON METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930 ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	384,514	292,352	92,162	31.5	107,518	75,408	32,110	42.6	165	5,675	5.0	113,358
Outside central city.....	125,883	53,016	72,867	137.4	33,863	12,648	21,215	167.7	368	1,860	5.2	36,091
Metropolitan district.....	510,397	345,368	165,029	47.8	141,381	88,056	53,325	60.6	533	7,535	5.0	149,449

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	134	\$ 673,000	168	\$ 740,950	302	\$ 1,413,950
1936.....	543	2,567,213	175	855,772	718	3,422,985
1937.....	536	2,459,494	61	307,906	619	2,767,400
1938.....	1,523	6,524,550	58	270,550	1,581	6,795,100
1939.....	2,160	8,887,250	42	155,700	2,202	9,042,950
1940.....	2,102	8,668,100	20	87,400	2,122	8,755,500
1935-40.....	7,000	29,779,607	544	2,418,278	7,544	32,197,885

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	2,744	\$ 881,531
1936.....	3,578	1,088,315
1937.....	526	176,478
1938.....	1,617	549,266
1939.....	4,473	1,518,335
1940.....	5,390	1,976,480
1934-40.....	18,328	6,190,405

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	8
Amount.....	\$ 2,116,600
Projects: Number.....	8
Dwelling units.....	515

Table 5.—Type of originating mortgagee, 1940

Type of institution origi- nating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	6.5	15.1	6.6
State banks.....	.1	—	.1
Savings and loan assns.	4.2	—	4.2
Mortgage companies.....	36.3	33.1	36.2
Insurance companies.....	33.8	29.5	33.7
Savings banks.....	—	—	—
All others.....	19.1	22.3	19.2
Total.....	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4- family homes		
	New homes	Existing homes	All homes
86 to 90.....	72.9	—	72.1
81 to 85.....	15.4	—	15.2
76 to 80.....	7.4	65.4	8.1
71 to 75.....	2.7	11.5	2.8
61 to 70.....	1.2	23.1	1.4
51 to 60.....	.3	—	.3
50 or less.....	.1	—	.1
Total.....	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage.....	0.4
1-car garage.....	33.7
2-car garage.....	65.4
3-car garage.....	.5
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	76.1	25.0
Brick.....	18.7	75.0
Stucco.....	.1	—
Other.....	5.1	—
Total.....	100.0	100.0 ^b

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	4.6	—
5 rooms.....	72.4	20.5
6 rooms.....	19.9	50.0
7 rooms or more.....	3.1	29.2
Total.....	100.0	100.0 ^b

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribu- tion	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	1.0	\$ 2,750	\$ 388	14.1
3,000 to \$3,999.....	29.5	3,547	485	13.7
4,000 to 4,999.....	32.5	4,357	691	15.9
5,000 to 5,999.....	18.6	5,388	952	17.7
6,000 to 7,999.....	15.8	6,580	1,179	17.9
8,000 to 9,999.....	1.8	8,594	1,622	18.9
10,000 or more.....	.8	11,812	2,660	22.5
All groups: 1940.....	100.0	4,779	785	16.4
1939.....	—	4,773	771	16.2
1938.....	—	4,912	785	16.0
Existing homes:				
\$2,999 or less.....	—	—	—	—
3,000 to \$3,999.....	12.5	\$ 3,317 ^c	\$ 500 ^c	15.1 ^c
4,000 to 4,999.....	20.8	4,450 ^c	995 ^c	22.4 ^c
5,000 to 5,999.....	16.7	5,338 ^c	1,120 ^c	21.0 ^c
6,000 to 7,999.....	29.2	6,571 ^c	1,421 ^c	21.6 ^c
8,000 to 9,999.....	8.3	9,125 ^c	1,438 ^c	15.8 ^c
10,000 or more.....	12.5	13,167 ^c	3,358 ^c	25.5 ^c
All groups: 1940.....	100.0 ^b	6,554	1,411	21.5
1939.....	—	5,106	1,075	21.1
1938.....	—	5,276	1,096	20.8

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribu- tion	Average gross monthly payment	Ratio of property value to income	Gross pay- ment as a percent of income
New homes:				
\$1,499 or less.....	2.9	\$ 24.11	2.59	21.3
1,500 to \$1,999.....	30.7	27.66	2.24	18.8
2,000 to 2,499.....	31.6	32.36	2.06	17.3
2,500 to 2,999.....	13.4	35.71	1.88	15.9
3,000 to 3,999.....	15.5	41.55	1.74	15.1
4,000 to 4,999.....	3.8	50.38	1.51	13.6
5,000 or more.....	2.1	67.62	1.40	12.7
All groups: 1940.....	100.0	33.98	1.94	16.5
1939.....	—	34.79	1.82	15.9
1938.....	—	37.11	1.75	15.9
Existing homes:				
\$1,499 or less.....	—	—	—	—
1,500 to \$1,999.....	4.8	\$ 23.00 ^c	1.85 ^c	17.0 ^c
2,000 to 2,499.....	23.8	36.20 ^c	2.13 ^c	18.7 ^c
2,500 to 2,999.....	9.5	46.00 ^c	2.22 ^c	20.0 ^c
3,000 to 3,999.....	28.6	51.00 ^c	1.59	14.5
4,000 to 4,999.....	9.5	48.50 ^c	1.56 ^c	12.3 ^c
5,000 or more.....	23.8	87.40 ^c	1.59 ^c	14.4 ^c
All groups: 1940.....	100.0 ^b	51.24	1.71	15.2
1939.....	—	39.59	1.40	13.0
1938.....	—	42.53	1.29	12.5

Note: A glossary of terms used is included in the Appendix. ^a Estimated for 1930 by the FHA on the basis of the boundaries of the 1940 metropolitan district. ^b Distribution based on fewer than 26 cases. ^c Computation based on fewer than 6 cases.

SAN ANTONIO METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	253,854	231,542	22,312	9.6	65,751	55,703	10,048	18.0	245	3,755	5.4	69,754
Outside central city.....	65,156	47,729	17,427	36.5	15,590	10,242	5,348	52.2	149	923	5.5	16,662
Metropolitan district.....	319,010	279,271	39,739	14.2	81,341	65,945	15,396	23.3	394	4,681	5.4	86,416

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	89	\$ 379,400	127	\$ 406,700	216	\$ 786,100
1936	358	1,447,280	155	455,877	513	1,903,157
1937	247	1,102,250	58	193,500	305	1,295,750
1938	501	2,066,200	128	528,900	629	2,595,100
1939	937	3,775,200	136	500,800	1,073	4,276,000
1940	890	3,684,600	111	482,500	1,001	4,167,100
1935-40	3,022	12,454,930	715	2,568,277	3,737	15,023,207

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	1,916	\$ 536,913
1936	1,740	547,456
1937	336	120,867
1938	1,015	341,085
1939	1,706	664,452
1940	1,301	422,422
1934-40	8,014	2,633,195

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	2
Amount.....	\$ 70,425
Projects:	
Number.....	2
Dwelling units.....	25

Table 5.—Type of originating mortgagee, 1940

Type of institution origi- nating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	0.2	3.6	0.6
State banks	-	-	-
Savings and loan assns.	21.6	5.7	19.7
Mortgage companies	57.0	71.2	58.6
Insurance companies	6.5	12.1	7.2
Savings banks	-	-	-
All others	14.7	7.4	13.9
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4- family homes		
	New homes	Existing homes	All homes
86 to 90	73.8	-	65.5
81 to 85	8.9	-	8.0
76 to 80	7.7	70.2	14.4
71 to 75	6.3	17.4	7.6
61 to 70	2.4	7.4	3.0
51 to 60	.5	5.0	1.1
50 or less	.4	-	.4
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distri- bution all 1- to 4-family homes
No garage	1.3
1-car garage	47.8
2-car garage	49.9
3-car garage	1.0
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	86.1	63.4
Brick	2.5	10.7
Stucco	.9	8.9
Other	10.5	17.0
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	6.1	2.7
5 rooms	61.6	44.6
6 rooms	28.7	33.0
7 rooms or more	3.6	19.7
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distrib- ution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	8.4	\$ 2,724	\$ 348	12.8
3,000 to \$3,999	34.1	3,472	456	13.1
4,000 to 4,999	18.6	4,320	650	15.0
5,000 to 5,999	17.7	5,461	900	16.5
6,000 to 7,999	16.0	6,619	1,117	16.9
8,000 to 9,999	3.5	8,740	1,572	18.0
10,000 or more	1.7	12,070	2,413	20.0
All groups: 1940	100.0	4,748	739	15.6
1939		4,599	713	15.5
1938		4,738	743	15.7
Existing homes:				
\$2,999 or less	17.9	\$ 2,655	\$ 490	18.5
3,000 to \$3,999	20.5	3,488	683	19.6
4,000 to 4,999	14.3	4,316	900	20.9
5,000 to 5,999	21.4	5,436	1,136	20.9
6,000 to 7,999	9.8	6,773	1,227	18.1
8,000 to 9,999	6.9	8,628	1,695	19.2
10,000 or more	7.2	12,569	2,444	19.4
All groups: 1940	100.0	5,323	1,046	19.7
1939		4,601	939	20.4
1938		5,363	1,250	23.3

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distrib- ution	Average gross monthly payment	Ratio of property value to income	Gross pay- ment as a percent of income
New homes:				
\$1,499 or less	7.6	\$ 23.00	2.48	21.4
1,500 to \$1,999	26.9	27.05	2.15	18.7
2,000 to 2,499	22.4	31.25	1.92	16.7
2,500 to 2,999	12.7	34.07	1.74	15.0
3,000 to 3,999	17.2	42.05	1.73	15.0
4,000 to 4,999	7.3	47.10	1.47	12.8
5,000 or more	5.9	58.96	1.15	10.2
All groups: 1940	100.0	34.48	1.75	15.2
1939		33.51	1.80	15.7
1938		34.04	1.79	15.5
Existing homes:				
\$1,499 or less	6.9	\$ 23.43	2.38	21.4
1,500 to \$1,999	12.9	26.08	2.04	18.1
2,000 to 2,499	15.9	30.13	1.80	16.7
2,500 to 2,999	10.9	29.55	1.36	13.3
3,000 to 3,999	18.8	44.84	1.73	15.7
4,000 to 4,999	17.8	48.06	1.52	12.9
5,000 or more	16.8	63.59	1.16	10.3
All groups: 1940	100.0	40.67	1.50	13.4
1939		36.22	1.59	14.4
1938		38.14	1.48	13.8

Note: A glossary of terms used is included in the Appendix. ^a Estimated for 1930 by the FHA on the basis of the boundaries of the 1930 metropolitan district.

WACO METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930 *	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930,* estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	55,982	52,848	3,134	5.9	15,874	13,283	2,591	19.5	34	884	5.3	16,792
Outside central city.....	15,132	11,649	3,483	29.9	3,459	2,674	785	29.4	24	183	5.0	3,666
Metropolitan district.....	71,114	64,497	6,617	10.3	19,333	15,957	3,376	21.2	58	1,067	5.2	20,458

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	6	\$ 17,000	4	\$ 12,800	10	\$ 29,800
1936	22	64,750	3	7,400	25	72,150
1937	10	29,400	-	-	10	29,400
1938	45	146,400	-	-	45	146,400
1939	54	176,900	-	-	54	176,900
1940	57	194,700	-	-	57	194,700
1935-40	194	629,150	7	20,200	201	649,350

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	192	\$ 86,166
1936	131	51,193
1937	38	23,884
1938	138	82,057
1939	210	89,400
1940	185	57,399
1934-40	894	390,099

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	None
Amount.....	
Projects: Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	29.3	-	29.3
State banks	-	-	-
Savings and loan assns.	52.5	-	52.5
Mortgage companies	5.8	-	5.8
Insurance companies	12.4	-	12.4
Savings banks	-	-	-
All others	-	-	-
Total	100.0	-	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	55.7	-	55.7
81 to 85	19.7	-	19.7
76 to 80	19.7	-	19.7
71 to 75	-	-	-
61 to 70	-	-	-
51 to 60	3.3	-	3.3
50 or less	1.6	-	1.6
Total	100.0	-	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	6.6
1-car garage	67.2
2-car garage	26.2
3-car garage	-
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	93.2	-
Brick	3.4	-
Stucco	-	-
Other	3.4	-
Total	100.0	-

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	15.3	-
5 rooms	61.0	-
6 rooms	16.9	-
7 rooms or more	6.8	-
Total	100.0	-

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	13.6	\$ 2,600	\$ 319	12.3
3,000 to \$3,999	35.6	3,455	390	11.3
4,000 to 4,999	40.6	4,349	467	10.7
5,000 to 5,999	5.1	5,433 ^b	467 ^b	8.6 ^b
6,000 to 7,999	5.1	6,267 ^b	833 ^b	13.3 ^b
8,000 to 9,999	-	-	-	-
10,000 or more	-	-	-	-
All groups: 1940	100.0	3,946	438	11.1
1939	-	c	c	c
1938	-	-	-	-
Existing homes:				
\$2,999 or less	-	-	-	-
3,000 to \$3,999	-	-	-	-
4,000 to 4,999	-	-	-	-
5,000 to 5,999	-	-	-	-
6,000 to 7,999	-	-	-	-
8,000 to 9,999	-	-	-	-
10,000 or more	-	-	-	-
All groups: 1940	-	-	-	-
1939	-	-	-	-
1938	-	-	-	-

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	16.9	\$ 20.30	2.43	20.7
1,500 to \$1,999	30.5	26.67	2.07	17.8
2,000 to 2,499	28.8	30.65	1.97	16.8
2,500 to 2,999	6.8	35.00	1.76	15.7 ^b
3,000 to 3,999	10.2	34.83	1.32	12.1
4,000 to 4,999	3.4	35.00 ^b	1.03 ^b	9.8 ^b
5,000 or more	3.4	29.50 ^b	.62 ^b	5.2 ^b
All groups: 1940	100.0	28.51	1.72	14.9
1939	-	c	c	c
1938	-	-	-	-
Existing homes:				
\$1,499 or less	-	-	-	-
1,500 to \$1,999	-	-	-	-
2,000 to 2,499	-	-	-	-
2,500 to 2,999	-	-	-	-
3,000 to 3,999	-	-	-	-
4,000 to 4,999	-	-	-	-
5,000 or more	-	-	-	-
All groups: 1940	-	-	-	-
1939	-	-	-	-
1938	-	-	-	-

Note: A glossary of terms used is included in the Appendix. ^a Estimated for 1930 on the basis of the boundaries of the 1940 metropolitan district as defined by FHA and based on data furnished by the Bureau of the Census. ^b Computation based on fewer than 6 cases. ^c Data not available.

MOUNTAIN GEOGRAPHIC DIVISION

Idaho, Montana, Wyoming, Nevada, Utah, Colorado, Arizona, and New Mexico are the eight States which form the Mountain Geographic Division. Together they embrace 3.2 percent of the total United States population, or 4,150,003 persons, of whom 3,048,359 are nonfarm, including 772,727 who live in the four metropolitan districts.

Population in 1940	Mountain Division		United States
		Percent	Percent
Percent of United States.....		3.2	100.0
Total.....	4,150,003	100.0	100.0
Nonfarm.....	3,048,359	73.5	77.1
Metropolitan districts.....	772,727	18.6	47.8
Population density per square mile.....	4.8		44.3

The population of the four metropolitan districts constitutes only 18.6 percent of the total population of the Division, the smallest proportion of any geographic division. This compares with 47.8 percent for the United States. The Division and the metropolitan districts it contains are shown on the map on the following page.

Despite the relative unimportance of the metropolitan districts in this Division, the combined population of the districts, together with the smaller cities and towns, yields a nonfarm population constituting 73.5 percent of the total, only slightly less than the 77.1 percent nationally. Of the nonfarm population of the Division, the four metropolitan districts account for only 25.3 percent, less than in any other geographic division, and much less than the average of 62.0 percent for the metropolitan districts of the Nation.

Possessed of 28.9 percent of the land area of the United States and only 3.2 percent of its population, the Mountain Division has the lightest population density of any geographic division, 4.8 persons, compared with 44.3 persons per square mile nationally.

Economic characteristics. Agriculture is the principal industry of the Mountain Geographic Division. Second in importance is trade. Trans-

portation, service occupations, and manufacturing follow. These metropolitan districts are primarily distributing and servicing centers for a large surrounding territory.

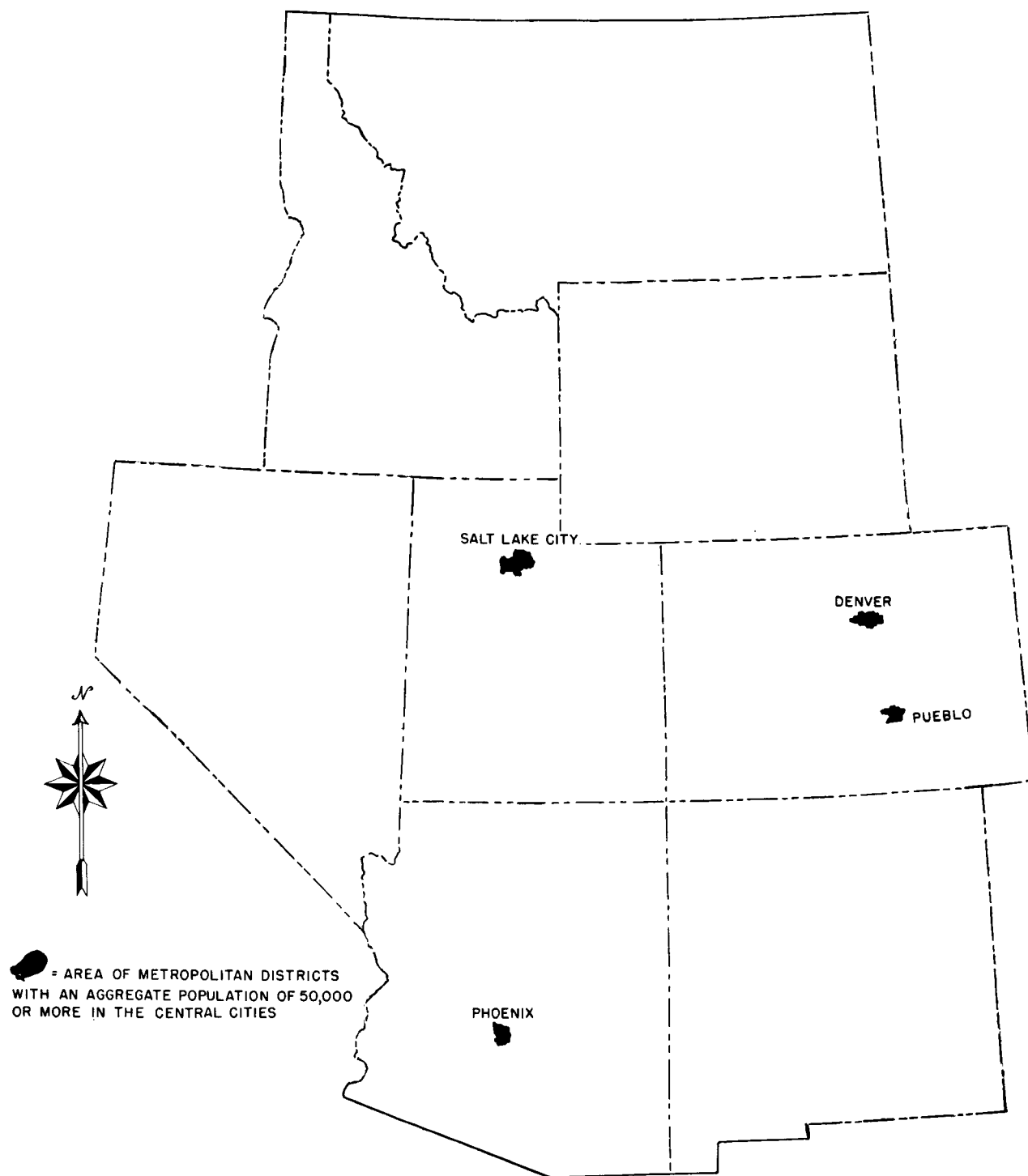
The **Denver** Metropolitan District, because of its singular location in almost the exact center of that part of the country west of the Mississippi River, and because of its transportation service which includes seven railway systems and numerous bus and airplane lines, is a great distribution center. Manufactured products having a wide market include packed meat and flour. Most other industries produce for local consumption. Numerous state and federal governmental agencies have headquarters in **Denver**. Among these are the Colorado State capital, a United States Mint, a large Army hospital, the Lowry Field Air Corps Technical School, the Denver Ordnance Plant, and the headquarters of several regional federal offices.

The most highly industrialized of the metropolitan districts in the Mountain Geographic Division is that of **Pueblo**. Its character is shaped by the mineral deposits of the surrounding region, from which come coal, iron, silver, gold, lead, copper, and zinc. Important industries are railroad shops and yards, smelting of silver and copper, mining, and manufacture of steel products.

The **Phoenix** Metropolitan District is the capital of Arizona, and a famous winter resort. Its principal industrial establishments exist to process and ship the fruits, grain, cotton, sugar beets, and other agricultural crops produced on the surrounding agricultural tracts. Other sources of income are the government offices, retail and wholesale trade, and service trades.

The **Salt Lake City** Metropolitan District occupies a strategic position in the mountain area. It is second only to Denver as a distributing center in this region. It supplies large amounts of equipment to nearby smelters and refiners. Printing and publishing, mining and smelting of lead and copper, refining of oil, lead, and copper, and the

1940 METROPOLITAN DISTRICTS IN THE MOUNTAIN DIVISION



manufacture of confectionery, clay articles, and textiles comprise its industrial activities. The income from the university, the numerous governmental agencies, the tourist trade, and the Mormon Church aid in reducing the economic fluctuations which attend mining, a paramount industry in this area.

FHA activity. There were 219,513 occupied dwelling units of all types enumerated by the 1940 Census in the four metropolitan districts located within the Mountain Geographic Division. From 1935 through 1940, the FHA accepted 11,750 mortgages for insurance, or 5.4 percent of the total inventory. This FHA proportion was much greater than the 3.2 percent for the 140 metropolitan districts of the Nation.

FHA activity among metropolitan districts of the Mountain Division was relatively highest in the **Salt Lake City** Metropolitan District, where small home mortgage acceptances by the FHA amounted to 7.6 percent of the total occupied dwelling units. FHA's share in the **Pueblo** Metropolitan District was only 2.8 percent, the smallest proportion in any of the four metropolitan districts. Between these two extremes fall the **Phoenix** Metropolitan District, in which the proportion of dwelling units represented by insured small home mortgages was 6.8 percent, and the **Denver** Metropolitan District, where it was 4.2 percent.

During the decade 1930-40 some 49,341 occu-

pled dwelling units of all types were added to the housing inventory in the four metropolitan districts of the Mountain Division. In the six years 1935-40 the FHA accepted for insurance mortgages on 7,275 new, small homes, or 14.7 percent of the increase, a somewhat larger share than for the total 140 metropolitan districts of the United States in which FHA's share was 13.1 percent.

Approximately one of every four dwelling units added in the **Salt Lake City** Metropolitan District in the last decade was financed under the FHA plan. Of the 10,548 occupied dwelling units added, 2,629 or 24.9 percent were FHA mortgage acceptances on new, small homes. FHA's share in the remaining three metropolitan districts was much less and quite uniform. In the **Pueblo** Metropolitan District mortgage acceptances on new, small homes by the FHA represented 13.0 percent of the dwelling unit addition; in the **Phoenix** Metropolitan District the proportion accounted for by the FHA was 12.4 percent; in the **Denver** Metropolitan District it was 11.7 percent.

Individual metropolitan districts. Set forth on the following pages are FHA and the Bureau of the Census data for each of the four metropolitan districts located within the Mountain Geographic Division. Some analytical uses of these data appear at the beginning of this section. An explanation of the terms used in the tables is given in the Appendix Glossary.

Population, Occupied Dwelling Units, and FHA Activity in Mountain Metropolitan Districts

Metropolitan district	Population in 1940	Occupied dwelling units enumerated in the 1940 Census			1- to 4-family mortgages accepted for FHA insurance, 1935-40			
		Number in 1940	Estimated increase 1930-40		On all homes		On new homes	
			Number	Percentage increase, 1940 over 1930	Number	As a % of all occupied dwellings in 1940	Number	As a % of the 1930-40 increase in dwellings
Denver, Colo.*	384,372	114,002	23,319	25.7	4,840	4.2	2,720	11.7
Pueblo, Colo.*	62,039	16,373	2,175	15.3	454	2.8	282	13.0
Phoenix, Ariz.*	121,828	34,278	13,299	63.4	2,314	6.8	1,644	12.4
Salt Lake City, Utah.*	204,488	54,860	10,548	23.8	4,142	7.6	2,629	24.9
Division total.....	772,727	219,513	49,341	29.0	11,750	5.4	7,275	14.7
140 district total.....	62,965,773	17,220,831	2,744,341	19.0	546,842	3.2	358,587	13.1

* Occupied dwelling unit data for 1930 were estimated on a basis approximating the boundaries of the metropolitan district as established in the 1940 Census.

* Occupied dwelling unit data for 1930 were estimated on the basis of the boundaries of the metropolitan district as established in the 1930 Census.

DENVER METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930 *	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, * estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	322,412	287,861	34,551	12.0	96,794	79,351	17,443	22.0	177	4,183	4.1	101,154
Outside central city.....	61,960	43,928	18,032	41.0	17,208	11,332	5,876	51.9	173	629	3.5	18,010
Metropolitan district.....	384,372	331,789	52,583	15.8	114,002	90,683	23,319	25.7	350	4,812	4.0	119,164

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	26	\$ 123,000	109	\$ 365,750	135	\$ 488,750
1936	110	489,200	300	856,200	410	1,345,400
1937	208	974,144	518	992,200	726	1,966,344
1938	508	2,307,600	419	1,416,800	927	3,724,400
1939	642	2,937,100	535	1,854,800	1,177	4,791,900
1940	1,226	4,970,600	439	1,599,000	1,665	6,569,600
1935-40	2,720	11,801,644	2,120	7,084,750	4,840	18,886,394

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	2,744	\$ 966,234
1936	2,132	771,748
1937	4,486	192,060
1938	1,860	616,220
1939	2,347	763,703
1940	2,423	1,113,468
1934-40	11,992	4,423,433

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	2
Amount.....	\$ 870,000
Projects:	
Number.....	2
Dwelling units.....	192

Table 5.—Type of originating mortgagee, 1940

Type of institution origi- nating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	7.4	22.9	11.4
State banks	2.2	2.7	2.3
Savings and loan assns.	21.8	15.1	20.1
Mortgage companies	61.3	47.6	57.8
Insurance companies	7.2	11.7	8.4
Savings banks	.1	-	b
All others	-	-	-
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4- family homes		
	New homes	Existing homes	All homes
86 to 90	72.9	-	53.2
81 to 85	7.5	-	5.4
76 to 80	14.5	78.7	31.8
71 to 75	2.6	10.4	4.8
61 to 70	1.8	5.2	2.8
51 to 60	.6	4.1	1.5
50 or less	.1	1.6	.5
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distri- bution all 1- to 4-family homes
No garage	7.6
1-car garage	67.0
2-car garage	25.1
3-car garage	.3
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	51.6	15.6
Brick	40.0	72.1
Stucco	4.6	10.2
Other	3.8	2.1
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	47.9	16.5
5 rooms	42.4	45.7
6 rooms	6.4	22.0
7 rooms or more	3.3	15.8
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distrib- ution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	3.9	\$ 2,751	\$ 201	7.3
3,000 to \$3,999	32.2	3,507	287	8.2
4,000 to 4,999	31.6	4,389	356	8.1
5,000 to 5,999	16.2	5,354	438	8.2
6,000 to 7,999	12.9	6,646	538	8.1
8,000 to 9,999	2.3	8,583	922	10.7
10,000 or more	.9	12,430	1,291	10.4
All groups: 1940	100.0	4,658	386	8.3
1939		5,329	478	9.0
1938		5,352	500	9.3
Existing homes:				
\$2,999 or less	7.6	\$ 2,578	\$ 339	13.1
3,000 to \$3,999	30.6	3,442	408	11.9
4,000 to 4,999	29.4	4,378	504	11.5
5,000 to 5,999	14.6	5,341	588	11.0
6,000 to 7,999	11.2	6,922	831	12.0
8,000 to 9,999	5.1	8,740	1,018	11.6
10,000 or more	1.5	11,804	1,424	12.1
All groups: 1940	100.0	4,711	551	11.7
1939		4,539	588	13.0
1938		4,810	633	13.2

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distrib- ution	Average gross monthly payment	Ratio of property value to income	Gross pay- ment as a percent of income
New homes:				
\$1,499 or less	7.4	\$ 26.13	2.54	23.4
1,500 to \$1,999	34.1	30.18	2.24	20.6
2,000 to 2,499	26.9	35.85	2.04	19.1
2,500 to 2,999	10.2	39.93	1.89	17.8
3,000 to 3,999	12.5	44.59	1.75	16.5
4,000 to 4,999	3.6	54.98	1.55	14.9
5,000 or more	3.3	64.85	1.32	12.3
All groups: 1940	100.0	36.35	1.95	18.2
1939		41.65	1.99	18.7
1938		42.63	1.95	18.5
Existing homes:				
\$1,499 or less	5.2	\$ 22.67	2.38	21.4
1,500 to \$1,999	26.1	29.21	2.14	20.2
2,000 to 2,499	28.8	32.80	1.83	17.5
2,500 to 2,999	9.8	37.93	1.74	16.9
3,000 to 3,999	16.6	43.71	1.62	15.5
4,000 to 4,999	4.8	58.09	1.67	16.2
5,000 or more	8.7	59.13	1.17	10.4
All groups: 1940	100.0	37.15	1.69	16.0
1939		36.90	1.65	16.0
1938		39.29	1.76	17.3

Note: ^a A glossary of terms used is included in the Appendix. ^b Estimated for 1930 by the FHA on the basis of the boundaries of the 1940 metropolitan district. ^c Less than 0.05 percent.

PUEBLO METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930 ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	52,162	50,096	2,066	4.1	13,943	12,321	1,622	13.2	33	314	2.2	14,290
Outside central city.....	9,877	8,558	1,319	15.4	2,430	1,877	553	29.5	6	37	1.5	2,473
Metropolitan district.....	62,039	58,654	3,385	5.8	16,373	14,198	2,175	15.3	39	351	2.1	16,763

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	2	\$ 3,900	4	\$ 10,350	6	\$ 14,250
1936	6	15,400	11	23,900	17	39,300
1937	8	32,200	27	76,300	35	108,500
1938	30	144,900	10	30,800	40	175,700
1939	91	351,000	68	172,400	159	523,400
1940	145	558,700	52	154,400	197	713,100
1935-40	282	1,106,100	172	468,150	454	1,574,250

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	195	\$ 76,635
1936	199	60,937
1937	171	29,936
1938	169	60,669
1939	354	114,067
1940	470	145,570
1934-40	1,418	487,814

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	None
Number	
Amount	
Projects:	
Number	
Dwelling units	

Table 5.—Type of originating mortgagee, 1940

Type of institution origi- nating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	-	7.9	1.8
State banks	-	7.9	1.8
Savings and loan assns.	64.7	73.9	66.8
Mortgage companies	13.0	4.8	11.1
Insurance companies	1.1	13.4	3.9
Savings banks	-	-	-
All others	21.2	-	16.4
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4- family homes		
	New homes	Existing homes	All homes
86 to 90	70.1	-	50.7
81 to 85	10.8	-	7.8
76 to 80	10.8	76.7	29.1
71 to 75	3.6	6.7	4.6
61 to 70	3.1	11.7	5.5
51 to 60	1.7	3.3	1.4
50 or less	1.6	-	.9
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distri- bution all 1- to 4-family homes
No garage	5.1
1-car garage	82.5
2-car garage	12.0
3-car garage	.4
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	44.4	19.7
Brick	6.6	21.4
Stucco	42.5	58.9
Other	6.5	-
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	61.4	16.1
5 rooms	34.7	67.9
6 rooms	2.6	10.7
7 rooms or more	1.3	5.3
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distri- bution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	3.2	\$ 2,520 ^b	\$ 160 ^b	6.3 ^b
3,000 to \$3,999	28.7	3,595	228	6.3
4,000 to 4,999	48.4	4,365	291	6.7
5,000 to 5,999	11.8	5,248	340	6.5
6,000 to 7,999	6.5	6,585	415	6.3
8,000 to 9,999	.7	8,500 ^b	600 ^b	7.1 ^b
10,000 or more	.7	10,500 ^b	700 ^b	6.7 ^b
All groups: 1940	100.0	4,399	287	6.5
1939		c	c	c
1938		c	c	c
Existing homes:				
\$2,999 or less	19.7	\$ 2,586	\$ 277	10.7
3,000 to \$3,999	44.6	3,426	300	8.8
4,000 to 4,999	21.4	4,396	408	9.3
5,000 to 5,999	8.9	5,190 ^b	390 ^b	7.5 ^b
6,000 to 7,999	5.4	6,200 ^b	833 ^b	13.4 ^b
8,000 to 9,999	-	-	-	-
10,000 or more	-	-	-	-
All groups: 1940	100.0	3,775	355	9.4
1939		c	c	c
1938		c	c	c

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distri- bution	Average gross monthly payment	Ratio of property value to income	Gross pay- ment as a percent of income
New homes:				
\$1,499 or less	9.9	\$ 23.60	2.59	22.3
1,500 to \$1,999	32.9	28.94	2.28	20.1
2,000 to 2,499	26.9	33.24	2.06	18.5
2,500 to 2,999	17.1	35.31	1.74	15.7
3,000 to 3,999	9.9	42.93	1.67	15.7
4,000 to 4,999	2.0	42.33 ^b	1.22 ^b	11.6 ^b
5,000 or more	1.3	74.50 ^b	1.65 ^b	15.6 ^b
All groups: 1940	100.0	32.91	1.98	17.7
1939		c	c	c
1938		c	c	c
Existing homes:				
\$1,499 or less	1.8	\$ 15.00 ^b	1.83 ^b	15.0 ^b
1,500 to \$1,999	43.6	28.58	1.98	19.7
2,000 to 2,499	27.3	28.27	1.56	14.9
2,500 to 2,999	9.1	36.20 ^b	1.58 ^b	15.9 ^b
3,000 to 3,999	5.5	36.00 ^b	1.30 ^b	12.3 ^b
4,000 to 4,999	7.2	38.25 ^b	1.07 ^b	10.7 ^b
5,000 or more	5.5	54.00 ^b	.89 ^b	10.5 ^b
All groups: 1940	100.0	31.44	1.52	15.2
1939		c	c	c
1938		c	c	c

Note: A glossary of terms used is included in the Appendix. ^a Estimated for 1930 on the basis of the boundaries of the 1940 metropolitan district as defined by FHA and based on data furnished by the Bureau of the Census. ^b Computation based on fewer than 6 cases. ^c Data not available.

PHOENIX METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	65,414	48,118	17,296	35.9	19,290	12,558	6,732	53.6	154	1,251	6.0	20,695
Outside central city.....	56,414	34,841	21,573	61.9	14,988	8,421	6,567	78.0	59	745	4.7	15,792
Metropolitan district.....	121,828	82,959	38,869	46.9	34,278	20,979	13,299	63.4	213	1,996	5.5	36,487

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	22	\$ 101,100	107	\$ 320,400	129	\$ 421,500
1936	160	719,755	136	429,524	296	1,149,279
1937	261	1,101,200	101	270,900	362	1,372,100
1938	307	1,134,900	103	303,100	410	1,438,000
1939	392	1,474,500	112	357,500	504	1,832,000
1940	502	1,818,300	111	382,000	613	2,200,300
1935-40	1,644	6,349,755	670	2,063,424	2,314	8,413,179

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	1,859	\$ 657,074
1936	973	391,079
1937	287	153,068
1938	615	349,646
1939	871	438,490
1940	1,103	478,436
1934-40	5,708	2,467,793

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	1
Amount.....	\$ 69,000
Projects:	
Number.....	1
Dwelling units.....	21

Table 5.—Type of originating mortgagee, 1940

Type of institution origi- nating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	36.9	66.5	42.0
State banks	37.2	23.9	34.9
Savings and loan assns.	15.1	7.6	13.8
Mortgage companies	10.8	1.4	9.2
Insurance companies	-	-	-
Savings banks	-	6	1
All others	-	-	-
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4- family homes		
	New homes	Existing homes	All homes
86 to 90	62.7	-	51.7
81 to 85	15.5	-	12.9
76 to 80	12.0	54.6	19.2
71 to 75	2.8	18.5	5.6
61 to 70	4.4	17.6	6.8
51 to 60	2.0	5.9	2.7
50 or less	.6	3.4	1.1
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distri- bution all 1- to 4-family homes
No garage	15.4
1-car garage	61.1
2-car garage	22.7
3-car garage	.8
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	6.4	2.6
Brick	50.1	47.4
Stucco	22.2	43.9
Other	21.3	6.1
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	32.1	21.9
5 rooms	45.8	37.7
6 rooms	19.3	26.3
7 rooms or more	2.8	14.1
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distrib- ution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	11.4	\$ 2,554	\$ 266	10.4
3,000 to \$3,999	41.1	3,500	316	9.0
4,000 to 4,999	30.5	4,348	424	9.8
5,000 to 5,999	7.9	5,404	583	10.8
6,000 to 7,999	6.9	6,565	700	10.7
8,000 to 9,999	1.1	8,283	950	11.5
10,000 or more	1.1	14,750	1,933	13.1
All groups: 1940	100.0	4,192	416	9.9
1939	b	b	b	b
1938	b	b	b	b
Existing homes:				
\$2,999 or less	31.9	\$ 2,473	\$ 315	12.7
3,000 to \$3,999	30.1	3,395	412	12.1
4,000 to 4,999	15.9	4,300	506	11.8
5,000 to 5,999	5.3	5,383	692	12.9
6,000 to 7,999	6.2	6,743	750	11.1
8,000 to 9,999	4.4	8,660	890	10.0
10,000 or more	6.2	16,250	1,657	10.2
All groups: 1940	100.0	4,596	530	11.5
1939	b	b	b	b
1938	b	b	b	b

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distrib- ution	Average gross monthly payment	Ratio of property value to income	Gross pay- ment as a percent of income
New homes:				
\$1,499 or less	2.7	\$ 24.86	2.38	25.0
1,500 to \$1,999	25.8	29.39	1.89	20.4
2,000 to 2,499	32.2	34.78	1.72	18.5
2,500 to 2,999	10.4	40.36	1.62	18.1
3,000 to 3,999	19.1	43.05	1.44	15.7
4,000 to 4,999	4.7	52.71	1.25	13.9
5,000 or more	5.1	71.31	1.13	12.0
All groups: 1940	100.0	37.97	1.56	17.0
1939	b	b	b	b
1938	b	b	b	b
Existing homes:				
\$1,499 or less	8.4	\$ 22.00	1.94	21.2
1,500 to \$1,999	15.9	27.06	1.64	18.6
2,000 to 2,499	31.7	31.85	1.59	17.1
2,500 to 2,999	7.5	31.38	1.20	13.8
3,000 to 3,999	18.7	36.35	1.33	13.4
4,000 to 4,999	1.9	69.00	1.87	17.8
5,000 or more	15.9	87.53	1.25	12.6
All groups: 1940	100.0	40.61	1.41	14.7
1939	b	b	b	b
1938	b	b	b	b

Note: A glossary of terms used is included in the Appendix. * Estimated for 1930 on the basis of the boundaries of the 1940 metropolitan district as defined by FHA and based on data furnished by the Bureau of the Census. b Data not available. c Computation based on fewer than 6 cases.

SALT LAKE CITY METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930*	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, * estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	149,934	140,267	9,667	6.9	41,353	34,410	6,943	20.2	92	1,626	3.8	43,071
Outside central city.....	54,554	44,184	10,370	23.5	13,507	9,902	3,605	36.4	270	239	1.7	14,016
Metropolitan district.....	204,488	184,451	20,037	10.9	54,860	44,312	10,548	23.8	362	1,865	3.3	57,087

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	61	\$ 214,950	299	\$ 974,350	360	\$ 1,189,300
1936	244	996,000	434	1,295,680	678	2,291,680
1937	319	1,331,700	230	723,500	549	2,055,200
1938	561	2,406,000	227	816,600	788	3,222,600
1939	534	2,269,800	186	675,900	720	2,945,700
1940	910	3,832,700	137	548,900	1,047	4,381,600
1935-40	2,629	11,051,150	1,513	5,034,930	4,142	16,086,080

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	1,733	\$ 535,883
1936	1,646	519,433
1937	1,363	134,570
1938	1,229	431,379
1939	1,962	625,534
1940	2,830	903,679
1934-40	9,763	3,150,478

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number	
Amount	
Projects:	None
Number	
Dwelling units	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	0.4	-	0.3
State banks	62.4	78.9	64.7
Savings and loan assns.	20.6	12.9	19.6
Mortgage companies	.2	.7	.3
Insurance companies	2.6	2.6	2.6
Savings banks	-	-	-
All others	13.8	4.9	12.5
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	65.8	-	56.5
81 to 85	17.4	-	15.0
76 to 80	11.7	70.9	15.9
71 to 75	2.0	13.3	3.6
61 to 70	2.6	10.8	3.8
51 to 60	.4	5.0	1.1
50 or less	.1	-	.1
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	26.0
1-car garage	63.2
2-car garage	10.5
3-car garage	.3
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	74.0	18.1
Brick	23.8	64.5
Stucco	.6	14.8
Other	1.6	2.6
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	49.7	12.9
5 rooms	41.9	53.5
6 rooms	6.4	26.5
7 rooms or more	2.0	7.1
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

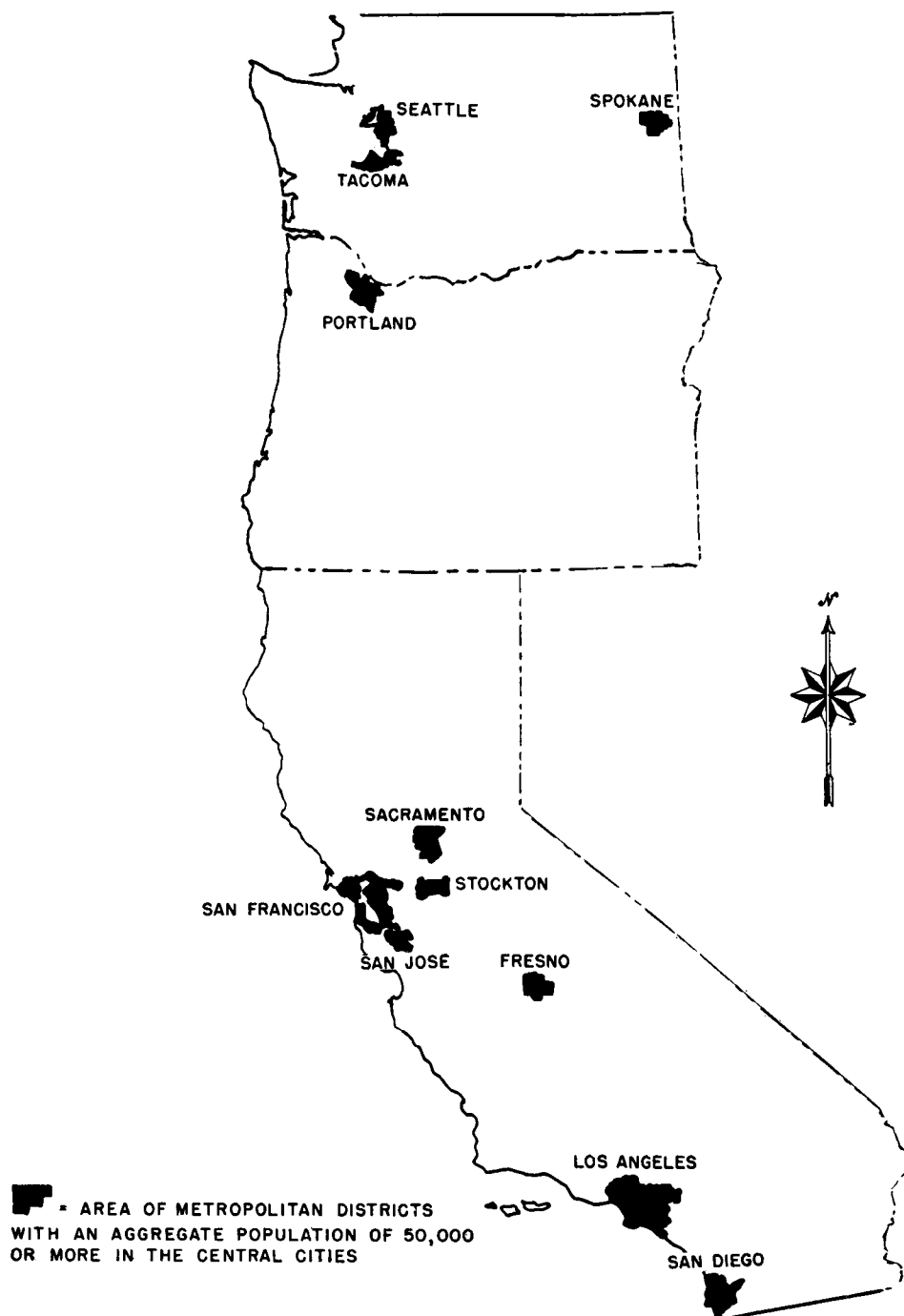
FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	2.4	\$ 2,614	\$ 233	8.9
3,000 to \$3,999	22.9	3,556	322	9.1
4,000 to 4,999	39.0	4,419	402	9.1
5,000 to 5,999	18.4	5,383	516	9.6
6,000 to 7,999	13.7	6,631	718	10.8
8,000 to 9,999	2.6	8,754	1,010	11.5
10,000 or more	1.0	11,189	1,219	10.9
All groups: 1940	100.0	4,832	467	9.7
1939		4,929	502	10.2
1938		5,097	579	11.4
Existing homes:				
\$2,999 or less	2.6	\$ 2,613 ^b	\$ 338 ^b	12.9 ^b
3,000 to \$3,999	21.9	3,520	393	11.2
4,000 to 4,999	35.5	4,360	513	11.7
5,000 to 5,999	13.5	5,199	645	12.4
6,000 to 7,999	18.7	6,593	1,116	16.9
8,000 to 9,999	5.2	8,813	1,356	15.4
10,000 or more	2.6	12,875 ^b	2,675 ^b	20.8 ^b
All groups: 1940	100.0	5,119	712	13.9
1939		4,644	657	14.1
1938		4,804	756	15.7

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	13.4	\$ 24.98	2.74	22.8
1,500 to \$1,999	32.9	30.37	2.48	21.2
2,000 to 2,499	26.0	35.18	2.19	19.1
2,500 to 2,999	10.6	38.77	1.99	17.5
3,000 to 3,999	11.5	45.72	1.87	16.5
4,000 to 4,999	2.8	52.65	1.59	14.1
5,000 or more	2.8	61.23	1.15	10.6
All groups: 1940	100.0	35.05	2.11	18.3
1939		36.63	2.04	18.2
1938		37.94	1.97	17.4
Existing homes:				
\$1,499 or less	4.1	\$ 23.33	2.71	22.3
1,500 to \$1,999	21.6	30.69	2.32	20.9
2,000 to 2,499	31.0	32.70	1.98	17.5
2,500 to 2,999	12.2	34.28	1.80	15.5
3,000 to 3,999	17.6	46.69	1.88	16.3
4,000 to 4,999	8.1	49.33	1.52	13.9
5,000 or more	5.4	74.38	1.09	10.0
All groups: 1940	100.0	38.14	1.79	15.9
1939		36.22	1.70	15.9
1938		38.08	1.60	15.0

Note: A glossary of terms is included in the Appendix. ^a Based on the metropolitan district as established in the 1930 Census. ^b Computation based on fewer than 6 cases.

1940 METROPOLITAN DISTRICTS IN THE PACIFIC DIVISION



PACIFIC GEOGRAPHIC DIVISION

The States of California, Oregon, and Washington comprise the Pacific Geographic Division and together contain 7.4 percent of the total United States population, or 9,733,262 persons of whom 8,504,809 are classified as nonfarm. Of these 6,211,129 live within the eleven metropolitan districts.

Population in 1940	Pacific Division		United States
		Percent	Percent
Percent of United States.....		7.4	100.0
Total.....	9,733,262	100.0	100.0
Nonfarm.....	8,504,809	87.4	77.1
Metropolitan districts.....	6,211,129	63.8	47.8
Population density per square mile.....	30.6		44.3

The eleven metropolitan districts contained therein, each located entirely inside the boundaries of the Pacific Division, embrace 63.8 percent of the entire population of the Division, a share substantially above the 47.8 percent for the metropolitan districts in the Nation as a whole, and exceeded only in the New England and Middle Atlantic Geographic Divisions with 69.7 and 76.4 percent, respectively. The Division and the metropolitan districts it contains are shown in the map on the opposite page.

Although the Pacific Coast is often thought of as farming territory, the population is principally of a nonfarm character, as is evidenced by the fact that the combined population of the metropolitan districts and smaller cities and towns embraces 87.4 percent of the total, as compared with only 77.1 percent for the Nation as a whole. By themselves, the eleven metropolitan districts contain 73.0 percent of this nonfarm population as compared with only 62.0 percent nationally.

This Division encompasses 10.7 percent of the land area of the United States, contains but 7.4 percent of its population, and has a population density of only 30.6 persons per square mile as compared with 44.3 in the United States as a whole.

Economic characteristics. The Pacific Geo-

graphic Division is well diversified economically. Private income is generated in an almost equal degree by agriculture, manufacturing, trade, and the service industries.

A considerable variety of manufactures emanates from the metropolitan districts of this geographic division. A discussion of the principal economic activities of each follows. The **Los Angeles** Metropolitan District is the most populous in the Pacific Geographic Division. It has long been a popular resort city, the tourist trade constituting an important source of income. The principal manufactures are petroleum products, motion pictures, airplanes, canned goods, clothing, chemicals, drugs, and rubber products. The largest export volume of any Pacific Coast port moves through its port at Long Beach.

Second in size among the metropolitan districts in this Division is that of **San Francisco-Oakland**. It is the principal financial center of the West, the site of one of the major regional stock exchanges, and the headquarters for the fourth largest bank in the Nation. It is the principal port of importation on the Pacific Coast and the terminus for several major railways. Among its products are steel, canned and dried fruits, packed meat, clothing, books and periodicals, and ships.

The metropolitan district of **Seattle** is the chief distributing center of the Pacific Northwest. It is a major Pacific Coast port and the principal one serving Alaska. Its manufactured products include ships, airplanes, wood and wood products, pulp and paper, canned salmon, and flour. The principal products of the **Portland** Metropolitan District are lumber, furniture, woodwork, flour and cereals, woolen textiles, canned fruits and vegetables, printing and paper products, and iron and steel products.

With reference to the smaller metropolitan districts in California, the principal industries of the **Fresno** Metropolitan District are plants for the collection and processing of grapes and raisins, flour mills, and equipment supply houses for the nearby oil fields. It is a trade and servicing

center in the San Joaquin Valley. The **Sacramento** Metropolitan District contains the capital of the State of California and has many persons in government service. Aside from its role as the seat of government, it is the distributing and trading center for the Sacramento Valley. It contains repair shops for two major railway systems, and its manufactured products include canned fruits, flavoring extracts, and lumber. The metropolitan district of **San Diego** is a popular resort spot, the site of large Army and Navy airfields, and the Pacific Coast Base of the Marine Corps. Its manufactured products include airplanes, canned fish, citrus products, and confectionery.

In the **San Jose** Metropolitan District, the fruit industry is the most important, followed by flour milling, the trimming of lumber, and marblé-cutting and polishing. The **Stockton** Metropolitan District is a major manufacturing center in California. Its principal products are agricultural machinery, lumber and paper products, motorboats and trucks, and canned fruits and vegetables.

In the State of Washington the metropolitan district of **Spokane** serves as a distribution point for Eastern Washington, Northern Idaho, and Western Montana. It is served by five railway lines. The major manufactured products are derived from the surrounding farms, mines, and forests. Among them are lumber and paper

products, cement, oil products, flour, cereal food, pottery, tinware, and canned fruits and vegetables. The **Tacoma** Metropolitan District produces ships, large quantities of rough and finished lumber and lumber products, refined copper, canned meats, flour, and boilers and engines. It is the location of large railroad shops, the hub of an important tourist trade, and the site of **Fort Lewis** and **McChord Air Field**.

FHA activity. Of the 1,979,515 occupied dwelling units of all types enumerated within the eleven metropolitan districts of the Pacific Geographic Division by the 1940 Census, the FHA had accepted for insurance mortgages on 6.8 percent of the total, or 134,028 small homes through December 31, 1940. This share for the FHA is more than twice the 3.2 percent for all metropolitan districts of the United States. FHA's proportion among the metropolitan districts was not uniform, however. It was least in the **Portland** Metropolitan District where the number of small home mortgages accepted for insurance by FHA represented 2.8 percent of the total dwelling units, and it was the greatest in the **Fresno** Metropolitan District where FHA mortgage acceptances were 10.3 percent of the dwelling units. In the **Los Angeles** Metropolitan District FHA's share was 6.5 percent, in the **San Francisco** Metropolitan District 9.1 percent, and in the **Seattle** Metropolitan District 6.5 percent.

Population, Occupied Dwelling Units, and FHA Activity in Pacific Metropolitan Districts

Metropolitan district	Population in 1940	Occupied dwelling units enumerated in the 1940 Census			Mortgages accepted for FHA insurance, 1935-40			
		Number in 1940	Estimated increase 1930-40		On all homes		On new homes	
			Number	Percentage increase, 1940 over 1930	Number	As a % of all occupied dwellings in 1940	Number	As a % of the 1930-40 increase in dwellings
Seattle, Wash. ^a	452,639	153,293	36,211	30.9	9,974	6.5	4,481	12.4
Spokane, Wash.	141,370	44,117	8,835	25.0	1,628	3.7	674	7.6
Tacoma, Wash. ^a	156,018	49,627	8,945	22.0	1,498	3.0	589	6.6
Portland, Oreg. ^a	406,406	133,333	24,830	22.9	3,726	2.8	1,888	7.6
Fresno, Calif.	97,504	27,908	6,712	31.7	2,886	10.3	2,088	31.1
Los Angeles, Calif. ^b	2,904,596	931,229	247,078	36.1	60,377	6.5	45,284	18.3
Sacramento, Calif.	158,999	46,086	12,465	37.1	4,653	10.1	3,262	26.2
San Diego, Calif. ^a	256,368	79,825	25,113	45.9	4,707	5.9	3,336	13.3
San Francisco, Calif. ^b	1,428,525	454,696	84,239	22.7	41,172	9.1	23,148	27.5
San Jose, Calif. ^b	129,367	37,690	8,501	29.1	2,200	5.8	1,518	17.9
Stockton, Calif.	79,337	21,711	5,896	37.3	1,207	5.6	725	12.3
Division total.....	6,211,129	1,979,515	468,825	31.0	134,028	6.8	86,993	18.6
140 district total.....	62,965,773	17,220,831	2,744,341	19.0	546,842	3.2	358,587	13.1

^a Occupied dwelling unit data for 1930 were estimated on the basis of the boundaries of the metropolitan district as established in the 1930 Census.

^b Occupied dwelling unit data for 1930 were estimated on a basis approximating the boundaries of the metropolitan district as established in the 1940 Census.

Not only has the FHA accepted for small home mortgage insurance a larger relative share of the total occupied dwelling units in the eleven metropolitan districts of the Pacific Division than in the 140 metropolitan districts of the Nation, but also it has accepted a larger share of the new dwelling units added inside these metropolitan districts during the years 1930-40 than in all the 140 metropolitan districts. In the last decade 468,825 occupied dwelling units were added in the Pacific Division. In the last half of that decade, 1935-40, the FHA accepted for insurance 86,993 small home mortgages, or 18.6 percent of the total dwelling unit addition, as compared with but 13.1 percent in the 140 metropolitan districts.

FHA activity varied considerably among the several districts. In the **Tacoma** Metropolitan

District FHA small home mortgages accounted for only 6.6 percent of the dwelling units added, while in the **Fresno** Metropolitan District these acceptances were 31.1 percent of the dwelling unit addition. FHA's share in the **Los Angeles** Metropolitan District was 18.3 percent, in the **San Francisco-Oakland** Metropolitan District 27.5 percent, and in the **Seattle** Metropolitan District 12.4 percent.

FHA data for individual districts. FHA and Bureau of the Census data are presented on the following pages for each of the eleven metropolitan districts of the Pacific Geographic Division. An appraisal of some of the uses which these data may serve appears at the beginning of this chapter. An explanation of the terms used in the tables appears in the Appendix Glossary.

SEATTLE METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	368,302	365,583	2,719	0.7	126,410	100,996	25,414	25.2	703	7,807	5.8	134,920
Outside central city.....	84,337	55,080	29,257	53.1	26,883	16,085	10,797	67.1	912	1,707	5.8	29,502
Metropolitan district.....	452,639	420,663	31,976	7.6	153,293	117,082	36,211	30.9	1,615	9,514	5.8	164,422

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	63	\$ 279,250	246	\$ 725,150	309	\$ 1,004,400
1936.....	201	855,550	461	1,320,320	662	2,175,870
1937.....	336	1,365,500	890	2,693,900	1,226	4,059,000
1938.....	665	2,946,000	1,213	3,963,300	1,878	6,909,300
1939.....	1,363	5,884,200	1,508	4,760,200	2,871	10,644,400
1940.....	1,853	8,073,400	1,175	3,889,500	3,028	11,962,900
1935-40.....	4,481	19,403,900	5,493	17,351,970	9,974	36,755,870

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	7,626	\$ 2,467,377
1936.....	7,243	2,671,121
1937.....	1,346	569,117
1938.....	3,456	1,448,660
1939.....	3,607	1,508,096
1940.....	3,909	1,423,256
1934-40.....	27,187	10,087,627

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages.....	
Number.....	2
Amount.....	\$ 1,119,400
Projects.....	
Number.....	2
Dwelling units.....	315

Table 5.—Type of originating mortgagee, 1940

Type of institution origi- nating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	4.1	11.6	6.5
State banks.....	3.3	12.6	6.3
Savings and loan assns.....	9.1	12.6	10.2
Mortgage companies.....	69.4	29.0	56.4
Insurance companies.....	2.9	6.3	4.0
Savings banks.....	3.0	20.9	8.8
All others.....	6.2	7.0	7.8
Total.....	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4- family homes		
	New homes	Existing homes	All homes
86 to 90.....	48.0		30.0
81 to 85.....	15.1		9.3
76 to 80.....	21.1	73.4	40.7
71 to 75.....	6.4	14.9	9.7
61 to 70.....	5.9	9.6	9.2
51 to 60.....	.4	1.9	.9
50 or less.....	.1	.2	.2
Total.....	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distri- bution all 1- to 4-family homes
No garage.....	9.7
1-car garage.....	79.8
2-car garage.....	10.3
3-car garage.....	.2
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	64.7	79.3
Brick.....	14.2	11.7
Stucco.....	.6	6.8
Other.....	.5	2.2
Total.....	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	34.7	21.7
5 rooms.....	52.7	35.8
6 rooms.....	8.9	23.5
7 rooms or more.....	3.7	19.0
Total.....	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distri- bution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	2.1	\$ 2,766	\$ 270	9.8
3,000 to \$3,999.....	19.4	3,530	315	8.9
4,000 to 4,999.....	28.0	4,438	398	9.0
5,000 to 5,999.....	28.0	5,362	517	9.6
6,000 to 7,999.....	17.1	6,585	695	10.6
8,000 to 9,999.....	3.9	8,535	971	11.4
10,000 or more.....	1.5	13,091	2,066	15.8
All groups: 1940.....	100.0	5,144	511	9.9
1939.....		5,221	572	11.0
1938.....		5,279	659	12.5
Existing homes:				
\$2,999 or less.....	17.9	\$ 2,499	\$ 414	16.6
3,000 to \$3,999.....	37.0	3,429	525	15.3
4,000 to 4,999.....	22.4	4,335	657	15.2
5,000 to 5,999.....	9.7	5,346	861	16.1
6,000 to 7,999.....	8.2	6,730	1,077	16.0
8,000 to 9,999.....	2.8	8,947	1,709	19.1
10,000 or more.....	2.0	12,719	2,777	21.8
All groups: 1940.....	100.0	4,262	690	16.2
1939.....		4,139	705	17.0
1938.....		4,368	773	17.7

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distri- bution	Average gross monthly payment	Ratio of property value to income	Gross pay- ment as a percent of income
New homes:				
\$1,499 or less.....	5.4	\$ 23.94	2.83	21.5
1,500 to \$1,999.....	27.0	27.73	2.51	18.9
2,000 to 2,499.....	31.8	32.04	2.25	17.3
2,500 to 2,999.....	12.4	35.46	2.04	15.8
3,000 to 3,999.....	16.7	42.13	1.89	15.1
4,000 to 4,999.....	3.8	47.03	1.59	13.2
5,000 or more.....	2.9	69.54	1.62	13.2
All groups: 1940.....	100.0	34.16	2.12	16.4
1939.....		34.79	2.02	15.9
1938.....		35.64	1.94	15.8
Existing homes:				
\$1,499 or less.....	4.8	\$ 20.66	2.22	19.2
1,500 to \$1,999.....	28.4	23.97	1.92	16.5
2,000 to 2,499.....	30.5	27.62	1.71	14.5
2,500 to 2,999.....	11.1	30.81	1.60	13.7
3,000 to 3,999.....	15.9	36.73	1.55	13.4
4,000 to 4,999.....	4.0	48.63	1.54	13.2
5,000 or more.....	5.3	60.80	1.34	10.9
All groups: 1940.....	100.0	30.62	1.66	14.1
1939.....		30.64	1.59	14.0
1938.....		33.52	1.56	14.3

Note: A glossary of terms used is included in the Appendix. ^aBased on the metropolitan district as established in the 1930 Census.

SPOKANE METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	122,001	115,514	6,487	5.6	38,950	31,897	7,053	22.1	146	2,720	6.5	41,816
Outside central city.....	19,369	13,284	6,085	45.8	5,167	3,385	1,782	52.6	64	277	5.0	5,508
Metropolitan district.....	141,370	128,798	12,572	9.8	44,117	35,282	8,835	25.0	210	2,997	6.3	47,324

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	9	\$ 30,800	46	\$ 118,550	55	\$ 149,350
1936	28	94,300	90	229,300	118	323,600
1937	78	256,200	169	451,100	247	707,600
1938	155	560,500	215	615,100	370	1,175,600
1939	174	664,500	251	725,500	425	1,390,000
1940	230	896,900	183	532,600	413	1,429,500
1935-40	674	2,503,200	954	2,670,450	1,628	5,173,650

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	1,655	\$ 519,348
1936	1,670	510,489
1937	354	127,904
1938	1,640	590,127
1939	1,744	639,545
1940	1,926	589,455
1934-40	8,989	2,976,868

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	None
Amount.....	
Projects: Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	4.2	42.2	18.1
State banks	—	—	—
Savings and loan assns.	27.5	36.1	30.6
Mortgage companies	—	—	—
Insurance companies	54.7	12.6	39.3
Savings banks	4.3	9.1	6.1
All others	9.3	—	5.9
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	41.7	—	23.5
81 to 85	17.9	—	10.2
76 to 80	29.6	60.7	42.9
71 to 75	7.5	20.4	13.2
61 to 70	3.3	13.6	7.9
51 to 60	—	3.7	1.6
50 or less	—	1.6	.7
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	10.7
1-car garage	76.8
2-car garage	11.8
3-car garage	.7
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	84.9	76.7
Brick	10.9	13.5
Stucco	2.9	4.9
Other	1.3	4.9
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	35.6	31.9
5 rooms	52.7	31.4
6 rooms	8.8	24.3
7 rooms or more	2.9	12.4
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	2.9	\$ 2,607	\$ 207	7.9
3,000 to \$3,999	24.2	3,483	216	6.2
4,000 to 4,999	41.4	4,312	306	7.1
5,000 to 5,999	19.7	5,371	431	8.0
6,000 to 7,999	8.4	6,625	658	9.9
8,000 to 9,999	2.1	8,355 ^a	870 ^a	10.4 ^a
10,000 or more	1.3	11,917 ^a	1,583 ^a	13.3 ^a
All groups: 1940	100.0	4,643	363	7.8
1939		4,663	392	8.4
1938		4,509	381	8.4
Existing homes:				
\$2,999 or less	28.7	\$ 2,453	\$ 278	11.3
3,000 to \$3,999	39.5	3,355	459	13.7
4,000 to 4,999	15.1	4,396	484	11.0
5,000 to 5,999	5.9	5,391	591	11.0
6,000 to 7,999	8.1	6,342	697	11.0
8,000 to 9,999	2.2	8,375 ^a	1,088 ^a	13.0 ^a
10,000 or more	.5	18,500 ^a	4,500 ^a	24.3 ^a
All groups: 1940	100.0	3,808	474	12.4
1939		3,840	455	11.8
1938		3,753	434	11.6

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	6.7	\$ 24.80	2.66	22.2
1,500 to \$1,999	33.9	27.33	2.27	18.8
2,000 to 2,499	29.5	30.35	2.02	16.5
2,500 to 2,999	12.0	37.22	1.99	16.6
3,000 to 3,999	13.4	40.10	1.74	14.6
4,000 to 4,999	2.7	49.75 ^a	1.59 ^a	13.2 ^a
5,000 or more	1.8	65.17	1.45	12.9
All groups: 1940	100.0	32.37	2.00	16.6
1939		33.06	1.77	15.1
1938		32.86	1.79	15.5
Existing homes:				
\$1,499 or less	13.0	\$ 21.78	2.14	20.0
1,500 to \$1,999	31.1	24.67	1.85	17.1
2,000 to 2,499	22.6	28.73	1.70	15.5
2,500 to 2,999	16.4	28.90	1.40	12.8
3,000 to 3,999	10.7	37.68	1.58	13.8
4,000 to 4,999	1.7	41.33 ^a	1.18 ^a	10.6 ^a
5,000 or more	4.5	64.50	1.17	11.2
All groups: 1940	100.0	29.45	1.61	14.7
1939		31.30	1.49	14.3
1938		31.34	1.47	14.4

Note: A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 6 cases.

TACOMA METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930*	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, * estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	109,408	106,817	2,591	2.4	36,121	30,563	5,558	18.2	222	1,827	4.8	38,170
Outside central city.....	46,610	39,954	6,656	16.7	13,506	10,119	3,387	33.5	622	1,061	7.0	15,189
Metropolitan district.....	156,018	146,771	9,247	6.3	49,627	40,682	8,945	22.0	844	2,888	5.4	53,359

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	10	\$ 31,400	64	\$ 162,750	74	\$ 194,150
1936	30	96,300	128	324,250	158	420,550
1937	45	135,300	157	394,900	202	530,200
1938	78	304,400	183	506,100	261	810,500
1939	116	619,900	190	511,800	306	927,700
1940	310	1,104,700	187	481,100	497	1,585,800
1935-40	589	2,088,000	909	2,360,900	1,498	4,448,900

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	1,825	\$ 501,773
1936	1,807	552,825
1937	378	153,127
1938	1,297	524,688
1939	1,506	623,183
1940	2,036	941,537
1934-40	8,847	3,297,133

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	None
Amount.....	
Projects: Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	38.6	32.7	36.8
State banks	2.0	7.5	3.6
Savings and loan assns.	10.8	9.8	10.5
Mortgage companies	9.9	4.6	8.3
Insurance companies	15.9	7.5	13.4
Savings banks	14.4	38.1	21.5
All others	8.4	-	5.9
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	34.5	-	21.7
81 to 85	16.9	-	10.7
76 to 80	24.5	52.9	35.0
71 to 75	8.8	18.7	12.5
61 to 70	12.9	17.7	14.6
51 to 60	1.5	7.5	3.8
50 or less	.9	3.2	1.7
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	9.9
1-car garage	76.5
2-car garage	12.6
3-car garage	1.0
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	94.6	91.3
Brick	4.1	1.6
Stucco	.3	4.9
Other	1.0	2.2
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	48.6	33.0
5 rooms	38.5	34.6
6 rooms	10.7	19.4
7 rooms or more	2.2	13.0
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	3.5	\$ 2,761	\$ 234	8.5
3,000 to \$3,999	41.0	5,488	311	8.9
4,000 to 4,999	33.4	4,368	383	8.8
5,000 to 5,999	14.6	5,300	521	9.8
6,000 to 7,999	5.1	6,552	856	12.9
8,000 to 9,999	1.6	8,800 ^b	1,520 ^b	17.1 ^b
10,000 or more	.6	18,750 ^b	4,500 ^b	24.0 ^b
All groups: 1940	100.0	4,365	437	10.0
1939		4,415	482	10.9
1938		4,750	573	12.1
Existing homes:				
\$2,999 or less	29.2	\$ 2,460	\$ 353	14.3
3,000 to \$3,999	41.1	3,338	466	14.0
4,000 to 4,999	17.8	4,291	629	14.7
5,000 to 5,999	7.0	5,331	919	17.2
6,000 to 7,999	4.3	6,638	2,056	31.0
8,000 to 9,999	.6	9,125 ^b	1,750 ^b	19.2 ^b
10,000 or more	-	-	-	-
All groups: 1940	100.0	3,566	570	16.0
1939		3,686	594	16.1
1938		3,980	720	18.1

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	13.0	\$ 22.73	2.64	20.7
1,500 to \$1,999	33.4	25.72	2.22	17.6
2,000 to 2,499	29.1	29.36	2.03	16.1
2,500 to 2,999	6.7	34.47	1.90	15.4
3,000 to 3,999	13.8	34.14	1.56	12.3
4,000 to 4,999	2.0	53.00 ^b	1.74 ^b	14.3 ^b
5,000 or more	2.0	68.00 ^b	1.48 ^b	11.0 ^b
All groups: 1940	100.0	29.51	1.97	15.6
1939		31.45	1.76	14.7
1938		33.87	1.85	15.8
Existing homes:				
\$1,499 or less	7.8	\$ 20.43	2.17	18.3
1,500 to \$1,999	40.0	22.24	1.77	15.3
2,000 to 2,499	29.5	25.89	1.52	13.8
2,500 to 2,999	8.9	29.13	1.48	12.9
3,000 to 3,999	6.3	33.27	1.37	12.0
4,000 to 4,999	2.2	38.75 ^b	1.15 ^b	10.3 ^b
5,000 or more	3.3	52.33	1.16	10.6
All groups: 1940	100.0	28.07	1.55	13.7
1939		28.09	1.50	13.9
1938		31.56	1.37	13.3

Note: A glossary of terms used is included in the Appendix. ^a Based on the metropolitan district as established in the 1930 Census. ^b Computation based on fewer than 6 cases.

PORTLAND, OREGON METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	305,394	301,615	3,579	1.2	102,234	86,825	15,409	17.7	418	6.288	5.8	108,940
Outside central city.....	101,012	76,913	24,099	31.3	31,099	21,678	9,421	43.5	408	1.458	4.4	32,965
Metropolitan district.....	406,406	378,528	27,678	7.3	133,333	108,503	24,830	22.9	826	7.746	5.5	141,905

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	15	\$ 58,600	70	\$ 192,200	85	\$ 250,800
1936	79	315,400	220	571,625	299	887,025
1937	190	1,715,000	554	1,575,300	744	2,290,300
1938	317	1,297,800	370	1,117,600	687	2,415,400
1939	438	1,775,000	352	1,055,700	790	2,830,700
1940	849	3,456,000	278	833,300	1,127	4,289,300
1935-40	1,888	7,617,800	1,838	5,345,925	3,726	12,963,725

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	6,141	\$ 1,609,628
1936	4,407	1,414,291
1937	718	321,512
1938	3,146	1,087,277
1939	3,122	1,049,531
1940	3,142	1,012,779
1934-40	20,676	6,495,018

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	2
Amount.....	\$ 518,000
Projects: Number.....	2
Dwelling units.....	134

Table 5.—Type of originating mortgagee, 1940

Type of institution origi- nating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	9.4	31.5	13.8
State banks	.3	—	.2
Savings and loan assns.	4.5	5.8	4.8
Mortgage companies	52.0	30.9	47.8
Insurance companies	8.4	18.6	10.4
Savings banks	1.1	3.3	1.6
All others	24.3	9.9	21.4
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4- family homes		
	New homes	Existing homes	All homes
86 to 90	51.8	—	39.2
81 to 85	16.2	—	12.3
76 to 80	21.4	67.5	32.6
71 to 75	6.8	17.1	9.3
61 to 70	3.5	12.0	5.5
51 to 60	.1	2.4	.8
50 or less	—	1.0	.3
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distri- bution all 1- to 4-family homes
No garage	2.6
1-car garage	78.1
2-car garage	19.1
3-car garage	.2
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	94.2	84.8
Brick	4.7	2.4
Stucco	—	11.7
Other	.2	1.1
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	20.6	20.0
5 rooms	62.5	41.7
6 rooms	13.1	21.7
7 rooms or more	3.8	16.6
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distri- bution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	1.1	\$ 2,735	\$ 220	8.0
3,000 to \$3,999	17.4	3,544	300	8.5
4,000 to 4,999	47.1	4,399	404	9.2
5,000 to 5,999	19.4	5,322	561	10.5
6,000 to 7,999	13.0	6,491	710	10.9
8,000 to 9,999	1.5	8,638	1,038	12.0
10,000 or more	.5	11,430	1,840	16.1
All groups: 1940	100.0	4,764	472	9.9
1939		4,892	513	10.5
1938		4,757	562	12.2
Existing homes:				
\$2,999 or less	25.2	\$ 2,492	\$ 362	14.5
3,000 to \$3,999	34.1	3,474	506	14.6
4,000 to 4,999	19.7	4,369	627	14.4
5,000 to 5,999	12.8	5,313	812	15.3
6,000 to 7,999	5.2	6,768	1,100	16.3
8,000 to 9,999	1.0	8,642	1,083	12.5
10,000 or more	2.0	11,854	2,250	19.0
All groups: 1940	100.0	4,034	605	15.0
1939		3,967	606	15.3
1938		4,033	696	17.3

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distri- bution	Average gross monthly payment	Ratio of property value to income	Gross pay- ment as a percent of income
New homes:				
\$1,499 or less	8.1	\$ 24.94	2.88	23.1
1,500 to \$1,999	32.4	29.06	2.48	20.1
2,000 to 2,499	30.0	32.94	2.16	17.8
2,500 to 2,999	13.1	35.33	1.89	15.7
3,000 to 3,999	11.4	39.98	1.75	14.5
4,000 to 4,999	2.5	46.57	1.46	12.6
5,000 or more	2.5	57.19	1.16	10.2
All groups: 1940	100.0	33.12	2.06	16.9
1939		33.98	1.93	16.0
1938		33.53	1.79	15.1
Existing homes:				
\$1,499 or less	11.8	\$ 20.73	2.19	19.4
1,500 to \$1,999	27.6	25.48	1.88	17.7
2,000 to 2,499	26.2	29.62	1.74	15.9
2,500 to 2,999	11.8	31.70	1.44	13.9
3,000 to 3,999	12.5	43.03	1.67	15.4
4,000 to 4,999	5.4	45.80	1.31	12.8
5,000 or more	4.7	58.23	.98	8.5
All groups: 1940	100.0	31.56	1.59	14.7
1939		31.32	1.55	14.6
1938		31.50	1.46	13.6

Notes: A glossary of terms used is included in the Appendix. ^a Based on the metropolitan district as established in the 1930 Census. ^b Computation based on fewer than 6 cases.

FRESNO METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city	60,685	52,513	8,172	15.6	17,465	14,477	2,988	20.6	36	538	3.0	18,039
Outside central city	36,819	25,605	11,214	43.8	10,443	6,719	3,724	55.4	33	327	3.0	10,803
Metropolitan district	97,504	78,118	19,386	24.8	27,908	21,196	6,712	31.7	69	865	3.0	28,842

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	31	\$ 124,200	51	\$ 148,450	82	\$ 272,650
1936	151	568,298	184	518,070	335	1,086,328
1937	217	959,000	243	726,900	460	1,685,900
1938	405	1,729,800	185	629,900	590	2,359,700
1939	556	2,174,600	55	516,600	611	2,691,200
1940	728	2,901,700	80	290,800	808	3,192,500
1935-40	2,088	8,457,558	798	2,830,720	2,886	11,288,278

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	1,424	\$ 469,779
1936	1,318	565,466
1937	249	123,588
1938	664	371,381
1939	937	576,123
1940	1,062	582,887
1934-40	5,654	2,689,224

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	None
Number	
Amount	
Projects:	
Number	
Dwelling units	

Table 5.—Type of originating mortgagee, 1940

Type of institution origi- nating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	49.5	69.8	51.7
State banks	23.4	6.4	21.6
Savings and loan assns.	8.3	3.9	7.8
Mortgage companies	6.5	9.0	6.7
Insurance companies			
Savings banks	12.3	10.9	12.2
All others			
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4- family homes		
	New homes	Existing homes	All homes
86 to 90	62.0		55.2
81 to 85	18.1		16.0
76 to 80	10.3	66.1	16.4
71 to 75	2.4	15.7	3.9
61 to 70	6.0	9.6	6.4
51 to 60	7.7	7.8	1.6
50 or less	.5	.8	.5
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distri- bution all 1- to 4-family homes
No garage	3.0
1-car garage	39.5
2-car garage	56.3
3-car garage	1.2
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	18.5	38.5
Brick	.8	1.9
Stucco	80.2	59.6
Other	.5	-
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	21.0	14.4
5 rooms	55.0	46.2
6 rooms	20.5	25.0
7 rooms or more	3.5	14.4
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distri- bution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	2.4	\$ 2,790	\$ 245	8.8
3,000 to \$3,999	34.7	3,508	323	9.2
4,000 to 4,999	33.6	4,360	422	9.7
5,000 to 5,999	17.1	5,370	619	11.5
6,000 to 7,999	9.9	6,526	743	11.4
8,000 to 9,999	1.2	8,635	995	11.5
10,000 or more	1.1	13,083	1,428	10.9
All groups: 1940	100.0	4,561	467	10.2
1939		a	a	a
1938		a	a	a
Existing homes:				
\$2,999 or less	9.6	\$ 2,540	\$ 335	13.2
3,000 to \$3,999	44.2	3,426	423	12.3
4,000 to 4,999	20.2	4,310	564	13.1
5,000 to 5,999	10.6	5,250	800	15.2
6,000 to 7,999	11.5	6,754	1,188	17.6
8,000 to 9,999	1.0	8,000 ^b	750 ^b	9.4 ^b
10,000 or more	2.9	14,667	2,333 ^b	15.9 ^b
All groups: 1940	100.0	4,464	629	14.1
1939		a	a	a
1938		a	a	a

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distri- bution	Average gross monthly payment	Ratio of property value to income	Gross pay- ment as a percent of income
New homes:				
\$1,499 or less	6.2	\$ 23.98	2.70	22.4
1,500 to \$1,999	35.1	28.43	2.33	19.7
2,000 to 2,499	31.5	31.83	1.99	16.9
2,500 to 2,999	9.9	36.53	1.84	16.3
3,000 to 3,999	12.9	38.34	1.62	13.9
4,000 to 4,999	2.2	46.39	1.48	12.7
5,000 or more	2.2	64.22	1.11	9.7
All groups: 1940	100.0	32.52	1.93	16.5
1939		a	a	a
1938		a	a	a
Existing homes:				
\$1,499 or less	9.9	\$ 20.89	2.39	19.6
1,500 to \$1,999	19.8	24.83	2.11	17.2
2,000 to 2,499	33.0	27.77	1.76	14.8
2,500 to 2,999	13.2	31.50	1.72	14.1
3,000 to 3,999	12.0	33.00	1.32	11.7
4,000 to 4,999	7.7	40.29	1.27	10.7
5,000 or more	4.4	57.25 ^b	1.45 ^b	12.2 ^b
All groups: 1940	100.0	29.89	1.67	14.0
1939		a	a	a
1938		a	a	a

Note: A glossary of terms used is included in the Appendix. ^a Data not available. ^b Computation based on fewer than 6 cases.

LOS ANGELES METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930 ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	1,504,277	1,240,359	263,918	21.3	493,129	369,196	123,933	33.6	2,418	33,866	6.4	529,413
Outside central city.....	1,400,319	1,078,167	322,152	29.9	438,100	314,955	123,145	39.1	5,339	27,430	5.8	470,869
Metropolitan district.....	2,904,596	2,318,526	586,070	25.3	931,229	684,151	247,078	36.1	7,757	61,296	6.1	1,000,282

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	757	\$ 3,666,250	930	\$ 3,632,300	1,687	\$ 7,298,550
1936.....	3,643	15,774,985	3,288	12,307,216	6,931	28,082,201
1937.....	4,199	19,476,444	2,898	11,061,196	7,097	30,537,640
1938.....	10,846	47,557,775	3,831	15,416,600	14,677	62,974,375
1939.....	11,466	47,501,920	2,272	9,355,380	13,738	56,857,300
1940.....	14,373	59,727,800	1,877	8,034,400	16,250	67,762,200
1935-40.....	45,284	194,705,144	15,093	59,807,092	60,377	254,512,236

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	48,454	\$ 14,666,225
1936.....	34,616	11,210,514
1937.....	5,804	2,730,959
1938.....	13,872	11,322,273
1939.....	19,012	14,229,302
1940.....	23,747	12,007,583
1934-40.....	151,505	66,166,856

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	7
Amount.....	\$ 3,359,700
Projects: Number.....	7
Dwelling units.....	1,230

Table 5.—Type of originating mortgagee, 1940

Type of institution origi- nating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	70.6	75.7	71.3
State banks.....	8.4	6.4	8.1
Savings and loan assns.....	4.2	2.6	4.1
Mortgage companies.....	2.4	1.5	2.3
Insurance companies.....	2.7	6.1	3.1
Savings banks.....	-	-	-
All others.....	11.7	7.7	11.1
Total.....	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4- family homes		
	New homes	Existing homes	All homes
86 to 90.....	73.1	-	64.0
81 to 85.....	9.9	-	8.6
76 to 80.....	11.7	73.3	19.4
71 to 75.....	2.5	9.9	3.5
61 to 70.....	1.9	10.2	2.9
51 to 60.....	.6	4.5	1.1
50 or less.....	.3	2.1	.5
Total.....	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distri- bution all 1- to 4-family homes
No garage.....	0.2
1-car garage.....	68.0
2-car garage.....	29.1
3-car garage.....	2.7
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	5.9	19.0
Brick.....	.5	.9
Stucco.....	93.3	79.3
Other.....	.3	.8
Total.....	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	15.5	8.0
5 rooms.....	47.7	31.4
6 rooms.....	32.4	30.8
7 rooms or more.....	4.4	29.8
Total.....	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribu- tion	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	1.3	\$ 2,778	\$ 365	13.1
3,000 to \$3,999.....	30.2	3,534	460	13.0
4,000 to 4,999.....	33.0	4,405	629	14.3
5,000 to 5,999.....	20.3	5,366	886	16.5
6,000 to 7,999.....	11.8	6,551	1,200	18.3
8,000 to 9,999.....	2.1	8,592	1,812	21.1
10,000 or more.....	1.3	13,293	2,961	22.3
All groups: 1940.....	100.0	4,775	750	15.7
1939.....		4,813	751	15.6
1938.....		5,164	823	15.9
Existing homes:				
\$2,999 or less.....	9.0	\$ 2,552	\$ 518	20.3
3,000 to \$3,999.....	23.4	3,432	712	20.7
4,000 to 4,999.....	23.2	4,365	942	21.6
5,000 to 5,999.....	15.8	5,339	1,193	22.3
6,000 to 7,999.....	16.2	6,673	1,629	24.4
8,000 to 9,999.....	5.5	8,656	2,127	24.6
10,000 or more.....	6.9	13,301	3,766	28.3
All groups: 1940.....	100.0	5,365	1,262	23.5
1939.....		5,105	1,205	23.6
1938.....		5,116	1,247	24.4

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribu- tion	Average gross monthly payment	Ratio of property value to income	Gross pay- ment as a percent of income
New homes:				
\$1,499 or less.....	4.6	\$ 25.07	2.67	22.7
1,500 to \$1,999.....	27.6	28.74	2.28	19.7
2,000 to 2,499.....	30.0	32.71	2.02	17.6
2,500 to 2,999.....	13.6	36.18	1.83	16.1
3,000 to 3,999.....	15.5	41.18	1.66	14.8
4,000 to 4,999.....	4.5	48.78	1.45	13.2
5,000 or more.....	4.2	64.36	1.07	9.8
All groups: 1940.....	100.0	35.11	1.82	16.0
1939.....		38.02	1.74	16.4
1938.....		40.38	1.76	16.3
Existing homes:				
\$1,499 or less.....	3.0	\$ 25.98	2.83	23.7
1,500 to \$1,999.....	19.4	26.38	2.06	17.9
2,000 to 2,499.....	22.1	30.31	1.84	16.2
2,500 to 2,999.....	12.0	34.58	1.72	15.3
3,000 to 3,999.....	18.5	40.99	1.61	14.5
4,000 to 4,999.....	8.7	50.28	1.51	13.6
5,000 or more.....	16.3	73.20	1.12	10.5
All groups: 1940.....	100.0	40.61	1.51	13.6
1939.....		39.05	1.52	13.9
1938.....		40.13	1.44	13.4

Note: A glossary of terms used is included in the Appendix. ^a Estimated for 1930 by the FHA on the basis of the boundaries of the 1940 metropolitan district.

SACRAMENTO METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	105,958	93,750	12,208	13.0	32,192	24,687	7,505	30.4	99	1,529	4.5	33,820
Outside central city.....	53,041	33,245	19,796	59.5	13,894	8,934	4,960	55.5	84	476	3.3	14,454
Metropolitan district.....	158,999	126,995	32,004	25.2	46,086	33,621	12,465	37.1	183	2,005	4.2	48,274

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	16	\$ 82,600	43	\$ 158,950	59	\$ 241,550
1936	75	377,880	166	584,625	241	962,505
1937	260	1,123,400	359	1,180,100	619	2,303,500
1938	783	3,214,300	387	1,354,200	1,170	4,568,500
1939	981	4,074,300	217	742,300	1,198	4,816,600
1940	1,147	4,888,400	219	780,200	1,366	5,668,600
1935-40	3,262	13,760,880	1,391	4,800,375	4,653	18,561,255

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	2,314	\$ 748,273
1936	2,163	731,311
1937	235	91,553
1938	991	428,165
1939	1,181	638,333
1940	1,733	1,348,372
1934-40	8,617	3,986,007

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	1
Amount.....	\$ 85,000
Projects:	
Number.....	1
Dwelling units.....	24

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	56.8	62.7	57.6
State banks	35.8	34.1	35.6
Savings and loan assns.	1.1	-	1.0
Mortgage companies	6.3	3.2	5.8
Insurance companies	-	-	-
Savings banks	-	-	-
All others	-	-	-
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	47.3	-	39.8
81 to 85	18.9	-	15.8
76 to 80	14.8	72.2	23.9
71 to 75	6.5	13.5	7.6
61 to 70	10.9	7.4	10.4
51 to 60	.9	5.2	1.6
50 or less	.7	1.7	.9
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	1.7
1-car garage	45.2
2-car garage	52.4
3-car garage	.7
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	24.7	41.3
Brick	1.2	8.5
Stucco	70.0	50.2
Other	4.1	-
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	26.5	13.9
5 rooms	48.8	48.9
6 rooms	22.4	26.9
7 rooms or more	2.3	10.3
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	1.7	\$ 2,720	\$ 239	8.8
3,000 to \$3,999	22.5	3,484	290	8.3
4,000 to 4,999	29.0	4,412	456	10.3
5,000 to 5,999	24.1	5,381	610	11.3
6,000 to 7,999	19.1	6,674	960	14.4
8,000 to 9,999	2.6	8,594	1,271	14.8
10,000 or more	1.0	11,500	1,673	14.6
All groups: 1940	100.0	5,021	582	11.6
1939		4,876	571	11.7
1938		4,952	652	13.2
Existing homes:				
\$2,999 or less	13.0	\$ 2,497	\$ 371	14.9
3,000 to \$3,999	25.1	3,381	525	15.5
4,000 to 4,999	22.0	4,348	723	16.6
5,000 to 5,999	22.9	5,312	883	16.6
6,000 to 7,999	12.6	6,665	1,068	16.0
8,000 to 9,999	3.1	8,645	1,571	18.2
10,000 or more	1.3	10,750*	2,250*	20.9*
All groups: 1940	100.0	4,597	755	16.4
1939		4,371	714	16.3
1938		4,590	780	17.0

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	5.5	\$ 23.53	2.80	22.2
1,500 to \$1,999	27.1	29.80	2.42	20.3
2,000 to 2,499	31.1	34.09	2.18	18.3
2,500 to 2,999	14.1	39.87	2.04	17.6
3,000 to 3,999	16.9	43.63	1.82	15.7
4,000 to 4,999	2.3	47.22	1.41	12.6
5,000 or more	2.8	64.00	1.20	10.8
All groups: 1940	100.0	35.94	2.03	17.2
1939		35.44	1.90	16.6
1938		37.27	1.99	17.4
Existing homes:				
\$1,499 or less	3.3	\$ 22.14	2.24	17.7
1,500 to \$1,999	20.7	26.25	2.01	18.2
2,000 to 2,499	31.9	32.62	1.94	17.2
2,500 to 2,999	13.1	31.46	1.61	14.0
3,000 to 3,999	18.8	41.25	1.65	14.9
4,000 to 4,999	7.5	47.25	1.41	12.8
5,000 or more	4.7	59.40	1.22	11.0
All groups: 1940	100.0	34.78	1.70	15.2
1939		33.04	1.62	14.5
1938		34.67	1.66	14.9

Note: A glossary of terms used is included in the Appendix. * Computation based on fewer than 6 cases

SAN DIEGO METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, ^a estimated by F.H.A.	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	203,341	147,995	55,346	37.4	53,969	45,227	18,742	41.4	747	4,329	6.3	69,045
Outside central city.....	53,027	33,025	20,002	60.6	15,856	9,485	6,371	67.2	655	1,259	7.1	17,770
Metropolitan district.....	256,368	181,020	75,348	41.6	79,825	54,712	25,113	45.9	1,402	5,588	6.4	86,815

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	65	\$ 280,000	62	\$ 204,050	127	\$ 484,050
1936.....	315	1,281,190	206	647,485	521	1,928,675
1937.....	382	1,560,100	272	907,000	654	2,467,100
1938.....	741	2,982,800	395	1,394,200	1,137	4,377,000
1939.....	829	3,203,250	255	904,550	1,084	4,107,800
1940.....	1,004	3,649,750	180	642,850	1,184	4,292,600
1935-40.....	3,356	12,957,090	1,371	4,700,135	4,727	17,657,225

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	3,815	\$ 1,353,369
1936.....	2,695	1,056,532
1937.....	1,603	273,576
1938.....	1,629	766,444
1939.....	1,686	693,026
1940.....	2,050	1,152,545
1934-40.....	12,478	5,295,492

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	None
Amount.....	
Projects: Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	74.7	74.1	74.6
State banks.....	15.2	21.4	17.0
Savings and loan assns.....	6.1	1.7	5.4
Mortgage companies.....	2.0	1.7	1.7
Insurance companies.....	1.0	2.8	1.3
Savings banks.....	-	-	-
All others.....	-	-	-
Total.....	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90.....	56.9	-	47.6
81 to 85.....	19.1	-	15.9
76 to 80.....	14.5	71.1	23.6
71 to 75.....	4.4	9.8	5.3
61 to 70.....	3.6	13.7	5.3
51 to 60.....	1.0	3.4	1.4
50 or less.....	.7	2.0	.9
Total.....	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage.....	0.3
1-car garage.....	45.9
2-car garage.....	54.7
3-car garage.....	1.1
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	29.5	33.5
Brick.....	.2	.5
Stucco.....	70.2	65.5
Other.....	.1	.5
Total.....	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	22.5	13.4
5 rooms.....	55.7	33.0
6 rooms.....	18.4	34.5
7 rooms or more.....	3.4	19.1
Total.....	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	7.1	\$ 2,776	\$ 747	12.5
3,000 to \$3,999.....	38.8	3,488	466	13.1
4,000 to 4,999.....	33.1	4,339	631	14.5
5,000 to 5,999.....	12.2	5,355	814	15.2
6,000 to 7,999.....	6.5	6,620	992	15.0
8,000 to 9,999.....	1.2	8,667	1,200	13.8
10,000 or more.....	1.1	11,982	1,923	16.0
All groups: 1940.....	100.0	4,301	609	14.2
1939.....		4,602	699	15.2
1938.....		4,812	781	16.2
Existing homes:				
\$2,999 or less.....	14.4	\$ 2,605	\$ 459	17.6
3,000 to \$3,999.....	28.9	3,439	671	19.5
4,000 to 4,999.....	22.7	4,302	842	19.6
5,000 to 5,999.....	16.0	5,339	1,016	19.0
6,000 to 7,999.....	14.4	6,821	1,189	17.4
8,000 to 9,999.....	2.1	8,625 ^b	1,938 ^b	22.5 ^b
10,000 or more.....	1.5	14,333 ^b	2,500 ^b	17.4 ^b
All groups: 1940.....	100.0	4,582	853	18.8
1939.....		4,624	913	19.7
1938.....		4,602	1,005	21.8

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less.....	13.9	\$ 24.30	2.52	22.6
1,500 to \$1,999.....	33.4	28.42	2.16	19.6
2,000 to 2,499.....	25.6	33.15	1.94	17.8
2,500 to 2,999.....	9.8	35.44	1.74	15.9
3,000 to 3,999.....	11.3	41.15	1.58	15.0
4,000 to 4,999.....	3.1	51.00	1.47	14.2
5,000 or more.....	2.9	70.86	1.32	13.2
All groups: 1940.....	100.0	33.14	1.88	17.3
1939.....		35.79	1.79	16.7
1938.....		38.09	1.80	17.1
Existing homes:				
\$1,499 or less.....	7.6	\$ 21.57	2.32	20.7
1,500 to \$1,999.....	24.6	26.18	1.97	17.6
2,000 to 2,499.....	19.7	30.67	1.80	16.4
2,500 to 2,999.....	13.1	37.46	1.85	16.7
3,000 to 3,999.....	16.9	36.10	1.46	13.2
4,000 to 4,999.....	5.5	44.30	1.23	11.5
5,000 or more.....	12.6	59.96	1.12	10.8
All groups: 1940.....	100.0	35.10	1.54	14.1
1939.....		36.10	1.60	14.7
1938.....		34.93	1.62	15.1

Note: A glossary of terms used is included in the Appendix. ^a Estimated for 1930 by the FHA on the basis of the boundaries of the 1930 metropolitan district. ^b Computation based on fewer than 6 cases.

SAN FRANCISCO-OAKLAND METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							Total
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930 ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	936,699	918,457	18,242	2.0	305,386	261,705	43,681	16.7	1,173	19,365	5.9	325,924
Outside central city.....	491,826	392,813	99,013	25.2	149,310	108,752	40,558	37.3	2,958	7,095	4.4	159,323
Metropolitan district.....	1,428,525	1,311,270	117,255	8.9	454,696	370,457	84,239	22.7	4,131	26,420	5.4	485,247

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	412	\$ 2,296,800	1,240	\$ 5,292,150	1,652	\$ 7,588,950
1936.....	1,980	10,508,972	4,804	19,730,420	6,784	30,239,392
1937.....	2,117	10,891,760	3,772	15,252,290	5,889	26,144,050
1938.....	4,578	22,574,100	3,325	14,274,800	7,903	36,848,900
1939.....	5,562	26,964,000	2,471	10,622,800	8,033	37,586,800
1940.....	8,499	40,104,700	2,412	11,075,000	10,911	51,179,700
1935-40.....	23,148	113,340,332	18,024	76,247,460	41,172	189,587,792

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	30,023	\$ 8,832,881
1936.....	24,893	8,116,073
1937.....	3,338	1,928,618
1938.....	8,146	3,716,079
1939.....	8,157	4,653,068
1940.....	9,740	4,825,411
1934-40.....	84,297	32,072,130

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	1
Amount.....	\$ 200,000
Projects: Number.....	1
Dwelling units.....	53

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	44.0	44.5	44.1
State banks.....	39.9	34.8	38.7
Savings and loan assns.....	.6	.9	.7
Mortgage companies.....	1.4	.7	1.2
Insurance companies.....	3.7	8.4	4.8
Savings banks.....	5.6	3.9	5.2
All others.....	4.8	6.8	5.3
Total.....	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90.....	65.4	.....	50.9
81 to 85.....	10.6	.....	8.4
76 to 80.....	8.5	73.9	22.8
71 to 75.....	2.5	12.2	4.7
61 to 70.....	9.3	8.4	9.1
51 to 60.....	1.0	3.5	1.6
50 or less.....	2.7	2.0	2.5
Total.....	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage.....	1.2
1-car garage.....	39.4
2-car garage.....	58.4
3-car garage.....	1.0
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	31.3	20.0
Brick.....	.4	.6
Stucco.....	67.9	78.8
Other.....	.4	.6
Total.....	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	24.2	6.9
5 rooms.....	58.7	40.6
6 rooms.....	14.5	31.1
7 rooms or more.....	2.6	21.4
Total.....	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	0.3	\$ 2,769	\$ 325	11.7
3,000 to \$3,999.....	11.2	3,525	366	10.4
4,000 to 4,999.....	23.8	4,464	543	12.2
5,000 to 5,999.....	31.2	5,423	767	14.1
6,000 to 7,999.....	28.8	6,439	1,036	16.1
8,000 to 9,999.....	3.1	8,624	1,475	17.1
10,000 or more.....	1.6	12,326	2,525	20.5
All groups: 1940.....	100.0	5,473	795	14.5
1939.....	.....	5,676	864	15.2
1938.....	.....	5,814	908	15.6
Existing homes:				
\$2,999 or less.....	2.6	\$ 2,522	\$ 522	20.7
3,000 to \$3,999.....	11.3	3,509	649	18.5
4,000 to 4,999.....	23.2	4,416	880	19.9
5,000 to 5,999.....	22.7	5,355	1,310	24.5
6,000 to 7,999.....	25.1	6,697	1,495	22.3
8,000 to 9,999.....	8.5	8,738	2,055	23.5
10,000 or more.....	6.6	13,045	3,318	25.4
All groups: 1940.....	100.0	5,982	1,356	22.7
1939.....	.....	5,599	1,266	22.6
1938.....	.....	5,550	1,270	22.9

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less.....	2.4	\$ 25.94	2.94	23.3
1,500 to \$1,999.....	25.0	31.16	2.63	21.2
2,000 to 2,499.....	35.0	35.91	2.37	19.2
2,500 to 2,999.....	12.8	39.39	2.12	17.5
3,000 to 3,999.....	18.1	43.05	1.88	15.6
4,000 to 4,999.....	3.8	51.01	1.65	13.7
5,000 or more.....	2.9	65.91	1.37	11.5
All groups: 1940.....	100.0	37.67	2.15	17.6
1939.....	.....	39.93	2.04	17.2
1938.....	.....	41.13	2.01	16.8
Existing homes:				
\$1,499 or less.....	2.2	\$ 23.77	2.82	22.3
1,500 to \$1,999.....	15.6	29.76	2.46	20.2
2,000 to 2,499.....	27.5	33.87	2.20	18.1
2,500 to 2,999.....	12.5	38.78	2.06	17.1
3,000 to 3,999.....	23.1	44.23	1.90	15.8
4,000 to 4,999.....	8.3	51.54	1.65	13.7
5,000 or more.....	10.8	73.31	1.29	10.8
All groups: 1940.....	100.0	41.73	1.83	15.2
1939.....	.....	39.81	1.76	14.9
1938.....	.....	40.13	1.76	15.1

Note: A glossary of terms used is included in the Appendix. ^a Estimated for 1930 by the FHA on the basis of the boundaries of the 1940 metropolitan district.

SAN JOSE METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	68,457	57,651	10,806	18.7	21,640	16,801	4,839	28.8	186	1,065	4.7	22,891
Outside central city.....	60,910	48,944	11,966	24.4	16,050	12,388	3,662	29.6	423	655	3.8	17,128
Metropolitan district.....	129,367	106,595	22,772	21.4	37,690	29,189	8,501	29.1	609	1,720	4.3	40,019

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	16	\$ 68,150	25	\$ 96,450	41	\$ 164,600
1936	76	311,760	94	344,050	170	655,810
1937	119	504,600	197	729,700	316	1,234,300
1938	441	1,752,600	176	605,200	617	2,357,800
1939	431	1,850,300	108	385,600	539	2,235,900
1940	435	1,779,900	82	323,200	517	2,103,100
1935-40	1,518	6,277,310	682	2,484,200	2,200	8,761,510

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	1,933	\$ 567,966
1936	1,611	565,915
1937	204	110,711
1938	673	324,358
1939	632	293,020
1940	768	404,003
1934-40	5,821	2,265,953

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	1
Amount.....	\$ 22,000
Projects:	
Number.....	1
Dwelling units.....	9

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	36.6	38.0	36.8
State banks	48.9	46.3	48.5
Savings and loan assns.	6.9	5.3	6.6
Mortgage companies	1.5	7.0	2.4
Insurance companies	—	—	—
Savings banks	6.1	3.4	5.7
All others	—	—	—
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	58.9	—	49.5
81 to 85	15.7	—	14.2
76 to 80	11.0	79.6	21.7
71 to 75	2.2	5.7	2.8
61 to 70	11.0	10.2	10.9
51 to 60	2.2	3.4	7
50 or less	—	1.1	.2
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	0.4
1-car garage	21.0
2-car garage	77.5
3-car garage	1.1
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	35.6	21.4
Brick	3.1	1.2
Stucco	60.9	77.4
Other	.4	—
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	23.0	13.1
5 rooms	48.8	32.1
6 rooms	24.8	36.9
7 rooms or more	3.4	17.9
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	2.0	\$ 2,753	\$ 269	9.8
3,000 to \$3,999	24.5	3,490	360	10.3
4,000 to 4,999	37.4	4,353	527	12.1
5,000 to 5,999	20.6	5,312	711	13.4
6,000 to 7,999	12.5	6,454	886	13.7
8,000 to 9,999	2.0	8,397	1,381	16.4
10,000 or more	.9	10,813	1,688	15.6
All groups: 1940	100.0	4,708	591	12.6
1939	—	5,026	674	13.4
1938	—	4,785	630	13.2
Existing homes:				
\$2,999 or less	3.6	\$ 2,250	\$ 450	20.0
3,000 to \$3,999	20.2	3,463	571	16.5
4,000 to 4,999	31.0	4,258	744	17.5
5,000 to 5,999	26.2	5,394	874	15.5
6,000 to 7,999	10.7	6,756	1,356	20.1
8,000 to 9,999	7.1	8,650	1,467	17.0
10,000 or more	1.2	12,000	2,250	18.8
All groups: 1940	100.0	4,996	857	17.2
1939	—	4,577	817	17.9
1938	—	4,232	775	18.3

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	12.5	\$ 24.96	2.81	22.6
1,500 to \$1,999	36.2	28.94	2.40	19.8
2,000 to 2,499	26.3	33.85	2.16	18.2
2,500 to 2,999	10.0	38.30	2.01	17.1
3,000 to 3,999	10.5	44.02	1.87	16.1
4,000 to 4,999	2.5	47.50	1.58	13.6
5,000 or more	2.0	56.75	1.03	8.8
All groups: 1940	100.0	33.13	2.11	17.6
1939	—	35.85	2.10	18.1
1938	—	34.88	2.03	17.2
Existing homes:				
\$1,499 or less	4.9	\$ 21.75	2.40	20.4
1,500 to \$1,999	23.6	30.26	2.30	20.0
2,000 to 2,499	19.8	30.56	1.94	16.4
2,500 to 2,999	15.0	34.85	1.87	15.6
3,000 to 3,999	25.9	38.57	1.70	14.1
4,000 to 4,999	6.1	55.00	1.81	15.1
5,000 or more	3.7	67.00	1.17	10.5
All groups: 1940	100.0	35.68	1.83	15.5
1939	—	33.24	1.75	15.1
1938	—	30.61	1.69	14.8

Note: A glossary of terms used is included in the Appendix. ^a Estimated for 1930 by the FHA on the basis of the boundaries of the 1940 metropolitan district. ^b Computation based on fewer than 6 cases.

STOCKTON METROPOLITAN DISTRICT

Table 1.—Census data on population and number of dwelling units

Area	Population				Number of dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	54,714	47,963	6,751	14.1	14,850	12,392	2,458	19.8	30	716	4.6	15,596
Outside central city.....	24,623	13,917	10,706	76.9	6,861	3,423	3,438	100.4	42	270	3.8	7,173
Metropolitan district.....	79,337	61,880	17,457	28.2	21,711	15,815	5,896	37.3	72	986	4.3	22,769

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	11	\$ 54,500	31	\$ 103,750	42	\$ 158,250
1936	54	249,267	119	381,230	173	630,497
1937	43	176,700	104	348,100	147	524,800
1938	102	456,700	89	284,700	191	741,400
1939	197	800,600	78	276,600	275	1,077,200
1940	318	1,270,200	61	197,600	379	1,467,800
1935-40	725	3,007,967	452	1,591,960	1,207	4,599,947

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	1,190	\$ 385,691
1936	1,056	374,719
1937	1,112	78,147
1938	319	193,574
1939	378	238,574
1940	187	354,366
1934-40	3,842	1,625,071

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	None
Number.....	
Amount.....	
Projects:	
Number.....	
Dwelling units.....	

Table 5.—Type of originating mortgagee, 1940

Type of institution origi- nating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	55.7	39.0	53.0
State banks	40.5	49.5	41.8
Savings and loan assns.	-	-	-
Mortgage companies	3.0	11.5	4.4
Insurance companies	-	-	-
Savings banks	1.0	-	.8
All others	-	-	-
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4- family homes		
	New homes	Existing homes	All homes
86 to 90	60.2	-	49.3
81 to 85	17.1	-	14.1
76 to 80	9.0	69.1	19.7
71 to 75	4.0	18.6	6.7
61 to 70	8.3	6.2	7.9
51 to 60	1.2	4.1	1.7
50 or less	.2	2.0	.6
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distri- bution all 1- to 4-family homes
No garage	2.5
1-car garage	54.9
2-car garage	41.4
3-car garage	1.2
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	51.0	68.9
Brick	2.2	1.1
Stucco	44.2	30.0
Other	2.6	-
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	39.6	18.9
5 rooms	40.8	43.3
6 rooms	17.2	30.0
7 rooms or more	2.4	7.8
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribu- tion	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	2.9	\$ 2,658	\$ 258	9.7
3,000 to \$3,999	32.3	3,523	312	8.9
4,000 to 4,999	32.0	4,393	424	9.7
5,000 to 5,999	18.0	5,378	613	11.4
6,000 to 7,999	12.6	6,474	855	13.2
8,000 to 9,999	1.7	8,421	933	11.1
10,000 or more	.5	11,250 ^a	1,125 ^a	10.0 ^a
All groups: 1940	100.0	4,603	484	10.5
1939	b	b	b	b
1938	b	b	b	b
Existing homes:				
\$2,999 or less	13.3	\$ 2,431	\$ 346	14.2
3,000 to \$3,999	31.1	3,431	466	13.6
4,000 to 4,999	34.5	4,382	621	14.2
5,000 to 5,999	15.6	5,371	771	14.4
6,000 to 7,999	2.2	6,625 ^a	650 ^a	9.8 ^a
8,000 to 9,999	-	-	-	-
10,000 or more	3.3	10,583 ^a	1,833 ^a	17.3 ^a
All groups: 1940	100.0	4,237	601	14.2
1939	b	b	b	b
1938	b	b	b	b

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribu- tion	Average gross monthly payment	Ratio of property value to income	Gross pay- ment as a percent of income
New homes:				
\$1,499 or less	7.5	\$ 22.83	2.59	21.1
1,500 to \$1,999	33.6	28.88	2.39	20.1
2,000 to 2,499	32.4	33.18	2.06	17.8
2,500 to 2,999	9.3	35.50	1.82	15.8
3,000 to 3,999	13.0	42.20	1.69	15.3
4,000 to 4,999	2.6	44.40	1.42	12.4
5,000 or more	1.6	65.50	1.33	11.6
All groups: 1940	100.0	33.13	2.01	17.3
1939	b	b	b	b
1938	b	b	b	b
Existing homes:				
\$1,499 or less	8.5	\$ 21.29	2.23	19.4
1,500 to \$1,999	28.1	27.96	2.11	18.7
2,000 to 2,499	30.5	29.56	1.77	15.6
2,500 to 2,999	9.8	37.25	1.84	16.5
3,000 to 3,999	19.5	34.25	1.37	12.4
4,000 to 4,999	1.2	86.00 ^a	2.19 ^a	21.5 ^a
5,000 or more	2.4	54.50 ^a	1.38 ^a	11.9 ^a
All groups: 1940	100.0	31.37	1.75	15.6
1939	b	b	b	b
1938	b	b	b	b

Note: ^a A glossary of terms used is included in the Appendix. ^a Computation based on fewer than 5 cases. ^b Data not available.

CHAPTER IV

COMPARISON OF METROPOLITAN DISTRICTS BY POPULATION SIZE GROUPS

There are presented in this chapter certain summary data for the 140 metropolitan districts of the continental United States arranged in four population size groups. Data also are included for the combined metropolitan districts, for all nonfarm places outside the metropolitan districts, and for the U. S. nonfarm total. These data, together with the several population-size group summaries, make it possible to compare the types of lenders, the borrowers, and the small homes financed under the FHA Plan on the basis of population only, without respect to geographical differences. Population-size, per se, becomes the sole basis for comparison.

The segregation of individual cities according to size is not an unusual practice for analytical purposes. The procedure here differs only in that the data are for entire metropolitan districts, many of which are composed of several corporately separate cities.

According to the arbitrary population-size grouping of the metropolitan districts adopted for this study there were eleven metropolitan districts within the continental United States with a population of 1,000,000 or more at the 1940 Census. These eleven districts embraced a combined population of 33,691,464, or 33.2 percent of the nonfarm population of the entire country. In the next population-size group, consisting of those having a population of from 250,000 to 999,999, there were thirty-nine metropolitan districts but their combined population was only 17,665,218, or 17.4 percent of the nonfarm total. The metropolitan districts comprising the third population-size group ranged from 100,000 to 249,999 persons, numbered fifty-eight, and had a total population of 9,061,485, or 8.9 percent of the nonfarm total. In the fourth group were the thirty-two metropolitan districts with population ranging from only 50,000 to 99,999, totaling

2,547,606, or only 2.5 percent of the nonfarm total.

As a group, these 140 metropolitan districts contained 62,965,773 persons, or 62.0 percent of the U. S. nonfarm total, while the smaller cities and towns outside them accounted for the nonfarm balance, or 38,552,426 persons constituting 38.0 percent of the nonfarm total. These data are shown in the following table.

**Distribution of 1940 Metropolitan Districts by
Population Size**

Num- ber of dis- tricts	Population in each district	Population in each dis- trict size group	
		Number	Percent
11	1,000,000 or more.....	33,691,464	33.2
39	250,000 to 999,999.....	17,665,218	17.4
58	100,000 to 249,999.....	9,061,485	8.9
32	50,000 to 99,999.....	2,547,606	2.5
140	Total in all districts.....	62,965,773	62.0
	Nonfarm remainder outside metropol- itan districts.....	38,552,426	38.0
	U. S. nonfarm total.....	101,518,199	100.0

On seven separate pages at the end of this chapter, eleven tables have been presented for the U. S. total, for each of the four metropolitan district population size groups, and for all areas outside metropolitan districts. A brief examination of the data of each of these tables follows.

Table 1.—Population and dwelling unit density. In terms of their relative population growth, the smallest metropolitan districts gained the most between 1930 and 1940, while the largest gained the least. Those metropolitan districts having between 50,000 and 99,999 population increased by 13.9 percent, those from 100,000 to 249,999 population grew by 10.0 percent, the 250,000 to 999,999 population-size group by 9.3 percent, and in the metropolitan districts having a population of 1,000,000 or more, the increase was only 6.6 percent.

In every metropolitan district size group the area outside the central cities underwent a greater relative population increase than did the central cities. The greatest increase both inside and outside central cities occurred in the smallest metropolitan districts and the smallest increase in the largest districts. Thus, outside the central cities of the metropolitan districts having from 50,000 to 99,999 population the increase between 1930 and 1940 amounted to 31.5 percent, while inside the central cities the growth was but 10.0 percent. In the metropolitan districts of from 100,000 to 249,999 the increases in both cases were smaller, or 22.9 percent outside the central cities and 5.5 percent inside. In the next larger metropolitan district group, or 250,000 to 999,999 population, the increase outside the central cities was smaller still, or 18.0 percent, while inside the central cities the increase was 6.0 percent. And in the largest metropolitan district population size group, that of the districts having 1,000,000 or more, both increases were the smallest of any group, or 11.7 percent outside the central cities and 4.0 percent inside them. These data appear in Table 1 of each metropolitan district population-size group page located at the end of this chapter.

The distribution of the Nation's total inventory of occupied nonfarm dwelling units among the metropolitan district population-size groups was very similar to the nonfarm population distribution. In each of the four metropolitan district size groups, however, the proportion of occupied nonfarm dwellings slightly exceeded the proportion of nonfarm population. Metropolitan districts of 50,000 to 99,999 population embraced 2.6 percent of the occupied nonfarm dwelling units and 2.5 percent of the nonfarm population. As a further example, metropolitan districts of 1,000,000 or more population contained 34.1 percent of the occupied nonfarm dwellings and 33.2 percent of the nonfarm population. For nonfarm population outside metropolitan districts, the relationship was reversed and there were relatively more persons than dwellings. Thus, 38.0 percent of the nonfarm population was located outside metropolitan districts, compared with only 36.5 percent of the occupied nonfarm dwellings.

The percentage increase in occupied nonfarm dwelling units added between 1930 and 1940 in the four metropolitan district population-size groups increased as the population-size group de-

Nonfarm Population and Occupied Nonfarm Dwelling Units Distributed According to Size of Metropolitan Districts as Enumerated in the Census, 1930 and 1940

Metropolitan district size group	Nonfarm population		Occupied nonfarm dwelling units		Percent of total nonfarm dwelling units vacant, for sale or rent, 1940
	Percent distribution 1940	Percent increase 1940 over 1930	Percent distribution 1940	Percent increase 1940 over 1930	
1,000,000 or more	33.2	6.6	34.1	17.9	5.3
250,000 to 999,999	17.4	9.3	17.8	19.5	4.1
100,000 to 249,999	8.9	10.0	9.0	20.5	4.0
50,000 to 99,999	2.5	13.9	2.6	24.4	3.4
Nonfarm, outside metropolitan districts	38.0	12.1	36.5	12.0	5.4
Total or average	100.0	9.6	100.0	16.3	4.9

creased; also, the percentage of nonfarm dwelling units added greatly exceeded the percentage increase in nonfarm population from 1930 to 1940. The greatest nonfarm dwelling unit increase, 24.4 percent, came in the smallest size metropolitan districts, those of 50,000 to 99,999 persons. In the group of 100,000 to 249,999 population the increase was 20.5 percent. For the metropolitan districts of 250,000 to 999,999 population the increase amounted to 19.5 percent. In the districts of 1,000,000 or more population the occupied nonfarm dwelling units increased by 17.9 percent.

In each of the metropolitan district size groups the relative occupied nonfarm dwelling unit increase outside the central cities was greater than inside, and in both areas the increase was smaller as the population size of the metropolitan districts increased. In the districts of from 50,000 to 99,999 population, for example, the increase in the areas outside the central cities amounted to 42.1 percent and within the cities to only 20.8 percent. In the metropolitan districts of 1,000,000 or more, the increase outside the central cities was only 21.9 percent and inside them but 15.9 percent. For the areas entirely outside metropolitan districts the occupied nonfarm dwelling increase was 12.0 percent, while in the Nation as a whole it was 16.3 percent.

The percent of nonfarm dwelling units vacant and for sale or rent decreased with the size of the metropolitan district. At the time of the 1940 Census the nonfarm dwelling units vacant and for sale or rent constituted 5.3 percent of the total in the metropolitan districts of 1,000,000 or more population, 4.1 percent in the districts of 250,000 to 999,999 persons, 4.0 percent in those of from 100,000 to 249,999, and only 3.4 percent in the

smallest districts. In the last named group, vacant nonfarm dwelling units for sale or rent constituted 3.4 percent of the nonfarm dwelling units inside the central cities and 3.3 percent outside them, a situation the reverse of that in the next population-size group, 100,000 to 249,999 population, where 4.3 percent was outside the central cities and only 3.9 percent inside them. In the 250,000 to 999,999 population size group the percent of the total dwelling units vacant and for sale or rent was identical in both areas, or 4.1 percent in each. Districts of 1,000,000 or more population had 5.5 percent of the dwelling units vacant inside the central cities and 4.8 percent outside them.

Outside the metropolitan districts of the nation 5.4 percent of the nonfarm dwelling units were vacant and for sale or rent, compared with 4.9 percent for the nation as a whole.

Table 2.—Small home mortgage insurance.

Of the total number of small home mortgages accepted for insurance by the FHA from the beginning of operations in 1935 through 1940, some 77.1 percent were secured by homes located in the 140 metropolitan districts of the continental United States. Yet these places contained but 62.0 percent of the nonfarm population and 63.5 percent of the occupied nonfarm dwelling units. The eleven largest metropolitan districts alone, those of 1,000,000 or more population, accounted for 43.4 percent of this insuring volume, although they contained only 33.2 percent of the nonfarm population and 34.1 percent of the occupied nonfarm dwelling units. Although the area outside the metropolitan districts embraced 38.0 percent of the United States nonfarm population and 36.5 percent of the occupied nonfarm dwelling units, it originated but 22.9 percent of the mortgages accepted for insurance by the FHA.

A very similar distribution exists for the mortgages accepted for insurance by the FHA on new homes only. These data reaffirm the dominance of the metropolitan districts in FHA insuring operations.

As a result of this concentration of FHA business, small-home mortgages accepted for insurance by the FHA embraced 3.3 percent of the occupied nonfarm dwelling units located in the metropolitan districts of from 100,000 to 249,999 population, 3.3 percent of those of 1,000,000 or more, 3.0 percent of those in the metropolitan districts of 50,000 to 99,999 population, and 2.8 percent

Mortgages Accepted for FHA Insurance, Distributed According to Size of the Metropolitan Districts, Through December 1940

Metropolitan district size group	1- to 4-family home mortgages accepted for FHA insurance under sec. 203				Percent distrib- ution of Title I loans insured	Percent distrib- ution of Title II rental housing units insured
	All homes		New homes			
	Percent distrib- ution	As a % of occu- pied non- farm dwell- ings, 1940	Percent distrib- ution	As a % of occu- pied non- farm dwell- ing increase 1930-40		
1,000,000 or more.....	43.4	3.3	44.3	14.5	38.9	47.3
250,000 to 999,999.....	19.3	2.8	19.2	11.1	18.3	33.0
100,000 to 249,999.....	11.4	3.3	11.6	12.7	9.0	10.1
50,000 to 99,999.....	3.0	3.0	3.3	11.1	2.1	2.0
Outside metropolitan districts.....	22.9	1.6	21.6	9.4	31.7	7.6
All groups.....	100.0	2.6	100.0	12.0	100.0	100.0

of those from 250,000 to 999,999. Outside the metropolitan districts FHA's proportion was but 1.6 percent.

When the number of new home mortgages accepted for insurance by the FHA between 1935 and 1940 is related to the total number of occupied nonfarm homes added inside the metropolitan districts, it is found that the proportion under the FHA was greatest in the metropolitan districts of 1,000,000 or more population, or 14.5 percent. In the metropolitan districts having from 100,000 to 249,999 population, 12.7 percent of the occupied nonfarm dwelling units added were represented by FHA mortgage acceptances on new small homes. FHA's share in the metropolitan districts of 250,000 to 999,999 and from 50,000 to 99,999 was 11.1 percent each.

Outside the metropolitan districts 9.4 percent of the occupied nonfarm dwelling units added between 1930 and 1940 were represented by mortgages accepted for insurance by the FHA on new small homes.

Tables 3 and 4.—FHA property improvement and rental housing insurance. A review of other aspects of FHA operations reveals that the largest metropolitan districts, those of 1,000,000 or more population, have accounted for 38.9 percent of the number of property improvement notes insured by the FHA, and 47.3 percent of the number of rental housing units. The area outside the metropolitan districts accounted for 31.7 percent of the property improvement notes insured and only 7.6 percent of the rental housing units.

Table 5.—Types of originating mortgages. What type of institution originated the small-home mortgages accepted for insurance by the FHA? Who loaned the money which enabled the borrowers to become home owners under the FHA Plan?

National and state banks originated more of the small-home mortgages accepted for insurance by the FHA in the entire United States than any other type of institution. Their combined share accounted for 43.0 percent of the new-home mortgages and 52.0 percent of those on existing homes. These institutions are most popular in the largest metropolitan districts and in the areas outside the metropolitan districts. Thus, of the total number of mortgages originated during 1940 on new small homes in metropolitan districts of 1,000,000 or more population, 50.8 percent were accounted for by national and state banks. The next most popular area of operations for these banks was outside the metropolitan districts where they accounted for 47.8 percent of the new home mortgage originations. In the metropolitan districts of from 50,000 to 99,999 population, the national and state banks originated 41.1 percent; in the districts from 100,000 to 249,999 persons, 37.0 percent; and

in the districts of from 250,000 to 999,999 persons, 23.1 percent.

Mortgage companies were the second most popular type of originating institution throughout the United States, with 24.7 percent of the new-home mortgages accepted for insurance by the FHA during 1940, and 19.1 percent of those on existing homes. The mortgage companies were most active in the metropolitan districts of from 250,000 to 999,999 population, 33.6 percent of the new home mortgages and 26.8 percent of those on existing homes. In the districts of 1,000,000 or more population the share for mortgage companies was 23.5 percent of the new home mortgages and 19.9 percent of those on existing homes. Outside the metropolitan districts the mortgage companies originated 21.2 percent of the mortgages accepted for insurance by the FHA on new, small homes, and 14.8 percent of those on existing homes.

The insurance companies tended to be more active in the smaller size metropolitan districts. Their originations represented 21.8 percent of the new home mortgages, and 30.7 percent of the existing home mortgages accepted for insurance by the FHA in the metropolitan districts of 50,000 to 99,999 population, 20.3 percent of the new home mortgages and 19.9 percent of the existing home mortgages in the districts of 250,000 to 999,999 population, 18.7 percent of the new home mortgages and 18.4 percent of those on existing homes in the 100,000 to 249,999 population size metropolitan districts, and only 6.8 percent of the new home mortgages and 8.5 percent of the existing home mortgages in the metropolitan districts of 1,000,000 or more population. Outside the metropolitan districts they accounted for 14.0 percent of the new home mortgage originations and 11.8 percent of those originated on existing homes.

The savings and loan associations likewise were more active originators of mortgages accepted for insurance by the FHA during 1940 in the smaller metropolitan districts. With reference to new home mortgage originations they accounted for 11.1 percent of the total number originated in the metropolitan districts of 250,000 to 999,999 population, 9.4 percent in the 100,000 to 249,999 population size group, and 12.3 percent in the 50,000 to 99,999 group, as against only 7.8 percent in the metropolitan districts of 1,000,000 or more

Type of Institution Originating New and Existing, Small Home Mortgages Accepted for FHA Insurance in Metropolitan District Size Groups, 1940

Type of institution	Percent distribution					
	United States total	Metropolitan districts with population of—				Outside metropolitan districts
		1,000,000 or more	250,000 to 999,999	100,000 to 249,999	50,000 to 99,999	
New homes						
National banks.....	23.4	29.4	9.7	19.1	18.6	26.2
State banks.....	19.6	21.4	13.4	17.9	22.5	21.6
Savings and loan associations.....	9.0	7.8	11.1	9.4	12.3	8.7
Mortgage companies.....	24.7	23.5	33.6	23.4	16.4	21.2
Insurance companies.....	12.7	6.8	20.3	18.7	21.8	14.0
Savings banks.....	3.9	6.7	2.6	1.0	.4	.9
All others.....	6.7	4.4	9.3	10.5	8.0	7.4
All groups.....	100.0	100.0	100.0	100.0	100.0	100.0
Existing homes						
National banks.....	27.8	29.7	16.0	29.0	19.9	33.6
State banks.....	24.2	25.4	19.3	23.3	21.6	26.0
Savings and loan associations.....	7.4	6.9	8.5	7.1	14.1	7.3
Mortgage companies.....	19.1	19.9	26.8	12.4	9.4	14.8
Insurance companies.....	12.5	8.5	19.9	18.4	30.7	11.8
Savings banks.....	4.3	4.9	5.6	3.5	.6	2.1
All others.....	4.7	4.7	3.9	6.3	3.7	4.4
All groups.....	100.0	100.0	100.0	100.0	100.0	100.0

population. The savings and loan associations accounted for a smaller share of the existing home mortgage originations in most metropolitan district size groups, although the tendency to favor the smaller metropolitan districts continued. Outside the metropolitan districts the savings and loan associations accounted for 8.7 percent of the new home mortgage originations and 7.3 percent of those on existing homes.

Similar data also are presented in the preceding table for the savings banks and the miscellaneous lending institutions grouped into "all others."

Table 6.—Mortgage loan as a percent of property value. A majority of the small-home purchasers under the FHA Plan obtain the maximum amount of mortgage permitted them. An insured mortgage secured by a new small home may not exceed 90 percent of the total property valuation as determined by the FHA, and an existing home mortgage may not exceed 80 percent of the property valuation.

In the metropolitan districts having a population ranging from 50,000 to 99,999, some 69.8 percent of the buyers obtained a mortgage on new small homes representing between 86 and 90 percent of the total property valuation. Another 12.4 percent of the mortgages represented between 81 and 85 percent of the property valuation, and 10.2 percent, between 76 and 80 percent. Only 7.6 percent of the mortgages represented less than 76 percent of the property valuation. Very similar distributions describe the three remaining metropolitan district size groups. These data are set forth in Table 6 of each metropolitan district population-size group page appearing at the end of this chapter.

Similarly, 69.3 percent of the existing homes secured by mortgages accepted for FHA insurance during 1940 in metropolitan districts having between 50,000 and 99,999 population, covered from 76 to 80 percent of the total property valuation—the maximum permitted. Some 13.8 percent represented from 71 to 75 percent of the property valuation; another 9.1 percent of the mortgages amounted to between 61 and 70 percent of the property valuation; and only 7.8 percent of the existing home mortgages were for 60 percent or less of the valuation.

Similar distributions characterize the other metropolitan district groups. Of course, the mortgage principal on an existing home tends to

be a much more conservative proportion of the value of the residential property than is the case with a new home.

Table 7.—Garage capacity. Whether it is a necessity, convenience, or pleasure vehicle, the automobile plays a major role in the lives of most Americans. Garaging it is a problem.

Of the total^a number of small homes accepted for mortgage insurance by the FHA during 1940 inside the metropolitan districts of 1,000,000 or more, only one of every four, or 25.3 percent, lacked garage facilities. In the metropolitan districts of 100,000 to 249,999 population, 17.5 percent of the homes had no garages; in the districts of 250,000 to 999,999 population 12.8 percent of the homes were without garages; and in the districts of 50,000 to 99,999 population 12.4 percent were without garages. Of the total homes in the metropolitan districts of 1,000,000 or more there were 51.6 percent with one-car garages, and 23.1 percent with two-or-more-car garages. In those districts possessing from 250,000 to 999,999 population, the one-car garage homes constituted 66.9 percent of the total number, the two-car garages 19.9 percent, and the three-car garages 0.4 percent. A very similar percentage distribution obtained in the remaining metropolitan district population-size groups. These data appear in Table 7 on the pages at the end of this section setting forth information by metropolitan district population-size groups.

Table 8.—Material of exterior construction. Of the new small homes accepted for mortgage insurance during 1940 inside the metropolitan districts of 1,000,000 or more population only 21.9 percent were of wood exterior material, as compared with approximately 60.0 percent of the new homes in the other metropolitan district population size groups. Brick was the most popular material in the largest metropolitan districts, 37.5 percent of the new homes. This was followed by stucco, 29.1 percent, and other materials, principally asbestos shingles and stone, 11.5 percent.

With reference to existing homes accepted for mortgage insurance during 1940 inside the metropolitan districts of 1,000,000 or more population, 35.7 percent were of wood exterior construction, 30.9 percent of brick, 28.8 percent of stucco, and 4.6 percent of other types of materials. But, in

^a The data were not compiled for new and existing homes.

the metropolitan districts of 250,000 to 999,999 population, wood as the exterior material represented 60.1 percent, brick 21.7 percent, stucco 14.2 percent, and other materials 4.0 percent. A comparable distribution held for the two remaining metropolitan district size groups. These data appear in Table 8.

Table 9.—Number of rooms. There is a considerable difference between the new and existing small homes securing mortgages accepted for FHA insurance during 1940 with regard to the number of rooms. Within the metropolitan districts of 1,000,000 or more the new homes having four rooms or less constituted 21.2 percent of the total as compared with but 4.2 percent of the existing homes. Five-room homes represented 43.1 percent of the total new homes, compared with 29.1 percent of the existing homes. In the six-room category there were 31.5 percent of the new homes, and 39.9 percent of the existing homes. Only 4.2 percent of the new homes had seven or more rooms as compared with 26.8 percent of the existing homes.

In the smallest metropolitan district population-size group, 50,000 to 99,999 persons, 26.2 percent of the new homes had four rooms or less, 49.7 percent had five rooms, 19.5 percent six rooms, and 4.6 percent seven or more. Of the existing homes 9.5 percent were of four rooms or less, 42.5 percent had five rooms, 29.0 percent six rooms, and 19.0 seven or more rooms. These data appear in Table 9.

Table 10.—Property characteristics of homes. The purchasers of new single-family homes under the FHA Plan during the year 1940 bought moderately priced homes. In the metropolitan districts of from 50,000 to 99,999 population, 83.5 percent of the new homes had a property valuation of less than \$6,000. As the size of the metropolitan districts increased, the proportion of homes valued below \$6,000 decreased. Thus, in the metropolitan districts of 100,000 to 249,999 population 79.4 percent of the new homes were valued at less than \$6,000. In the 250,000 to 999,999 population group 72.3 percent were below \$6,000. And in the metropolitan districts of 1,000,000 or more, only 63.9 percent were valued below \$6,000. A very similar situation obtained in the instance of the existing single-family homes.

The average value of the new single-family

homes in the metropolitan districts of 1,000,000 or more population was \$5,593. The average value declined successively with each decline in size of metropolitan district so that for the metropolitan districts of 50,000 to 99,999 population, average valuation was only \$4,654.

The average land value of new homes followed the average property value. For the metropolitan districts of 1,000,000 or more population it was \$775 whereas for the smallest metropolitan districts it was only \$540.

The average land value represented 13.9 percent of the average new-home property value in the metropolitan districts of 1,000,000 or more population, 12.4 percent in the districts of from 250,000 to 999,999 population, 12.0 percent in the districts of from 100,000 to 249,999, and only 11.6 percent in the districts of 50,000 to 99,999. Similar relationships hold in the case of the existing homes.

In the metropolitan districts of 1,000,000 or more population the average property value of the existing homes was \$5,914 as compared with \$5,593 for the new homes, the average land value \$1,223 and \$775, respectively. This situation was reversed in the metropolitan districts of 250,000 to 999,999. There the average property value of the existing homes was \$5,019 and that of the new homes, \$5,209, and land value \$854 and \$644. Existing homes in the 100,000 to 249,999 population size districts had an average value of \$4,795, and new homes \$4,891. The land value was \$775 and \$587. In the metropolitan districts of 50,000 to 99,999 population, the average existing-home value was \$4,660 against \$4,654 for new homes, and the average land value \$727 and \$540.

These data appear in Table 10 on the pages for each metropolitan district population-size group appearing at the end of this section.

Table 11.—Borrower's income and gross monthly payment. Persons of moderate income purchased the new and existing single-family homes financed under the FHA Plan during 1940. There is a tendency, however, for income, average gross monthly payment, gross monthly payment as a percent of income, and ratio of property value to income, all to increase with the size of the metropolitan district. Existing home purchasers tend to have larger incomes than do new home purchasers. This information is set forth in

Table 11 in each metropolitan district size group page at the end of this section.

In the smallest metropolitan districts, those having from 50,000 to 99,999 population, 80.4 percent of the new single-family home purchasers, and 71.1 percent of those with existing homes, had annual incomes of less than \$3,000. These percentages declined steadily as the population size of the metropolitan districts increased, because of the higher incomes in the larger districts. In the metropolitan districts having from 100,000 to 249,999 population, 79.5 percent of the new-home purchasers had incomes of less than \$3,000, as did 68.9 percent of those buying existing homes. These percentages declined to 75.4 and 65.7 percent respectively, in the districts of from 250,000 to 999,999 population, and to 71.3 and 57.5 percent in the districts of 1,000,000 or more population.

The property value of the new single-family homes purchased in the smallest metropolitan districts, 50,000 to 99,999 population, represented 1.95 times the annual income of the borrowers. This ratio increased with the size of the metropolitan districts, to 2.03, to 2.04, and to 2.05 in the three successively larger metropolitan district population size groups. For existing homes the ratio of the property value to the borrower's annual in-

come rose from 1.70 in the smallest size metropolitan districts to 1.78 for the largest.

The average gross monthly mortgage payment, inclusive of hazard insurance and taxes, amounted to \$32.82 for all new single-family home purchasers in the metropolitan districts of 50,000 to 99,999 population. This average payment, on an annual basis, constituted 16.4 percent of the borrower's annual income.

This average gross monthly mortgage payment rose to \$33.70 in the districts of from 100,000 to 249,999 population and to 16.7 percent of the borrower's annual income. In the metropolitan districts having from 250,000 to 999,999 population the payment was still higher, \$36.39 a month, or 17.1 percent of the income. In the districts of 1,000,000 or more population the monthly mortgage payment of \$40.45 constituted on an annual basis 17.8 percent of the borrower's annual income.

In the instance of the purchasers of existing single-family homes, the average gross monthly mortgage payment was \$33.72 in the smallest metropolitan districts, and rose to \$34.69, to \$36.71, and to \$44.05 with the increase in size of the metropolitan districts. Payment as a percent of annual income rose from 14.7 percent, for the smallest metropolitan districts to 15.8 percent for the largest metropolitan districts.

TOTAL INSIDE AND OUTSIDE METROPOLITAN DISTRICTS, CONTINENTAL U. S.

Table 1.—Census nonfarm data on population and number of dwelling units

Area	Nonfarm population				Number of nonfarm dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
Inside metropolitan districts:												
In central cities	42,796,170	40,713,656	2,082,514	5.1	11,903,510	10,239,480	1,664,030	16.3	38,995	596,935	4.8	12,539,440
Outside central cities	20,169,603	17,527,889	2,641,714	15.1	5,317,321	4,237,010	1,080,311	25.5	79,277	254,420	4.5	5,651,018
Total inside districts	62,965,773	58,241,545	4,724,228	8.1	17,220,831	14,476,490	2,744,341	19.0	118,272	851,355	4.7	18,190,458
Outside metropolitan districts	38,552,426	34,375,968	4,176,458	12.1	9,879,794	8,823,536	1,056,258	12.0	340,977	578,661	5.4	10,799,432
Grand total	101,518,199	92,617,533	8,900,666	9.6	27,100,625	23,300,026	3,800,599	16.3	459,249	1,430,016	4.9	28,989,890

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	10,019	\$ 48,618,880	26,920	\$ 101,886,089	36,939	\$ 150,504,969
1936	42,608	199,724,027	58,297	207,777,990	100,905	407,502,017
1937	44,896	210,314,761	44,921	165,409,890	89,817	375,724,657
1938	90,031	416,666,637	45,213	174,762,973	135,244	591,429,610
1939	114,729	521,743,382	39,870	155,095,812	154,599	676,839,194
1940	155,390	690,553,431	35,978	144,723,008	191,368	835,276,439
1935-40	457,673	2,087,621,124	251,199	949,655,762	708,872	3,037,276,886

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	707,954	\$ 253,789,194
1936	617,424	245,962,947
1937	124,681	60,331,159
1938	382,162	172,598,458
1939	512,969	232,963,733
1940	662,555	276,478,050
1934-40	3,008,045	1,242,123,544

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number	317
Amount	\$ 126,952,675
Projects:	
Number	300
Dwelling units	33,204

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	23.4	27.8	24.2
State banks	19.6	24.2	20.4
Savings and loan assns.	9.0	7.4	8.7
Mortgage companies	24.7	19.1	23.7
Insurance companies	12.7	12.5	12.6
Savings banks	3.9	4.3	4.0
All others	6.7	4.7	6.4
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	67.5		54.3
81 to 85	12.9		10.3
76 to 80	11.7	63.6	21.9
71 to 75	3.4	16.2	5.9
61 to 70	3.4	13.2	5.3
51 to 60	.7	4.7	1.5
50 or less	.4	2.3	.8
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	22.2
1-car garage	56.5
2-car garage	20.5
3-car garage	.8
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	44.9	52.1
Brick	26.7	23.3
Stucco	17.7	20.1
Other	10.7	4.5
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	22.7	7.6
5 rooms	47.0	32.4
6 rooms	25.8	35.2
7 rooms or more	4.5	24.8
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	3.1	\$ 2,670	\$ 285	10.7
3,000 to \$3,999	15.9	3,498	382	10.9
4,000 to 4,999	26.8	4,421	504	11.4
5,000 to 5,999	23.6	5,391	667	12.4
6,000 to 7,999	22.1	6,544	899	13.7
8,000 to 9,999	3.7	8,610	1,299	15.1
10,000 or more	1.8	12,492	2,139	17.1
All groups: 1940	100.0	5,188	658	12.7
1939		5,367	721	13.4
1938		5,531	784	14.2
Existing homes:				
\$2,999 or less	11.0	\$ 2,422	\$ 385	15.9
3,000 to \$3,999	21.8	3,427	539	15.7
4,000 to 4,999	22.4	4,372	724	16.6
5,000 to 5,999	17.2	5,344	946	17.7
6,000 to 7,999	17.1	6,678	1,251	18.7
8,000 to 9,999	5.4	8,661	1,773	20.5
10,000 or more	5.1	12,820	3,079	24.0
All groups: 1940	100.0	5,170	950	18.4
1939		5,054	954	18.9
1938		5,069	1,008	19.9

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	5.9	\$ 23.30	2.68	21.6
1,500 to \$1,999	27.0	29.40	2.38	19.7
2,000 to 2,499	29.1	34.91	2.23	18.8
2,500 to 2,999	13.3	39.05	2.04	17.4
3,000 to 3,999	16.6	44.59	1.85	16.1
4,000 to 4,999	4.4	52.59	1.62	14.3
5,000 or more	3.7	65.75	1.29	11.3
All groups: 1940	100.0	36.81	2.02	17.2
1939		38.87	1.96	17.0
1938		40.65	1.91	16.8
Existing homes:				
\$1,499 or less	5.1	\$ 21.49	2.38	20.1
1,500 to \$1,999	21.6	27.04	2.14	18.6
2,000 to 2,499	24.8	31.93	1.96	17.2
2,500 to 2,999	12.6	36.67	1.85	16.3
3,000 to 3,999	19.3	42.58	1.73	15.2
4,000 to 4,999	9.0	51.63	1.57	13.8
5,000 or more	9.6	71.72	1.27	11.3
All groups: 1940	100.0	35.18	1.72	15.1
1939		38.25	1.67	15.0
1938		39.06	1.59	14.6

Note: A glossary of terms used is included in the Appendix. The 1930 data for 35 metropolitan districts were estimated on a basis approximating the 1940 metropolitan district boundaries, and for 18 metropolitan districts the 1930 data were based on the metropolitan district boundaries as established in the 1930 Census. Includes adjustments of \$6,037 and -\$300,388; for explanation, see "Title I notes insured" on p. 236.

TOTAL INSIDE THE 140 METROPOLITAN DISTRICTS, CONTINENTAL U. S.

Table 1.—Census nonfarm data on population and number of dwelling units

Area	Nonfarm population				Number of nonfarm dwelling units							
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	42,796,170	40,713,656	2,082,514	5.1	11,903,510	10,239,480	1,664,030	16.3	38,995	596,935	4.8	12,539,440
Outside central city.....	20,169,603	17,527,889	2,641,714	15.1	5,317,321	4,237,010	1,080,311	25.5	79,277	254,420	4.5	5,651,018
Metropolitan district.....	62,965,773	58,241,545	4,724,228	8.1	17,220,831	14,476,490	2,744,341	19.0	118,272	851,355	4.7	18,190,458

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	6,990	\$ 36,669,950	18,112	\$ 75,430,430	25,102	\$ 112,100,380
1936	30,076	151,738,907	41,761	161,128,373	71,837	312,867,280
1937.....	33,458	165,826,132	34,392	134,557,151	67,850	300,383,283
1938	71,198	343,808,810	34,950	143,879,304	106,148	487,688,114
1939	93,126	437,045,973	31,157	128,845,307	124,283	565,891,280
1940.....	123,739	567,143,431	27,883	119,350,238	151,622	686,493,669
1935-40	358,587	1,702,233,203	188,255	763,190,803	546,842	2,465,424,006

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	504,086	\$ 179,583,139
1936	434,431	174,576,521
1937.....	89,796	44,860,353
1938	261,737	117,736,689
1939	332,345	150,835,228
1940.....	431,923	183,227,795
1934-40	2,054,318	850,819,725

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	272
Amount.....	\$ 118,597,775
Projects: Number.....	255
Dwelling units.....	30,674

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	22.8	26.5	23.5
State banks	19.1	23.8	19.9
Savings and loan assns.	9.0	7.5	8.8
Mortgage companies	25.5	20.1	24.6
Insurance companies	12.4	12.6	12.4
Savings banks	4.6	4.8	4.6
All others	6.6	4.7	6.2
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	69.0		55.9
81 to 85	12.7		10.4
76 to 80	10.8	65.6	21.0
71 to 75	3.2	16.0	5.7
61 to 70	3.3	12.6	5.1
51 to 60	.6	4.0	1.3
50 or less	.4	1.8	.6
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	20.5
1-car garage	57.0
2-car garage	21.6
3-car garage	.9
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	39.1	46.0
Brick	30.3	27.0
Stucco	19.9	22.6
Other	10.7	4.4
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	21.4	6.2
5 rooms	47.4	32.1
6 rooms	27.1	37.1
7 rooms or more	4.1	24.6
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	1.9	\$ 2,733	\$ 303	11.1
3,000 to \$3,999	16.2	3,516	402	11.4
4,000 to 4,999	25.9	4,432	523	11.8
5,000 to 5,999	25.3	5,401	685	12.7
6,000 to 7,999	24.6	6,544	918	14.0
8,000 to 9,999	4.1	8,607	1,325	15.4
10,000 or more	2.0	12,510	2,185	17.5
All groups: 1940	100.0	5,332	698	13.1
1939		5,522	770	13.9
1938		5,758	848	14.7
Existing homes:				
\$2,999 or less	6.9	\$ 2,506	\$ 437	17.4
3,000 to \$3,999	19.2	3,448	570	16.5
4,000 to 4,999	22.9	4,383	755	17.2
5,000 to 5,999	18.2	5,353	979	18.3
6,000 to 7,999	19.6	6,687	1,281	19.2
8,000 to 9,999	6.4	8,651	1,798	20.8
10,000 or more	6.1	12,892	3,146	24.4
All groups: 1940	100.0	5,500	1,054	19.2
1939		5,335	1,049	19.7
1938		5,400	1,113	20.6

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	4.4	\$ 24.24	2.72	22.1
1,500 to \$1,999	25.8	30.13	2.40	19.9
2,000 to 2,499	29.8	35.63	2.27	19.2
2,500 to 2,999	14.0	39.78	2.07	17.7
3,000 to 3,999	17.5	45.51	1.88	16.4
4,000 to 4,999	4.6	53.60	1.65	14.6
5,000 or more	3.9	66.32	1.32	11.6
All groups: 1940	100.0	38.36	2.04	17.5
1939		40.23	1.99	17.2
1938		42.26	1.95	17.1
Existing homes:				
\$1,499 or less	3.6	\$ 23.26	2.52	21.4
1,500 to \$1,999	19.9	28.39	2.22	19.4
2,000 to 2,499	24.7	33.11	2.03	17.8
2,500 to 2,999	13.2	37.85	1.90	16.8
3,000 to 3,999	20.1	44.27	1.79	15.8
4,000 to 4,999	7.6	53.24	1.62	14.4
5,000 or more	10.9	74.00	1.29	11.6
All groups: 1940	100.0	40.68	1.75	15.5
1939		40.45	1.72	15.4
1938		41.44	1.63	14.9

Note: A glossary of terms used is included in the Appendix. ^aThe 1930 data for 35 metropolitan districts were estimated on a basis approximating the 1940 metropolitan district boundaries, and for 18 metropolitan districts the 1930 data were based on the metropolitan district boundaries as established in the 1930 Census.

THE 11 METROPOLITAN DISTRICTS OF 1,000,000 OR MORE POPULATION

Table 1.—Census nonfarm data on population and number of dwelling units

Area	Nonfarm population				Number of nonfarm dwelling units								
	1940	1930 *	Increase		Occupied				Vacant, 1940				Total
			Number	Percent	1940	1930, * estimated by FHA	Increase		Not for sale or rent	For sale or rent			
							Number	Percent		Number	Percent of total		
In central city.....	21,824,025	20,975,745	848,280	4.0	6,065,293	5,233,563	831,730	15.9	18,070	355,964	5.5	6,439,327	
Outside central city.....	11,867,439	10,625,421	1,242,018	11.7	3,170,366	2,601,850	568,516	21.9	46,474	161,506	4.8	3,378,346	
Metropolitan district.....	33,691,464	31,601,166	2,090,298	6.6	9,235,659	7,835,413	1,400,246	17.9	64,544	517,470	5.3	9,817,673	

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	3,841	\$ 21,066,100	8,655	\$ 39,015,750	12,496	\$ 60,081,850
1936	17,312	91,373,660	22,224	91,276,870	39,536	182,650,530
1937	18,971	98,881,328	18,794	78,461,244	37,765	177,342,572
1938	41,916	211,064,244	20,102	88,411,037	62,018	299,475,281
1939	52,003	254,623,547	18,027	79,804,349	70,030	334,427,896
1940	68,601	327,098,881	17,130	78,421,143	85,731	405,520,024
1935-40	202,644	1,004,107,760	104,932	455,390,393	307,576	1,459,498,153

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	324,005	\$ 117,365,605
1936	264,433	112,002,483
1937	53,041	28,886,376
1938	142,245	71,245,789
1939	167,719	88,186,325
1940	217,550	103,013,062
1934-40	1,168,993	520,699,640

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	115
Amount.....	\$ 62,610,000
Projects:	
Number.....	111
Dwelling units.....	15,697

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	29.4	29.7	29.4
State banks	21.4	25.4	22.2
Savings and loan assns.	7.8	6.9	7.7
Mortgage companies	23.5	19.9	22.8
Insurance companies	6.8	8.5	7.2
Savings banks	6.7	4.9	6.3
All others	4.4	4.7	4.4
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	69.4		55.3
81 to 85	12.3		9.9
76 to 80	10.2	64.0	21.0
71 to 75	3.2	16.3	5.9
61 to 70	3.5	13.4	5.5
51 to 60	.8	4.2	1.5
50 or less	.6	2.1	.9
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	25.3
1-car garage	51.6
2-car garage	21.9
3-car garage	1.2
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	21.9	35.7
Brick	37.5	30.9
Stucco	29.1	28.8
Other	11.5	4.6
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	21.2	4.2
5 rooms	43.1	29.1
6 rooms	31.5	39.9
7 rooms or more	4.2	26.8
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	0.5	\$ 2,788	\$ 423	15.2
3,000 to \$3,999	11.8	3,554	437	12.3
4,000 to 4,999	24.3	4,453	545	12.2
5,000 to 5,999	27.3	5,411	713	13.2
6,000 to 7,999	29.1	6,537	951	14.5
8,000 to 9,999	4.6	8,607	1,381	16.0
10,000 or more	2.4	12,628	2,274	18.0
All groups: 1940	100.0	5,593	775	13.9
1939		5,800	845	14.6
1938		6,031	933	15.5
Existing homes:				
\$2,999 or less	4.3	\$ 2,525	\$ 499	19.8
3,000 to \$3,999	14.2	3,472	630	18.1
4,000 to 4,999	22.5	4,400	810	18.4
5,000 to 5,999	20.5	5,358	1,089	19.6
6,000 to 7,999	23.2	6,683	1,347	20.2
8,000 to 9,999	7.7	8,654	1,853	21.9
10,000 or more	7.8	12,999	3,302	25.4
All groups: 1940	100.0	5,914	1,223	20.7
1939		5,772	1,215	21.0
1938		5,784	1,294	22.4

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	2.7	\$ 25.97	2.83	23.3
1,500 to \$1,999	23.1	31.59	2.39	20.1
2,000 to 2,499	30.6	37.13	2.34	20.0
2,500 to 2,999	14.9	41.41	2.12	18.4
3,000 to 3,999	19.0	47.21	1.92	17.0
4,000 to 4,999	5.2	54.90	1.67	15.0
5,000 or more	4.5	68.88	1.34	11.9
All groups: 1940	100.0	40.45	2.05	17.8
1939		42.81	2.01	17.8
1938		45.00	1.97	17.6
Existing homes:				
\$1,499 or less	2.3	\$ 25.19	2.63	23.0
1,500 to \$1,999	17.1	30.26	2.32	20.6
2,000 to 2,499	25.9	34.96	2.13	18.8
2,500 to 2,999	14.2	39.70	1.98	17.6
3,000 to 3,999	21.6	46.05	1.85	16.4
4,000 to 4,999	8.3	55.40	1.68	15.0
5,000 or more	12.6	76.99	1.32	11.9
All groups: 1940	100.0	44.05	1.78	15.8
1939		43.77	1.73	15.7
1938		44.85	1.64	15.2

Note: A glossary of terms used is included in the Appendix. ^aThe 1930 data for 10 metropolitan districts were estimated on a basis approximating the 1940 metropolitan district boundaries, and for 1 metropolitan district the 1930 data were based on the metropolitan district boundaries as established in the 1930 Census.

THE 39 METROPOLITAN DISTRICTS OF 250,000 TO 999,999 POPULATION

Table 1.—Census nonfarm data on population and number of dwelling units

Area	Nonfarm population				Number of nonfarm dwelling units							
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	12,477,346	11,767,459	709,887	6.0	3,487,127	3,003,079	484,048	16.1	10,843	149,202	4.1	3,647,172
Outside central city.....	5,187,872	4,396,597	791,275	18.0	1,354,080	1,047,215	306,865	29.3	21,303	58,422	4.1	1,433,805
Metropolitan district.....	17,665,218	16,164,056	1,501,162	9.3	4,841,207	4,050,294	790,913	19.5	32,146	207,624	4.1	5,080,977

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	1,880	\$ 9,883,300	5,597	\$ 22,950,680	7,477	\$ 32,833,980
1936.....	7,165	35,931,384	11,675	43,188,206	18,840	79,119,590
1937.....	8,041	39,193,054	9,427	35,011,007	17,468	74,204,061
1938.....	16,677	77,897,069	8,705	33,674,327	25,382	111,571,396
1939.....	23,484	107,021,555	7,794	29,637,808	31,278	136,659,363
1940.....	30,613	137,393,700	6,215	28,241,700	36,828	161,635,400
1935-40.....	87,860	407,320,062	49,413	188,703,728	137,273	596,023,790

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	113,306	\$ 38,993,578
1936.....	108,234	39,488,257
1937.....	23,055	10,037,859
1938.....	76,409	28,934,053
1939.....	100,129	37,741,934
1940.....	128,059	47,659,941
1934-40.....	549,192	202,855,622

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	95
Amount.....	\$ 41,160,275
Projects: Number.....	85
Dwelling units.....	10,975

Table 5.—Type of originating mortgagee, 1940

Type of institution origi- nating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	9.7	16.0	10.7
State banks.....	13.4	19.3	14.4
Savings and loan assns.....	11.1	8.5	10.7
Mortgage companies.....	33.6	26.8	32.5
Insurance companies.....	20.3	19.9	20.2
Savings banks.....	2.6	5.6	3.0
All others.....	9.3	3.9	8.5
Total.....	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4- family homes		
	New homes	Existing homes	All homes
86 to 90.....	68.3	.....	56.2
81 to 85.....	13.4	.....	11.0
76 to 80.....	11.6	69.1	21.7
71 to 75.....	3.6	15.4	5.7
61 to 70.....	2.5	11.3	4.2
51 to 60.....	.4	3.1	.9
50 or less.....	.2	1.1	.3
Total.....	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distri- bution all 1- to 4-family homes
No garage.....	12.8
1-car garage.....	66.9
2-car garage.....	19.9
3-car garage.....	.4
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	59.8	60.1
Brick.....	22.6	21.7
Stucco.....	8.1	14.2
Other.....	9.5	4.0
Total.....	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	20.4	8.9
5 rooms.....	54.9	36.0
6 rooms.....	21.0	32.9
7 rooms or more.....	3.7	22.2
Total.....	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distrib- ution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	2.4	\$ 2,743	\$ 310	11.3
3,000 to \$3,999.....	18.8	3,502	392	11.2
4,000 to 4,999.....	26.1	4,432	511	11.5
5,000 to 5,999.....	25.0	5,396	643	11.9
6,000 to 7,999.....	22.2	6,558	852	13.0
8,000 to 9,999.....	4.0	8,603	1,230	14.3
10,000 or more.....	1.5	12,305	2,081	16.9
All groups: 1940.....	100.0	5,209	644	12.4
1939.....	.....	5,341	702	13.1
1938.....	.....	5,547	764	13.8
Existing homes:				
\$2,999 or less.....	9.8	\$ 2,522	\$ 427	16.9
3,000 to \$3,999.....	25.5	3,437	540	15.7
4,000 to 4,999.....	23.5	4,371	596	15.9
5,000 to 5,999.....	16.9	5,355	869	16.2
6,000 to 7,999.....	15.2	6,717	1,148	17.1
8,000 to 9,999.....	5.2	8,741	1,603	18.3
10,000 or more.....	3.9	12,482	2,717	21.8
All groups: 1940.....	100.0	5,019	854	17.0
1939.....	.....	4,970	881	17.7
1938.....	.....	5,089	942	18.5

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distrib- ution	Average gross monthly payment	Ratio of property value to income	Gross pay- ment as a percent of income
New homes:				
\$1,499 or less.....	5.4	\$ 24.04	2.68	22.0
1,500 to \$1,999.....	27.3	29.49	2.45	20.2
2,000 to 2,499.....	29.0	34.60	2.25	18.6
2,500 to 2,999.....	13.7	38.14	2.03	17.0
3,000 to 3,999.....	16.6	43.69	1.85	15.7
4,000 to 4,999.....	4.6	51.63	1.63	14.1
5,000 or more.....	3.4	62.66	1.28	11.1
All groups: 1940.....	100.0	36.39	2.04	17.1
1939.....	.....	37.57	1.95	16.5
1938.....	.....	40.03	1.94	16.7
Existing homes:				
\$1,499 or less.....	4.7	\$ 22.33	2.46	20.7
1,500 to \$1,999.....	22.2	26.84	2.12	18.4
2,000 to 2,499.....	26.1	31.03	1.90	16.6
2,500 to 2,999.....	12.7	35.32	1.78	15.7
3,000 to 3,999.....	18.6	41.71	1.71	14.9
4,000 to 4,999.....	7.0	50.41	1.54	13.6
5,000 or more.....	8.7	67.11	1.27	11.2
All groups: 1940.....	100.0	36.71	1.71	15.0
1939.....	.....	37.22	1.71	15.1
1938.....	.....	38.53	1.64	14.9

Note: A glossary of terms used is included in the Appendix. *The 1930 data for 10 metropolitan districts were estimated on a basis approximating the 1940 metropolitan district boundaries, and for 13 metropolitan districts the 1930 data were based on the metropolitan district boundaries as established in the 1930 Census.

THE 58 METROPOLITAN DISTRICTS OF 100,000 TO 249,999 POPULATION

Table 1.—Census nonfarm data on population and number of dwelling units

Area	Nonfarm population				Number of nonfarm dwelling units							
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	6,472,560	6,132,568	339,992	5.5	1,785,474	1,534,749	250,725	16.3	8,651	71,900	3.9	1,866,025
Outside central city.....	2,588,925	2,106,357	482,568	22.9	660,182	494,568	165,614	33.5	9,514	29,920	4.3	699,616
Metropolitan district.....	9,061,485	8,238,925	822,560	10.0	2,445,656	2,029,317	416,339	20.5	18,165	101,820	4.0	2,565,641

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	902	\$ 4,160,850	3,042	\$ 10,728,000	3,944	\$ 14,888,850
1936.....	4,127	18,378,598	6,377	21,707,994	10,504	40,086,592
1937.....	4,969	21,727,100	5,046	17,359,000	10,015	39,086,100
1938.....	10,112	44,287,547	5,215	18,589,890	15,327	62,877,437
1939.....	13,817	59,601,921	4,448	16,030,750	18,265	75,632,671
1940.....	19,026	80,373,150	3,734	13,805,414	22,760	94,178,564
1935-40.....	52,953	228,529,166	27,862	98,221,048	80,815	326,750,214

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	54,107	\$ 18,724,067
1936.....	49,499	18,499,523
1937.....	11,303	4,870,230
1938.....	35,098	14,295,728
1939.....	52,094	20,056,837
1940.....	69,428	26,391,292
1934-40.....	271,529	102,837,677

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages: Number.....	50
Amount.....	\$ 12,367,000
Projects: Number.....	47
Dwelling units.....	3,340

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	19.1	29.0	20.7
State banks.....	17.9	23.3	18.7
Savings and loan assns.	9.4	7.1	9.1
Mortgage companies.....	23.4	12.4	21.7
Insurance companies.....	18.7	18.4	18.6
Savings banks.....	1.0	3.5	1.4
All others.....	10.5	6.3	9.8
Total.....	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90.....	68.2	.....	56.6
81 to 85.....	13.1	.....	10.9
76 to 80.....	11.9	66.0	21.1
71 to 75.....	2.7	16.3	5.0
61 to 70.....	3.4	11.4	4.7
51 to 60.....	.5	4.7	1.2
50 or less.....	.2	1.6	.5
Total.....	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage.....	17.5
1-car garage.....	60.4
2-car garage.....	21.5
3-car garage.....	.6
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	61.4	61.6
Brick.....	21.8	22.1
Stucco.....	6.9	11.7
Other.....	9.9	4.6
Total.....	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	22.3	9.3
5 rooms.....	50.4	35.5
6 rooms.....	23.1	34.1
7 rooms or more.....	4.2	21.1
Total.....	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	4.1	\$ 2,703	\$ 280	10.4
3,000 to \$3,999.....	24.7	3,487	365	10.5
4,000 to 4,999.....	29.9	4,394	486	11.1
5,000 to 5,999.....	20.7	5,372	649	12.1
6,000 to 7,999.....	16.2	6,571	874	13.3
8,000 to 9,999.....	3.0	8,605	1,244	14.5
10,000 or more.....	1.4	12,220	1,932	15.8
All groups: 1940.....	100.0	4,891	587	12.0
1939.....	.....	5,127	636	12.4
1938.....	.....	5,225	680	13.0
Existing homes:				
\$2,999 or less.....	11.7	\$ 2,458	\$ 372	15.1
3,000 to \$3,999.....	27.0	3,419	513	15.0
4,000 to 4,999.....	24.2	4,346	676	15.6
5,000 to 5,999.....	16.2	5,336	835	15.6
6,000 to 7,999.....	13.6	6,661	1,098	16.5
8,000 to 9,999.....	4.0	8,597	1,493	17.4
10,000 or more.....	3.3	12,626	2,576	20.4
All groups: 1940.....	100.0	4,795	775	16.2
1939.....	.....	4,738	792	16.7
1938.....	.....	4,715	821	17.4

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less.....	8.2	\$ 22.80	2.66	21.0
1,500 to \$1,999.....	31.2	27.91	2.39	19.3
2,000 to 2,499.....	28.4	32.60	2.14	17.5
2,500 to 2,999.....	11.7	36.49	1.96	16.3
3,000 to 3,999.....	14.3	42.06	1.81	15.2
4,000 to 4,999.....	3.3	51.72	1.63	14.1
5,000 or more.....	2.9	64.97	1.31	11.2
All groups: 1940.....	100.0	33.70	2.03	16.7
1939.....	.....	35.64	1.99	16.5
1938.....	.....	36.66	1.93	16.3
Existing homes:				
\$1,499 or less.....	6.5	\$ 21.93	2.44	20.2
1,500 to \$1,999.....	26.5	26.02	2.12	17.8
2,000 to 2,499.....	25.1	30.23	1.89	16.2
2,500 to 2,999.....	10.8	33.57	1.75	15.0
3,000 to 3,999.....	17.2	40.67	1.69	14.6
4,000 to 4,999.....	6.2	46.75	1.48	12.6
5,000 or more.....	7.7	68.44	1.19	10.7
All groups: 1940.....	100.0	34.69	1.70	14.6
1939.....	.....	35.17	1.68	14.8
1938.....	.....	41.82	1.63	15.0

Note: A glossary of terms used is included in the Appendix. ^a The 1930 data for 11 metropolitan districts were estimated on a basis approximating the 1940 metropolitan district boundaries, and for 6 metropolitan districts the 1930 data were based on the metropolitan district boundaries as established in the 1930 Census.

THE 32 METROPOLITAN DISTRICTS OF 50,000 TO 99,999 POPULATION

Table 1.—Census nonfarm data on population and number of dwelling units

Area	Nonfarm population				Number of nonfarm dwelling units							Total
	1940	1930 ^a	Increase		Occupied				Vacant, 1940			
			Number	Percent	1940	1930, ^a estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
In central city.....	2,022,239	1,837,884	184,355	10.0	565,616	468,089	97,527	20.8	1,431	19,869	3.4	586,916
Outside central city.....	525,367	399,514	125,853	31.5	132,693	93,377	39,316	42.1	1,986	4,572	3.3	139,251
Metropolitan district.....	2,547,606	2,237,398	310,208	13.9	698,309	561,466	136,843	24.4	3,417	24,441	3.4	726,167

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935.....	367	\$ 1,559,700	818	\$ 2,736,000	1,185	\$ 4,295,700
1936.....	1,472	6,055,265	1,485	4,955,303	2,957	11,010,568
1937.....	1,477	6,024,650	1,125	3,725,900	2,602	9,750,550
1938.....	2,493	10,559,950	928	3,204,050	3,421	13,764,000
1939.....	3,822	15,798,950	888	3,372,400	4,710	19,171,350
1940.....	5,499	22,277,700	804	2,881,981	6,303	25,159,681
1935-40.....	15,130	62,276,215	6,048	20,875,634	21,178	83,151,849

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35.....	12,668	\$ 4,499,889
1936.....	12,265	4,586,258
1937.....	2,397	1,065,888
1938.....	7,985	3,261,119
1939.....	12,403	4,850,132
1940.....	16,886	6,163,500
1934-40.....	64,604	24,426,786

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number.....	12
Amount.....	\$ 2,440,500
Projects:	
Number.....	12
Dwelling units.....	662

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks.....	18.6	19.9	18.7
State banks.....	22.5	21.6	22.4
Savings and loan assns.....	12.3	14.1	12.5
Mortgage companies.....	16.4	9.4	15.5
Insurance companies.....	21.8	30.7	22.9
Savings banks.....	.4	.6	.5
All others.....	8.0	3.7	7.5
Total.....	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90.....	69.8	.....	60.3
81 to 85.....	12.4	.....	10.8
76 to 80.....	10.2	69.3	18.2
71 to 75.....	2.6	13.8	4.2
61 to 70.....	4.3	9.1	4.9
51 to 60.....	.5	5.7	1.2
50 or less.....	.2	2.1	.4
Total.....	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage.....	12.4
1-car garage.....	60.8
2-car garage.....	26.1
3-car garage.....	.7
Total.....	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood.....	60.2	60.8
Brick.....	13.6	16.2
Stucco.....	15.6	18.9
Other.....	10.6	4.1
Total.....	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less.....	26.2	9.5
5 rooms.....	49.7	42.5
6 rooms.....	19.5	29.0
7 rooms or more.....	4.6	19.0
Total.....	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less.....	7.5	\$ 2,729	\$ 291	10.7
3,000 to \$3,999.....	27.1	3,460	373	10.8
4,000 to 4,999.....	31.1	4,399	488	11.1
5,000 to 5,999.....	17.8	5,369	627	11.7
6,000 to 7,999.....	13.1	6,518	815	12.5
8,000 to 9,999.....	2.2	8,652	1,199	13.9
10,000 or more.....	1.2	12,146	1,750	14.4
All groups: 1940.....	100.0	4,654	540	11.6
1939.....	b	b	b	b
1938.....	b	b	b	b
Existing homes:				
\$2,999 or less.....	12.9	\$ 2,495	\$ 387	15.5
3,000 to \$3,999.....	29.4	3,405	471	13.8
4,000 to 4,999.....	23.8	4,370	612	14.0
5,000 to 5,999.....	15.7	5,304	861	16.2
6,000 to 7,999.....	12.2	6,668	1,077	16.2
8,000 to 9,999.....	2.9	8,639	1,556	18.0
10,000 or more.....	3.1	12,960	2,621	20.2
All groups: 1940.....	100.0	4,660	727	15.6
1939.....	b	b	b	b
1938.....	b	b	b	b

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less.....	8.2	\$ 22.97	2.63	21.3
1,500 to \$1,999.....	31.8	27.61	2.31	19.1
2,000 to 2,499.....	29.1	31.90	2.04	17.1
2,500 to 2,999.....	11.3	35.63	1.85	15.8
3,000 to 3,999.....	13.9	40.84	1.71	14.7
4,000 to 4,999.....	3.2	49.44	1.52	13.4
5,000 or more.....	2.5	63.09	1.24	10.9
All groups: 1940.....	100.0	32.82	1.95	16.4
1939.....	b	b	b	b
1938.....	b	b	b	b
Existing homes:				
\$1,499 or less.....	5.1	\$ 21.05	2.40	19.8
1,500 to \$1,999.....	26.8	26.14	2.09	18.0
2,000 to 2,499.....	28.2	29.60	1.85	15.8
2,500 to 2,999.....	11.0	33.65	1.70	15.0
3,000 to 3,999.....	16.1	38.88	1.61	14.0
4,000 to 4,999.....	6.0	51.47	1.54	14.0
5,000 or more.....	6.8	62.55	1.23	10.5
All groups: 1940.....	100.0	33.72	1.70	14.7
1939.....	b	b	b	b
1938.....	b	b	b	b

Note: A glossary of terms used is included in the Appendix. ^a The 1930 data for 4 metropolitan districts were estimated on a basis approximating the 1940 metropolitan district boundaries. ^b Data not available.

TOTAL OUTSIDE METROPOLITAN DISTRICTS, CONTINENTAL U. S.

Table 1.—Census nonfarm data on population and number of dwelling units

Area	Nonfarm population				Number of nonfarm dwelling units							
	1940	1930	Increase		Occupied				Vacant, 1940			Total
			Number	Percent	1940	1930, estimated by FHA	Increase		Not for sale or rent	For sale or rent		
							Number	Percent		Number	Percent of total	
Outside metropolitan districts	38,552,426	34,375,988	4,176,438	12.1	9,879,794	8,823,536	1,056,258	12.0	340,977	578,661	5.4	10,799,432

Table 2.—Net volume of mortgages accepted for FHA insurance under Section 203 of Title II

Year	Mortgages on 1- to 4-family homes					
	New homes		Existing homes		All homes	
	Number	Amount	Number	Amount	Number	Amount
1935	3,029	\$ 11,948,930	8,808	\$ 26,455,699	11,837	\$ 38,404,589
1936	12,532	47,985,120	16,536	46,649,617	29,068	94,634,737
1937	11,438	44,488,635	10,529	30,852,739	21,967	75,341,374
1938	18,833	72,857,827	10,263	30,883,669	29,096	103,741,496
1939	21,603	84,697,409	8,713	26,250,505	30,316	110,947,914
1940	31,651	123,410,000	8,095	25,372,770	39,746	148,782,770
1935-40	99,086	385,387,921	62,944	186,464,959	162,030	571,852,880

Table 3.—Volume of Title I Notes insured

Year	Property improvement notes	
	Number	Amount
1934-35	203,868	\$ 74,206,055
1936	182,993	71,386,426
1937	33,716	15,745,524
1938	116,115	54,938,631
1939	178,261	81,977,684
1940	230,737	93,349,884
1934-40	945,690	391,604,204

Table 4.—Rental projects

Total 1935-40	Mortgages insured under Section 207 or 210 of Title II
Mortgages:	
Number	45
Amount	\$ 8,354,900
Projects:	
Number	45
Dwelling units	2,530

Table 5.—Type of originating mortgagee, 1940

Type of institution originating mortgages	Percent distribution of amount of 1- to 4-family home mortgages		
	New homes	Existing homes	All homes
National banks	26.2	33.6	27.5
State banks	21.6	26.0	22.4
Savings and loan assns.	8.7	7.3	8.5
Mortgage companies	21.2	14.8	20.0
Insurance companies	14.0	11.8	13.6
Savings banks	9.9	2.1	1.1
All others	7.4	4.4	6.9
Total	100.0	100.0	100.0

Table 6.—Mortgage as a percent of value, 1940

Amount of mortgage as a percent of FHA valuation of property	Percent distribution 1- to 4-family homes		
	New homes	Existing homes	All homes
86 to 90	62.3	—	49.2
81 to 85	13.5	—	10.7
76 to 80	14.8	57.0	23.6
71 to 75	4.2	16.7	6.9
61 to 70	3.9	15.2	6.3
51 to 60	9.9	7.1	2.2
50 or less	4.4	4.0	1.1
Total	100.0	100.0	100.0

Table 7.—Capacity of garage, 1940

Garage and car capacity	Percent distribution all 1- to 4-family homes
No garage	28.0
1-car garage	54.9
2-car garage	16.4
3-car garage	.7
Total	100.0

Table 8.—Material of construction, 1940

Exterior material	Percent distribution 1-family homes	
	New homes	Existing homes
Wood	66.3	72.2
Brick	13.2	11.2
Stucco	9.7	11.8
Other	10.8	4.8
Total	100.0	100.0

Table 9.—Size of home, 1940

Number of rooms	Percent distribution 1-family homes	
	New homes	Existing homes
4 rooms or less	27.4	11.9
5 rooms	45.4	33.6
6 rooms	21.2	29.0
7 rooms or more	6.0	25.5
Total	100.0	100.0

Table 10.—Averages by property value groups for 1-family homes, 1940

FHA valuation of property	Percent distribution	Average FHA value of property	Average FHA value of land	Land as a percent of property value
New homes:				
\$2,999 or less	7.7	\$ 2,613	\$ 260	10.0
3,000 to \$3,999	28.8	3,460	341	9.9
4,000 to 4,999	30.0	4,387	445	10.1
5,000 to 5,999	17.6	5,335	569	10.7
6,000 to 7,999	12.6	6,542	763	11.7
8,000 to 9,999	2.2	8,532	1,126	13.0
10,000 or more	1.1	12,384	1,845	14.9
All groups: 1940	100.0	4,608	494	10.7
1939		4,668	534	11.4
1938		4,757	568	11.9
Existing homes:				
\$2,999 or less	24.4	\$ 2,345	\$ 334	14.2
3,000 to \$3,999	30.6	3,386	474	14.0
4,000 to 4,999	20.7	4,332	612	14.1
5,000 to 5,999	11.9	5,297	770	14.5
6,000 to 7,999	8.6	6,612	1,033	15.6
8,000 to 9,999	2.1	8,618	1,511	17.5
10,000 or more	1.7	12,061	2,296	19.0
All groups: 1940	100.0	4,085	604	14.8
1939		3,981	634	15.9
1938		4,033	663	16.9

Table 11.—Averages by borrower income groups for 1-family homes, 1940

Annual family income of borrower	Percent distribution	Average gross monthly payment	Ratio of property value to income	Gross payment as a percent of income
New homes:				
\$1,499 or less	11.4	\$ 21.93	2.62	20.9
1,500 to \$1,999	31.4	27.16	2.31	18.9
2,000 to 2,499	26.5	31.89	2.05	17.1
2,500 to 2,999	10.7	35.45	1.88	15.8
3,000 to 3,999	13.6	40.16	1.71	14.5
4,000 to 4,999	3.5	47.62	1.45	12.9
5,000 or more	2.9	59.80	1.16	10.1
All groups: 1940	100.0	32.13	1.95	16.2
1939		33.69	1.83	15.8
1938		34.76	1.79	15.6
Existing homes:				
\$1,499 or less	10.1	\$ 19.39	2.21	18.6
1,500 to \$1,999	27.5	23.74	1.92	16.5
2,000 to 2,499	25.2	28.01	1.72	15.1
2,500 to 2,999	10.6	31.69	1.61	14.1
3,000 to 3,999	16.7	35.70	1.47	12.9
4,000 to 4,999	4.7	42.75	1.29	10.8
5,000 or more	5.2	55.54	1.06	9.2
All groups: 1940	100.0	29.75	1.58	13.7
1939		30.40	1.50	13.5
1938		31.06	1.44	13.3

APPENDIX

The first part of this appendix contains a **ranking of the 140 metropolitan districts** according to population, grouped in the four metropolitan district size categories used in Chapter IV, and lists the 1940 population of each metropolitan district as reported by the Bureau of the Census.

The second part shows the volume of residential **building permits** as reported to the Bureau of Labor Statistics and the number

of **mortgages accepted for FHA insurance.**

The third part consists of a **glossary** which defines certain basic data and terms employed in the monograph.

The fourth part lists **alphabetically all central cities** contained in the 140 metropolitan districts and gives the page number on which are presented the FHA statistics for the district which includes the particular central city.

POPULATION RANKING OF THE 1940 METROPOLITAN DISTRICTS

Rank	District	Population	Rank	District	Population	Rank	District	Population
1	New York-N. E. New Jersey	11,690,520	50	Miami, Fla.	250,537	99	Charlotte, N. C.	112,986
2	Chicago, Ill.	4,499,126	39	of 250,000 to 999,999	17,665,218	100	Hamilton, Ohio	112,686
3	Los Angeles, Calif.	2,904,596	51	Richmond, Va.	245,674	101	Shreveport, La.	112,225
4	Philadelphia, Pa.	2,898,644	52	Nashville, Tenn.	241,769	102	Roanoke, Va.	110,593
5	Boston, Mass.	2,350,514	53	Oklahoma City, Okla.	221,229	103	Lansing, Mich.	110,356
6	Detroit, Mich.	2,295,867	54	Bridgeport, Conn.	216,621	104	Winston-Salem, N. C.	109,833
7	Pittsburgh, Pa.	1,994,060	55	Grand Rapids, Mich.	209,873	105	Portland, Maine	106,566
8	San Francisco, Calif.	1,428,525	56	Tampa, Fla.	209,693	106	Austin, Tex.	106,193
9	St. Louis, Mo.	1,367,977	57	Fort Worth, Tex.	207,677	107	Rockford, Ill.	105,259
10	Cleveland, Ohio	1,214,943	58	Salt Lake City, Utah	204,488	108	Atlantic City, N. J.	100,096
11	Baltimore, Md.	1,046,692	59	Canton, Ohio	200,352	58	of 100,000 to 249,999	9,061,485
11	of 1,000,000 or more	33,691,464	60	Trenton, N. J.	200,128	109	Charleston, S. C.	98,711
12	Minneapolis, Minn.	911,077	61	Utica-Rome, N. Y.	197,128	110	Fresno, Calif.	97,504
13	Washington, D. C.	907,816	62	Wheeling, W. Va.	196,340	111	Montgomery, Ala.	93,697
14	Buffalo, N. Y.	857,719	63	Jacksonville, Fla.	195,619	112	York, Pa.	92,627
15	Milwaukee, Wis.	790,336	64	Chattanooga, Tenn.	193,215	113	Columbus, Ga.	92,478
16	Cincinnati, Ohio	789,309	65	Wilmington, Del.	188,974	114	Columbia, S. C.	89,555
17	Providence, R. I.	711,500	66	Tulsa, Okla.	188,562	115	Springfield, Ill.	89,484
18	Kansas City, Kans.-Mo.	634,093	67	Flint, Mich.	188,554	116	Lincoln, Nebr.	88,191
19	Scranton, Pa.	629,581	68	Des Moines, Iowa	183,973	117	Jackson, Miss.	88,003
20	New Orleans, La.	540,030	69	Reading, Pa.	175,355	118	Augusta, Ga.	87,809
21	Houston, Tex.	510,397	70	Davenport, Iowa	174,995	119	Sioux City, Iowa	87,791
22	Hartford, Conn.	502,193	71	Harrisburg, Pa.	173,367	120	St. Joseph, Mo.	86,991
23	Indianapolis, Ind.	455,357	72	Huntington, W. Va.	170,979	121	Terre Haute, Ind.	83,370
24	Seattle, Wash.	452,639	73	Peoria, Ill.	162,566	122	Manchester, N. H.	81,932
25	Atlanta, Ga.	442,294	74	Sacramento, Calif.	158,999	123	Stockton, Calif.	79,337
26	Louisville, Ky.	434,408	75	Duluth, Minn.	157,098	124	Madison, Wis.	78,349
27	Albany, N. Y.	431,575	76	Tacoma, Wash.	156,018	125	Topeka, Kans.	77,749
28	Rochester, N. Y.	411,970	77	Saginaw-Bay City, Mich.	153,388	126	Springfield, Ohio	77,406
29	Birmingham, Ala.	407,851	78	Knoxville, Tenn.	151,829	127	Kalamazoo, Mich.	77,213
30	Portland, Oreg.	406,406	79	Johnstown, Pa.	151,781	128	Asheville, N. C.	76,324
31	Springfield, Mass.	394,623	80	South Bend, Ind.	147,022	129	Macon, Ga.	74,830
32	Denver, Colo.	384,372	81	Binghamton, N. Y.	145,156	130	Cedar Rapids, Iowa	73,219
33	Dallas, Tex.	376,548	82	Waterbury, Conn.	144,822	131	Greensboro, N. C.	73,055
34	Youngstown, Ohio	372,428	83	Evansville, Ind.	141,614	132	Galveston, Tex.	71,677
35	Columbus, Ohio	365,796	84	Spokane, Wash.	141,370	133	Waco, Tex.	71,114
36	Akron, Ohio	349,705	85	Beaumont, Tex.	138,608	134	Corpus Christi, Tex.	70,677
37	Toledo, Ohio	341,663	86	Charleston, W. Va.	136,332	135	Springfield, Mo.	70,514
38	Lowell, Mass.	334,969	87	Racine - Kenosha, Wis.	135,075	136	Durham, N. C.	69,683
39	Memphis, Tenn.	332,477	88	Fort Wayne, Ind.	134,385	137	Waterloo, Iowa	67,050
40	Norfolk, Va.	330,396	89	Erie, Pa.	134,039	138	Decatur, Ill.	65,764
41	Allentown, Pa.	325,142	90	Lancaster, Pa.	132,027	139	Pueblo, Colo.	62,039
42	San Antonio, Tex.	319,010	91	San Jose, Calif.	129,367	140	Amarillo, Tex.	53,463
43	New Haven, Conn.	308,228	92	Wichita, Kans.	127,308	32	of 50,000 to 99,999	2,547,606
44	Worcester, Mass.	306,194	93	Little Rock, Ark.	126,724	Districts:		
45	Omaha, Nebr.	287,698	94	Phoenix, Ariz.	121,828	Total 140 districts		62,965,773
46	Fall River, Mass.	272,648	95	Savannah, Ga.	117,970	Total nonfarm outside districts		38,552,426
47	Dayton, Ohio	271,513	96	El Paso, Tex.	115,801			
48	Syracuse, N. Y.	258,352	97	Mobile, Ala.	114,906	Total U. S. nonfarm		101,518,199
49	San Diego, Calif.	256,368	98	Altoona, Pa.	114,094			

BUILDING PERMITS AND FHA ACTIVITY

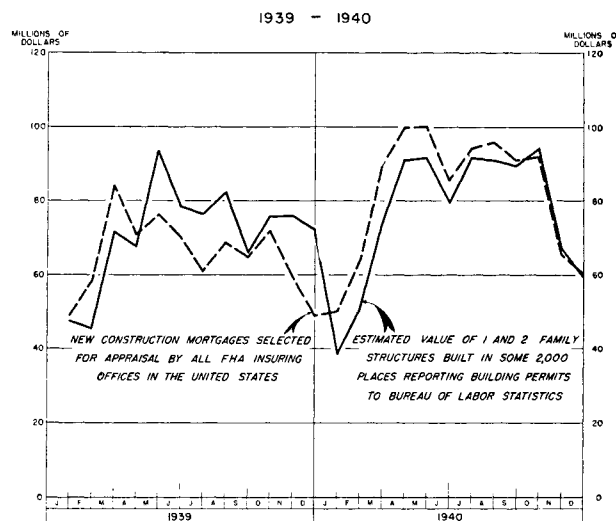
Home construction and FHA mortgages.— Approximately 540,000 nonfarm dwelling units were built in the United States during 1940, as compared with 465,000 units built in 1939. Of the 540,000 nonfarm units built in 1940, about 386,000 or 71 percent were in communities of 2,500 or more population, and the remaining 154,000 were in rural nonfarm areas. Some 466,000 were privately financed and 74,000 were publicly financed.

These estimates are based on building permit data reported to the Bureau of Labor Statistics by some 2,300 communities of 1,000 or more inhabitants, embracing approximately 65 percent of the entire nonfarm population. The monthly trend of the total estimated value (excluding land) of one- and two-family structures for identical cities reporting during 1939 and 1940 is shown in the following table. Building permit value does not represent contract or selling price.^a Moreover, the exact relationship between these items cannot be determined for the country as a whole; and differentials are noticeable as between the surveyed cities. However, the average differential probably remains relatively constant, and therefore presumably does not seriously affect the validity of the monthly fluctuation in value of residential construction in the United States.

The dollar amount of new construction mortgages selected for appraisal by FHA shows a close correlation with the building permit sample data. These mortgages were submitted by private lending institutions to FHA insuring offices in all parts of the country for builders who were planning homes, the construction of which had not begun at the time of mortgage insurance application. Hence, the timing of the mortgage insurance application corresponds approximately to that of the application for a building permit, as the close correlation in the chart indicates. Mort-

^a Contract prices averaged 116 percent and selling prices averaged 142 percent of permit valuations during 1938, according to the results of a study of eight cities reported in the *Monthly Labor Review*, U. S. Department of Labor, October 1939, p. 856.

VALUE OF BUILDING PERMITS AND FHA NEW CONSTRUCTION MORTGAGES



U. S. Total Building Permits Issued for Home Construction and New Construction Mortgages Selected for Appraisal by FHA, 1939-40

Month	1939		1940	
	Building permits issued on 1- and 2-family dwellings *	New construction mortgages selected for FHA appraisal	Building permits issued on 1- and 2-family dwellings *	New construction mortgages selected for FHA appraisal
	(000 omitted)			
January	\$47,482	\$48,970	\$38,685	\$51,036
February	45,409	58,365	50,571	63,887
March	71,564	83,595	74,228	89,703
April	67,402	71,778	90,981	100,902
May	93,370	76,083	91,606	101,218
June	78,231	71,006	79,431	85,226
July	76,191	60,747	91,569	94,121
August	82,384	68,408	90,790	95,876
September	65,976	64,634	89,284	90,906
October	75,741	72,724	93,849	91,821
November	75,728	59,257	67,295	65,463
December	72,145	48,759	59,239	60,100
Total	851,623	784,726	917,528	990,259

* The number of places of 1,000 or more population reporting building permits to the Bureau of Labor Statistics varies from 2,046 to 2,157, slightly affecting the national total for the year.

gages selected for appraisal by FHA are based upon both the value of the land and the value of improvements, whereas the building permit valuation excludes land valuation. The difference between the two series is relatively small, however, since FHA mortgages do not include the equity of the mortgagor, which frequently approximates the value of the land.

Home building and mortgage insurance in metropolitan districts.—Although the material is subject to limitations discussed in succeeding paragraphs, the relationship between home building and mortgage insurance in metropolitan districts is believed to be of such widespread interest and importance as to warrant the compilation of

the following table. This table shows building permits for one-family houses in all cities located in those minor civil divisions which report building permits, and shows the number of new home mortgages accepted for insurance by FHA in the identical cities covered by the permits.

Comparison of Building Permits Issued and New Home Mortgages Accepted for Insurance by FHA in Selected Cities Inside Metropolitan Districts, 1939-40

Metropolitan district	Population in 1940	Selected cities in metropolitan districts							
		Population as a percent of total for each district	FHA mortgages as a percent of FHA total in each district *	Number of building permits issued on 1-family dwellings			Number of new 1- to 4-family home mortgages accepted for FHA insurance		
				During		Percent increase 1939-40	During		Percent increase 1939-40
				1939	1940		1939	1940	
Akron, Ohio	349,705	82.7	89.8	332	558	68.1	152	221	45.4
Albany, N. Y.	431,575	80.0	50.0	279	269	-3.6	58	85	46.6
Allentown, Pa.	325,142	77.3	72.6	213	335	57.3	53	82	54.7
Altoona, Pa.	114,094	70.3	48.6	17	29	70.6	8	17	112.5
Amarillo, Tex.	53,463	96.7	84.4	305	503	64.9	248	319	28.6
Asheville, N. C.	76,324	67.2	100.0	51	68	33.3	16	27	68.8
Atlanta, Ga.	442,294	68.3	41.4	698	882	26.4	523	566	8.2
Atlantic City, N. J.	100,096	79.4	37.5	91	100	9.9	11	12	9.1
Augusta, Ga.	87,809	75.1	90.9	229	191	-16.6	91	120	31.9
Austin, Tex.	106,193	82.8	100.0	1,322	1,066	-19.4	305	376	23.3
Baltimore, Md.	1,046,692	83.3	56.1	2,081	2,479	19.1	892	918	2.9
Beaumont, Tex.	138,608	75.9	100.0	638	496	-22.3	519	498	-4.0
Binghamton, N.Y.	145,156	78.6	58.7	187	169	-9.6	63	54	-14.3
Birmingham, Ala.	407,851	77.6	100.0	568	824	45.1	469	514	9.6
Boston, Mass.	2,350,514	91.1	88.5	2,500	3,360	34.4	281	432	53.7
Bridgeport, Conn.	216,621	93.2	90.5	657	915	39.3	161	229	42.2
Buffalo, N. Y.	857,719	91.2	50.1	814	988	21.4	309	382	23.6
Canton, Ohio.	200,352	68.9	78.7	227	410	80.6	76	59	-22.4
Cedar Rapids, Iowa	73,219	91.3	100.0	258	311	20.5	30	77	156.7
Charleston, S. C.	98,711	72.2	51.2	199	196	-1.5	167	129	-22.8
Charleston, W. Va.	136,332	63.9	82.6	587	659	12.3	279	361	29.4
Charlotte, N. C.	112,986	89.3	100.0	432	542	25.5	507	651	28.4
Chattanooga, Tenn.	193,215	66.3	41.2	185	212	14.6	118	147	24.6
Chicago, Ill.	4,499,126	96.0	73.1	5,063	6,761	33.5	3,239	4,269	31.8
Cincinnati, Ohio	789,309	82.6	43.4	971	1,158	19.3	176	325	84.7
Cleveland, Ohio	1,214,943	93.5	74.6	1,920	2,885	50.3	1,140	1,529	34.1
Columbia, S. C.	89,555	69.7	65.4	298	310	4.0	131	102	-22.1
Columbus, Ga.	92,478	57.6	100.0	319	247	-22.6	60	65	8.3
Columbus, Ohio	365,796	90.3	91.5	1,128	1,440	27.7	468	482	3.0
Corpus Christi, Tex.	70,677	81.1	100.0	968	1,205	24.5	434	589	35.7
Dallas, Tex.	376,548	84.8	88.4	2,211	2,285	3.3	1,889	1,737	-8.0
Davenport, Iowa.	174,995	83.7	94.2	559	929	66.2	194	451	132.5
Dayton, Ohio	271,513	82.5	72.8	482	705	46.3	274	356	29.9
Decatur, Ill.	65,764	90.2	100.0	72	119	65.3	37	70	89.2
Denver Colo.	384,372	87.2	82.2	1,118	1,910	70.8	498	1,008	102.4
Des Moines, Iowa.	183,973	86.9	100.0	761	940	23.5	346	496	43.4
Detroit, Mich.	2,295,867	89.7	89.1	11,238	13,307	18.4	8,674	11,145	28.5
Duluth, Minn.	157,098	86.7	98.4	225	312	38.7	21	61	190.5
Durham, N. C.	69,683	86.4	100.0	168	270	60.7	43	120	179.1
El Paso, Tex.	115,801	83.6	100.0	199	217	9.0	213	172	-19.2
Erie, Pa.	134,039	89.4	56.2	199	184	-7.5	42	68	61.9
Evansville, Ind.	141,614	68.5	33.6	208	266	27.9	109	139	27.5
Fall River, Mass.	272,648	90.1	62.5	108	326	201.9	13	5	-61.5
Flint, Mich.	188,554	80.4	93.2	364	619	70.1	144	331	129.9
Fort Wayne, Ind.	134,385	88.1	94.4	345	483	40.0	304	442	45.4
Fort Worth, Tex.	207,677	85.5	100.0	1,237	1,239	.2	587	577	-1.7
Fresno, Calif.	97,504	62.2	63.2	419	441	5.3	420	460	9.5
Galveston, Tex.	71,677	92.9	100.0	354	366	3.4	84	71	-15.5
Grand Rapids, Mich.	209,873	80.6	98.3	365	504	38.1	174	283	62.6
Greensboro, N. C.	73,055	81.2	100.0	288	382	32.6	73	152	108.2
Hamilton, Ohio.	112,686	76.6	76.2	206	288	39.8	101	176	74.3
Harrisburg, Pa.	173,367	67.8	14.9	118	153	29.7	28	17	-39.3
Hartford, Conn.	502,193	81.1	82.4	982	1,741	77.3	186	510	174.2
Houston, Tex.	510,397	76.7	70.3	3,122	3,160	1.2	1,590	1,478	-7.0
Huntington, W. Va.	170,979	72.7	89.2	366	412	12.6	184	198	7.6
Indianapolis, Ind.	455,357	85.8	83.7	800	1,096	37.0	737	1,097	48.8
Jackson, Miss.	88,003	70.6	100.0	612	676	10.5	356	465	30.6
Jacksonville, Fla.	195,619	88.5	76.9	1,129	1,227	8.7	649	989	52.4
Johnstown, Pa.	151,781	46.4	12.6	44	48	9.1	22	17	-22.7
Kalamazoo, Mich.	77,213	70.1	77.0	43	77	79.1	44	117	165.9
Kansas City, Mo.	634,093	82.5	24.0	380	363	-4.5	253	221	-12.6
Knoxville, Tenn.	151,829	73.5	27.4	229	248	8.3	38	79	107.9
Lancaster, Pa.	132,027	60.6	50.0	88	97	10.2	11	4	-63.6
Lansing, Mich.	110,356	76.7	100.0	318	374	17.6	74	75	1.4
Lincoln, Nebr.	88,191	93.0	100.0	239	244	2.1	126	128	1.6

See footnotes at end of table.

Comparison of Building Permits Issued and New Home Mortgages Accepted for Insurance by FHA in Selected Cities Inside Metropolitan Districts, 1939-40—Continued

Metropolitan district	Population in 1940	Population as a percent of total for each district	FHA mortgages as a percent of FHA total in each district *	Selected cities in metropolitan districts					
				Number of building permits issued on 1-family dwellings			Number of new 1- to 4-family home mortgages accepted for FHA insurance		
				During		Percent increase 1939-40	During		Percent increase 1939-40
				1939	1940		1939	1940	
Little Rock, Ark.	126,724	86.2	100.0	268	417	55.6	137	237	73.0
Los Angeles, Calif.	2,904,596	82.4	88.6	22,494	26,055	15.8	10,765	12,741	18.4
Louisville, Ky.	434,408	81.9	51.9	602	813	35.0	424	432	1.9
Lowell, Mass.	334,969	88.0	100.0	256	296	15.6	29	22	-24.1
Macon, Ga.	74,830	77.3	100.0	94	99	5.3	51	113	121.6
Madison, Wis.	78,349	86.1	52.6	136	125	-8.1	33	41	24.2
Manchester, N. H.	81,932	94.8	100.0	144	151	25.7	15	29	93.3
Memphis, Tenn.	332,477	88.1	95.4	793	1,267	59.8	634	940	48.3
Miami, Fla.	250,537	83.2	89.1	2,748	2,697	-1.9	1,833	1,838	.3
Milwaukee, Wis.	790,336	91.4	59.7	1,121	1,393	19.5	522	616	18.0
Minneapolis, Minn.	911,077	91.5	90.7	2,564	2,939	14.6	1,006	1,295	28.7
Mobile, Ala.	114,906	73.8	100.0	331	509	53.8	120	235	95.8
Montgomery, Ala.	93,697	83.3	100.0	280	464	65.7	207	297	43.5
Nashville, Tenn.	241,769	69.2	39.0	206	287	39.3	119	222	86.6
New Haven, Conn.	308,228	74.2	23.5	296	380	28.1	45	52	15.6
New Orleans, La.	540,030	91.6	100.0	642	797	24.1	230	304	32.2
New York-NE., N. J.	11,690,520	92.0	76.3	16,718	17,223	3.0	9,304	10,380	11.6
Norfolk, Va.	330,396	73.8	30.9	525	893	70.1	139	237	70.5
Oklahoma City, Okla.	221,229	92.4	97.6	890	961	8.0	724	902	24.6
Omaha, Nebr.	287,698	92.2	100.0	493	600	21.7	243	347	42.8
Peoria, Ill.	162,566	71.5	83.6	370	368	-	112	56	-50.0
Philadelphia, Pa.	2,898,644	86.2	76.5	5,732	6,322	10.3	3,065	3,659	19.4
Phoenix, Ariz.	121,828	57.7	100.0	494	492	-	414	521	25.8
Pittsburgh, Pa.	1,994,060	61.6	47.8	1,786	1,989	11.4	900	1,060	17.8
Portland, Maine	106,566	83.9	72.6	148	153	3.4	38	45	18.4
Portland, Oreg.	406,406	75.1	75.0	967	1,290	33.4	327	637	94.8
Providence, R. I.	711,500	89.2	96.8	1,324	1,540	16.3	403	519	28.8
Pueblo, Colo.	62,039	84.1	100.0	140	193	37.9	95	152	60.0
Racine, Wis.	135,075	85.8	98.7	174	240	37.9	99	150	51.5
Reading, Pa.	175,355	74.5	48.0	75	86	14.7	25	12	-52.0
Richmond, Va.	245,674	78.6	28.5	274	500	82.5	134	167	24.6
Roanoke, Va.	110,593	71.0	43.3	193	175	-9.3	90	81	-10.0
Rochester, N. Y.	411,970	89.8	74.3	723	804	11.2	330	410	24.2
Rockford, Ill.	105,259	80.4	100.0	158	273	72.8	152	254	67.1
Sacramento, Calif.	158,999	66.6	76.3	999	1,268	26.9	727	875	20.4
Saginaw, Mich.	153,388	85.2	90.8	402	400	-	31	69	122.6
St. Joseph, Mo.	86,991	87.0	100.0	54	60	11.1	12	26	116.7
St. Louis, Mo.	1,367,977	79.7	32.5	1,758	2,137	21.6	749	852	13.8
Salt Lake City, Utah	204,488	75.0	64.8	826	1,137	37.7	454	590	30.0
San Antonio, Tex.	319,010	81.4	100.0	1,113	1,148	3.1	992	923	-7.0
San Diego, Calif.	256,368	85.6	85.5	1,687	2,440	44.6	704	858	21.9
San Francisco, Calif.	1,428,525	87.9	81.0	6,706	9,293	38.6	4,778	6,887	44.1
San Jose, Calif.	129,367	58.1	68.5	541	465	-14.0	368	298	-19.0
Savannah, Ga.	117,970	81.4	100.0	235	255	8.5	109	114	4.6
Scranton, Pa.	629,581	43.1	69.4	62	69	11.3	18	34	88.9
Seattle, Wash.	452,639	81.3	59.8	1,261	1,824	44.6	733	1,108	51.2
Shreveport, La.	112,225	87.5	91.9	803	860	7.1	491	615	25.3
Sioux City, Iowa.	87,791	93.8	96.7	177	205	15.8	100	146	46.0
South Bend, Ind.	147,022	88.1	91.5	187	331	77.0	147	279	89.8
Spokane, Wash.	141,370	86.3	94.3	653	720	10.3	172	217	26.2
Springfield, Ill.	89,484	84.4	100.0	225	268	19.1	173	220	27.2
Springfield, Mass.	394,623	85.4	100.0	427	533	24.8	148	126	-14.9
Springfield, Mo.	70,514	86.8	100.0	222	277	24.8	76	115	51.3
Springfield, Ohio.	77,406	91.3	65.6	176	172	-2.3	40	40	.0
Stockton, Calif.	79,337	69.0	95.6	141	217	53.9	206	304	47.6
Syracuse, N. Y.	258,352	84.6	20.8	75	102	36.0	14	16	14.3
Tacoma, Wash.	156,018	77.9	77.7	454	686	51.1	99	241	143.4
Tampa, Fla.	209,693	80.7	69.4	937	1,161	23.9	247	288	16.6
Terre Haute, Ind.	83,370	75.2	100.0	82	92	12.2	115	114	-
Toledo, Ohio.	341,663	84.0	62.4	384	429	11.7	285	311	9.1
Topeka, Kans.	77,749	87.2	100.0	200	254	27.0	144	181	25.7
Trenton, N. J.	200,128	68.9	27.9	42	62	47.6	38	72	89.5
Tulsa, Okla.	188,562	81.9	100.0	1,003	1,086	8.3	762	937	23.0
Utica, N. Y.	197,128	53.4	15.8	25	20	-20.0	2	3	50.0
Waco, Tex.	71,114	78.7	100.0	227	260	14.5	57	59	3.5
Washington, D. C.	907,816	85.5	79.1	4,418	5,103	15.5	1,574	2,200	39.8
Waterbury, Conn.	144,822	79.2	81.5	183	283	54.6	37	22	-40.5
Waterloo, Iowa.	67,050	77.2	95.8	397	437	10.1	76	137	80.3
Wheeling, W. Va.	196,340	50.9	59.7	110	107	-2.7	43	43	.0
Wichita, Kans.	127,308	90.3	91.1	458	586	27.9	246	381	54.9
Wilmington, Del.	188,974	59.5	21.9	63	79	25.4	28	51	82.1
Winston-Salem, N. C.	109,833	72.7	100.0	270	310	14.8	95	141	48.4
Worcester, Mass.	306,194	73.0	87.1	314	427	36.0	23	61	165.2
York, Pa.	92,627	72.5	88.9	55	129	134.5	12	8	-33.3
Youngstown, Ohio	372,428	73.5	52.4	316	471	49.1	94	152	61.7
Total	62,965,773	84.7	78.0	145,960	174,560	19.6	77,505	96,469	24.5

* The gross number of mortgages accepted for insurance by FHA in the selected cities is divided by the net number of mortgages accepted for insurance by FHA in the entire metropolitan district.

In the reporting cities within the 140 metropolitan districts, building permits for a total of 174,560 new one-family dwellings were issued during 1940, compared with 96,469 mortgages on new homes accepted for insurance by FHA in the identical reporting cities during the same period. Actually this number represents 78 percent of the total new home mortgages accepted for FHA insurance in all places within the 140 metropolitan districts during 1940. A comparison of the increases in the two series over the previous year shows that while permits for one-family houses increased 19.6 percent during 1940, FHA mortgages on new small homes in these identical places increased 24.5 percent.

The preceding table makes evident the relative importance of a limited number of the areas most active in residential construction during the year. Thus, of the 174,560 permits for one-family dwellings reported in the selected cities in the 140 districts, the five leading districts, Los Angeles, New York-Northeastern New Jersey, Detroit, San Francisco, and Chicago, accounted for 72,639, or 41.6 percent. Among the 20 metropolitan districts with the largest population, it may be noted that for the selected cities in the Detroit, San Francisco, Chicago, New York, and Kansas City metropolitan districts the number of new home mortgages accepted by FHA amounts to over 60 percent of the number of one-family dwellings as shown by building permits. On the other hand, the ratio of FHA mortgages was less than 30 percent for the selected cities in the Boston and Cincinnati districts.

It should be noted that many new homes being built in metropolitan districts and elsewhere are outside the scope of insured mortgage financing. Thus, on the one hand, eligibility for FHA insurance requires a favorable neighborhood environment, an acceptable standard of construction and layout, and ownership by borrowers able to supply the required equity and with incomes sufficient to make the required monthly payments. On the other hand, some homes are built without the need for any borrowed funds, and still others represent homes of such high value as to preclude the use of FHA financing with its limitation of a \$16,000 mortgage on any one property.

Sources and limitations of data.—Building permit data are used because they are available for cities in all States, and because they are derived from official records assembled and sum-

marized by the Bureau of Labor Statistics.

As stated before, building permit data do not give complete coverage for the territory in the individual metropolitan areas. For purposes of comparison, therefore, it was necessary to use statistics only for those communities in each area in which building permit records are available for both 1939 and 1940. Data on new home mortgages accepted for FHA insurance are available for the corresponding places as well as for the entire metropolitan districts. Although a considerable proportion of the total population of each district is represented by the communities for which comparable figures have been presented, they represent a smaller proportion of all FHA mortgages in metropolitan districts because new small homes are predominantly built on the fringes of the existing built-up areas; and in many cases, therefore, such building takes place in the smaller suburbs which are less likely to report building permits than the central cities or older suburban towns. Also, unincorporated places in metropolitan districts seldom report building permits, although in some of these areas there are extensive home-building developments many of which are financed by insured mortgages.

In connection with the limitations of building permit reports as reflecting small home building activity within metropolitan districts, it may be noted that in 44 metropolitan districts, 30 percent or more of the new one- to four-family homes securing mortgages accepted by FHA in 1940 lie outside the selected cities for which the Bureau of Labor Statistics receives regular permit reports.

A minor discrepancy arises from the fact that building permit statistics for one-family dwellings are not precisely comparable with the FHA small home mortgages which cover structures having from one- to four-families. Since 99.0 percent of all FHA new home mortgages during 1940 were for one-family structures, however, the error is not serious. Also, building permits are usually recorded at the beginning of construction, whereas the FHA figures representing new homes cover not only homes to be built shortly, but also those completed within 1 year previous to the date of application for mortgage insurance.

Despite these limitations, the preceding table is presented to indicate relative trends in small home residential building in metropolitan districts and mortgages accepted for FHA insurance on new homes for the year 1940.

GLOSSARY

All others.—"All others" in a table setting forth the types of institutions originating mortgages accepted for insurance by the FHA include: (1) Two **Federal agencies**, the RFC Mortgage Company incorporated under a charter issued by the State of Maryland and owned by the Reconstruction Finance Corporation, an instrumentality of the Federal Government; and the United States Housing Corporation chartered by the State of New York and owned by the Federal Works Agency, another agency of the Federal Government. (2) **Industrial banks**, chartered by the various States to conduct a deposit and loan business similar to that of the national and State banks except for a greater specialization in small personal loans; their funds are derived from deposits, and from their own stock capitalization. (3) **Finance companies**, which traditionally have engaged in financing consumer goods, and only in recent years have originated insured property improvement notes and small home mortgages; they are chartered by the various States; their funds are derived from the sale of stocks, bonds, and debentures. (4) **State and municipal funds and agencies**, excluding credit unions made up of Federal, State, or municipal employees. (5) **Credit unions**, including those made up of Federal, State, or municipal employees. (6) **Colleges and universities**, including their endowments and foundations. (7) **Benevolent and protective societies, churches, hospitals**, and similar types of associations, the final group of institutions.

Brick.—Brick includes common, tapestry, face, and any other type of brick, painted or unpainted, and brick and wood used in any combination for exterior finish.

Central city.—A central city is defined by the Bureau of the Census as, (1) a city with at least 50,000 population, located in an area designated as a metropolitan district, or (2) a place containing not less than one-third the population of the largest central city within the metropolitan district. Exceptions are Council Bluffs, Iowa,

Kansas City, Kansas, and the several central cities in New Jersey contained in the New York-Northeastern New Jersey metropolitan district. These have been defined as central cities principally because of their singular importance to the economy of the area in which they are contained, and secondarily because they are in a State separate from that containing the principal city. Newport News, Virginia, and Niagara Falls, New York, also exceptions, have been designated as central cities by virtue of the economic significance they bear to the areas in which they are located. This significance is accentuated by the distance which separates them from their respective principal cities. Twenty-three of the 140 metropolitan districts have two or more central cities.

"In central city" or "inside central city" refers to the area contained inside the central city, or cities, located within the metropolitan district.

"Outside central city" refers to the area lying inside the metropolitan district but outside the central city or cities.

In presenting population data and occupied dwelling unit data for 1930 and for the 1930 to 1940 increase, it should be noted that many central cities underwent boundary changes from 1930 to 1940. The Bureau of the Census indicates the extent of these boundary changes, but does not adjust the 1930 data to the basis of the 1940 boundaries. Consequently, the FHA has estimated the 1930 data based on the 1940 boundaries for central cities as well as for the entire metropolitan districts. See also "Occupied dwelling units estimated by FHA, 1930."

Continental United States.—The data used in this monograph are for the continental United States, unless otherwise indicated. The reason for selecting this base is that certain Census Bureau data for cities in the territories of the United States were not available at the time this study was prepared. Moreover, the Bureau of the Census has not designated as a metropolitan district, any territory lying outside continental United States.

Dwelling unit.—A dwelling unit, as defined by the Bureau of the Census, is “the living quarters occupied by, or intended for occupancy by, one household. . . . The dwelling unit may be a detached house; or a tenement, flat, or apartment in a larger building; or a room in a structure primarily devoted to business or other nonresidential purposes. It may be a superintendent’s living quarters in a public building, such as a courthouse or library; a watchman’s living quarters in a factory, store, or warehouse; a chauffeur’s living quarters in a garage; or a boat, tent, trailer, or cave.”^a “A household . . . is a family or any other group of persons living together, with common housekeeping arrangements, in the same living quarters.”^b

A dwelling unit is defined by the FHA as a structure or a portion of a structure providing complete living facilities for one family, including permanently installed equipment or provisions for cooking, and including rooms for living, sleeping, and eating. A family, as defined by FHA, is comprised of one or more persons, living, sleeping, cooking, and eating on the same premises as occupants of a single unit.

There is not precise comparability between the number and type of occupied nonfarm dwelling units as defined by the Bureau of the Census and the number and type of homes on which mortgages are accepted for FHA insurance under Section 203 of Title II. A household by the Census Bureau definition may include one or one thousand persons, whereas a family which obtains approval for an FHA insured mortgage loan is usually the more conventional type, e. g., husband and wife and possibly dependents. In addition, the scope of these two sources varies widely. The Bureau of the Census enumeration includes all families and dwelling units within a specified area, while FHA activities usually represent properties in peripheral developments and thus are largely absent from downtown areas. Also the Census Bureau enumerates all occupied nonfarm dwelling units, including those in large apartment buildings, whereas mortgages accepted for FHA insurance under Section 203 include only structures of 1- to 4-family dwelling units. Moreover, only the num-

ber of mortgages, not dwelling units, under FHA is related to total number of occupied nonfarm units enumerated by the Bureau of the Census. See also “Occupied dwelling units estimated by FHA, 1930” and “Nonfarm.”

Inasmuch as only preliminary dwelling unit statistics were available from the Bureau of the Census at the time of publication of the Monograph, it is expected that the final Census figures will differ slightly from those appearing in this work.

Existing home.—An existing home is one completed more than one year prior to the date of original mortgage insurance application. See also “Title II, Section 203.”

Garage capacity.—Garage capacity refers to the number of cars which the garage was designed to accommodate. The garage may be attached to the house, detached, or built in.

Geographic Division.—There are nine geographic divisions in the United States as defined by the Bureau of the Census.

New England Division: Maine, New Hampshire, Vermont, Massachusetts, Rhode Island, and Connecticut.

Middle Atlantic Division: New York, New Jersey, and Pennsylvania.

South Atlantic Division: Delaware, Maryland, District of Columbia, Virginia, West Virginia, North Carolina, South Carolina, Georgia, and Florida.

East North Central Division: Ohio, Indiana, Illinois, Michigan, and Wisconsin.

East South Central Division: Kentucky, Tennessee, Alabama, and Mississippi.

West North Central Division: Minnesota, Iowa, Missouri, North Dakota, South Dakota, Nebraska, and Kansas.

West South Central Division: Arkansas, Louisiana, Oklahoma, and Texas.

Mountain Division: Montana, Idaho, Wyoming, Colorado, New Mexico, Arizona, Utah, and Nevada.

Pacific Division: Washington, Oregon, and California.

Gross monthly payment.—Gross monthly payment includes the estimated monthly amounts of payment to principal and interest, mortgage insurance premium, hazard insurance, taxes and special assessments, and ground rent if land is leased. Maintenance and operating expense of the principal home and any expenses for second-

^a *Instructions to Enumerators—Housing 1940*, Department of Commerce, Bureau of the Census, p. 2.

^b *Instructions to Enumerators—Population and Agriculture 1940*, Department of Commerce, Bureau of the Census, p. 37.

ary homes are not included. Statistics are reported for the occupant mortgagors of single-family principal homes only.

Gross payment as a percent of income.—The annual gross payment (12 times the gross monthly payment) divided by the borrower's effective income expressed in percent is called "gross payment as a percent of income." Statistics are reported for the occupant mortgagors of single-family principal homes.

Income of borrower.—Annual income of borrower may be defined as the total effective yearly family income of the home buyer. The effective income is estimated for a period of time that is reasonably predictable and may be considered as the borrower's stable, continuing income, with especial attention to the early period of risk in the mortgage loan transaction. In many instances, but not in all, the effective income will equal the total income. In cases where the incomes of secondary borrowers or other guarantors evidence a lack of stability, this is reflected in the estimate of the effective income. Statistics reported by borrower income groups represent only the more typical FHA home buyer, namely, the occupant mortgagors of a single-family principal home.

Insurance companies.—Insurance companies may be either "life" or "other than life" insurance companies. They are incorporated under the charters issued by the various States under their respective insurance company acts. They may be either mutual or stock companies. They may or may not be members of the Federal Home Loan Bank System.

Land as a percent of property value.—The estimated land value divided by the estimated total property value expressed in percent is called "land as a percent of value." These data represent one-family properties only.

Land valuation.—Land valuation is the FHA estimated value of the land in the physical condition in which it will exist after the completion of proposed or required rough grading, terracing, and retaining walls, but before work is begun on excavations for foundations or basement and for other improvements, and before finish grading, seeding or sodding, and the installation of trees, shrubs, and perennial plants. The valuation of land is determined by estimating the available market price of the site under consideration and

by comparing it with equivalent and nearly equivalent parcels which are for sale or have been sold recently. In making the comparisons, all land attributes, including utilities, are taken into consideration. Land valuation statistics are based on one-family homes. See also "Valuation."

Material of exterior construction.—Exterior material refers only to the vertical side walls of a structure. The statistics represent one-family properties only. See also "Wood", "Brick", "Stucco", and "Other".

Metropolitan district.—A metropolitan district, as defined by the Bureau of the Census^a and as used in this study, contains at least one central city of 50,000 or more population, and includes adjacent and contiguous minor civil divisions having a population of 150 or more per square mile. The metropolitan district is not necessarily a single political unit, but rather is a more or less integrated area which includes the thickly settled territory in and around the city or group of cities. Common economic, social, and often administrative interests are present.

Metropolitan District size groups.—Four groupings of the metropolitan districts are made according to their 1940 population. The largest size districts have a population of 1,000,000 or more each. Large size districts have between 250,000 and 999,999 persons. Medium size districts range from 100,000 to 249,999 in population. And small size districts have 50,000 to 99,999 persons each. Outside refers to all minor civil divisions, as defined by the Census Bureau, of less than 50,000 population located outside the 140 metropolitan districts but inside continental United States.

Mortgage.—A mortgage, or deed of trust, is a conditional interest in real estate given to secure the payment of a sum of money.

Mortgage as a percent of value.—Mortgage as a percent of value is the face amount of the mortgage principal divided by the estimated property value, expressed in percent. See also "Title II, Sections 203, 207, and 210."

Mortgage companies.—Mortgage companies are State incorporated business firms which originate, hold, purchase, and sell insured mortgages.

^a Cf. *Population and Housing Units in the Metropolitan Districts of the United States, 1940*, Department of Commerce, Bureau of the Census, April 30, 1941, p. 1.

In general, these firms are subject to periodic examination by the legal authorities, but in those instances where such supervision is lacking, the companies are held subject to examination by the FHA.

Mortgagee.—A mortgagee is the original lender under a mortgage, and his successors and assigns approved by the Administrator. See also "Originating mortgagee".

Mortgage principal.—Amount of mortgage principal is the face amount of the mortgage which is incorporated in the FHA acceptance to insure.

Mortgages accepted for insurance, Section 203 insuring operations.—All applications for insurance of small home mortgages are received in the FHA insuring offices from lending institutions, not from the individual borrower. The first selection, therefore, is made by the lending institution itself. Most of these institutions have been originating mortgage loans for a considerable period of time, and, therefore, can eliminate many of the unqualified applications without sending them to the Federal Housing Administration for examination.

In those cases where the lending institution decides to proceed, it submits the application with an appraisal fee attached. If the loan is obviously ineligible for insurance, the lending institution is notified and the appraisal fee and application are returned without further examination by the Federal Housing Administration underwriting staff. If the first review indicates examination is to be made, the accompanying check for appraisal fee is deposited to the account of the Administration, and the application is termed a mortgage selected for appraisal.

If the case passes preliminary examination, it is routed through the underwriting department, where the property is appraised, the credit of the borrower analyzed, and the terms of the mortgage scrutinized to determine whether it is a reasonable insurance risk for the Administration to assume. If this examination reveals that the risk should not be assumed, the application is rejected or a counter proposal is made informally indicating changes in the transaction which will so recast the mortgage as to make it acceptable for insurance. This recasting may be a reduction in the amount of the mortgage, the shortening or lengthening of the term, or such other adjustment as the

underwriting staff deems necessary to make the risk a reasonable one for the Administration to assume.

On a mortgage presented by a mortgagee for an operative builder, a conditional commitment only is issued. This conditional commitment issued to the lending institution provides that the FHA will insure the mortgage for a given amount when the building is constructed in accordance with plans and specifications and when a satisfactory individual mortgagor has purchased the property. No application is considered a mortgage accepted for insurance until the individual borrower is approved.

If a mortgage meets all tests, a commitment is issued to the mortgagee to insure it when it is executed in accordance with the terms of the application. The FHA statistical reporting form is called an original firm commitment. Property and borrower characteristics statistics are based on these original firm commitments. Between the time of acceptance and insurance, a commitment may be amended or corrected as to amount of mortgage principal, as to a change in lending institution, or in some other aspect. "Type of institution" statistics are based on original firm commitments which have been adjusted to account for amendments and corrections.

In the case of new homes there is allowed an 8 months' period between the issuance of the commitment to insure and the final closing of the transaction and the recordation of a premium-paying mortgage, and a period of 90 days in the case of existing homes. If at the end of the stated period the commitment to insure is not converted to a premium-paying mortgage, it is entered as an expired commitment. Expired cases may be reopened. Statistics concerning the "net volume" of mortgages accepted for insurance represent all the original firm commitments and all adjustments necessary to account for all the amendments, corrections, expirations, and reopenings.

If a mortgage accepted for insurance covers a house to be constructed, it cannot become a premium-paying mortgage until construction is completed free of liens. When a mortgage is executed in accordance with the terms of the commitment and presented to the FHA insuring office, it is endorsed for insurance and the first annual insurance premium is collected and it is then

entered on the books as a premium-paying mortgage.

Mortgagor.—A mortgagor is the original borrower under a mortgage, and his successors and assigns approved by the Administrator.

National banks.—A national bank is an institution incorporated by a charter granted by the Comptroller of the United States under the authority of the National Banking Act. The word "national" must appear in its corporate title. It is a bank of deposit and discount. A national bank is required by law to be a member of the Federal Reserve System, and to insure its depositors' accounts with the Federal Deposit Insurance Corporation.

New home.—A new home may be defined as a 1- to 4-family structure constructed or to be constructed under FHA inspection, or an unsold, unoccupied home completed not more than 12 months prior to the original application for FHA insurance. See also "Title II, Section 203."

Nonfarm.—Statistics on nonfarm population and on nonfarm occupied dwelling units, as used in this monograph, have been estimated by the FHA by combining urban nonfarm, rural nonfarm, and urban farm Census figures. Of the total estimated 1940 nonfarm population in continental United States, 324,130, or 0.3 percent, were urban farm. Probably a similar proportion of the total FHA estimated occupied nonfarm dwelling units is urban farm.

"Urban population, as defined by the Census Bureau, is in general that residing in cities and other incorporated places having 2,500 inhabitants or more, the remainder being classified as rural. . . ." ^a An exception has been made in that minor civil divisions which are essentially urban but contain no incorporated places have been classified as urban under special rule.

"The farm population comprises all persons living on farms, without regard to occupation. The rural-farm population consists of those persons living on farms in rural areas, and the urban-farm population comprises those persons living on farms located in urban places. This means, in general, that the urban-farm population is made up of persons living on farms located in cities or incorporated villages, towns, or boroughs having

2,500 inhabitants or more. In a few States, however, especially in New Hampshire, Massachusetts, and Rhode Island, a considerable fraction of the whole number of urban places consists of entire towns (townships) classified as urban under a special rule. Such urban places contain more territory not thickly settled (and therefore available for farming) than do the urban places in most other States. . . ." ^b

"The rural-nonfarm population includes people living in a wide variety of locations, ranging from isolated nonfarm homes in the open country to unincorporated areas suburban to a large city. Furthermore, as between one section of the country and another, this group is much less uniform in its general makeup than either the urban population or the rural-farm. In some States the rural-nonfarm population consists mainly of the inhabitants of small manufacturing villages or of unincorporated suburban areas; in other States it may consist mainly of persons living in mining settlements; and in still other States, especially the agricultural States, it is made up largely of the inhabitants of small trade centers. . . ." ^c

Nonfarm dwelling units inside and outside metropolitan districts.—See "Nonfarm population inside and outside metropolitan districts."

Nonfarm increase.—The occupied nonfarm dwelling unit increase of 3,800,599 from 1930 to 1940 for the continental United States was determined by subtracting the number of nonfarm private families in 1930 from the number of occupied nonfarm dwelling units in 1940. This increase is substantially higher than the 2,199,000 nonfarm dwelling units added to the national inventory 1930-40 as estimated by the Bureau of Labor Statistics. However, inasmuch as BLS data were not available for the 140 metropolitan districts, the former method of relating nonfarm private families in 1930 to occupied nonfarm dwelling units in 1940 has been consistently used throughout the monograph, except where otherwise indicated.

Nonfarm population inside and outside metropolitan districts.—Inasmuch as nonfarm population and occupied nonfarm dwelling units on a metropolitan district basis were not available from the Census Bureau at the time this mono-

^a *The Urban, Rural-Nonfarm, and Rural-Farm Population of the United States by Age, Sex, and Color, 1940*, Department of Commerce, Bureau of the Census, February 20, 1941, p. 1.

^b *Total Farm Population, 1940*, Department of Commerce, Bureau of the Census, April 23, 1941, p. 2.

^c *Rural-Farm and Rural-Nonfarm Population, 1940*, Department of Commerce, Bureau of the Census, March 10, 1941, p. 1.

graph was prepared, approximations were made by the **FHA** in the following manner: Total urban and rural population located inside metropolitan districts whether farm or nonfarm was considered "nonfarm population inside metropolitan districts," since only a small proportion of the population located inside metropolitan districts is farm population. "Nonfarm population outside metropolitan districts" and "total nonfarm population in continental United States" were derived by subtracting the total rural farm population from the total population outside metropolitan districts and from the total population for the United States, respectively. Thus, "nonfarm population inside metropolitan districts" includes all urban nonfarm, urban farm, rural nonfarm, and rural farm population located inside metropolitan districts. "Nonfarm population outside metropolitan districts" includes all urban nonfarm, urban farm, and rural nonfarm, but is reduced by the rural farm population located outside metropolitan districts and by the rural farm population located inside metropolitan districts. A similar procedure was employed in the derivation of occupied nonfarm dwelling units. The number of rural farm dwelling units was estimated by the **FHA**.

Occupied dwelling unit.—See "Dwelling unit."

Occupied dwelling units, estimated by **FHA, 1930.**—In presenting the 1930-40 population and occupied dwelling unit comparisons, an attempt has been made to provide comparable data for identical geographic areas. However, inasmuch as a number of new metropolitan districts have been added and the boundaries of others have changed between 1930 and 1940, some 35 estimates have been made on the basis of 1940 boundaries. Wherever possible, estimates are made by adjusting the actual Census data for 1930 to the 1940 boundaries. The 1930 data for 18 metropolitan districts are based on 1930 boundaries, inasmuch as the required statistical adjustments of the 1940 areas did not appear practicable. Occupied dwelling units for 1930 correspond as closely as possible to the number of private families for the area indicated.

One-family homes.—New and existing small homes designed for one-family occupancy are called 1-family homes.

One- to four-family homes.—New and existing

homes designed for one-, two-, three-, or four-family occupancy are called "1- to 4-family homes." They are also called "small homes."

Originating mortgagee.—An originating mortgagee is a lending institution from which a mortgagor directly obtains funds in return for a mortgage secured by the subject property. Originating mortgagee may differ from holding mortgagee in that mortgagees usually are not bound to retain mortgages which they have originated, but may sell to other institutions.

Other.—Other materials of exterior construction include principally asbestos shingles used exclusively or in any combination with other materials; and secondarily, poured or precast concrete, cinder or concrete blocks, stone, artificial stone, and terrazzo, used exclusively or in any combination with other materials, copper sheet metal, or any other metal siding used exclusively or in any combination with other materials, prefabricated houses ready for assembly (not factory cut houses built at site), and other miscellaneous materials or combinations not mentioned.

Property valuation.—See "Valuation."

Population.—Population statistics represent the whole number of inhabitants as reported by the Bureau of the Census for a given area, unless otherwise indicated. See also "Occupied dwelling units, estimated by **FHA**, 1930."

Population, estimated by **FHA, 1930.**—See "Occupied dwelling units, estimated by **FHA**, 1930."

Ratio of loan to value.—See "Mortgage as a percent of value."

Ratio of property value to income.—The estimated valuation of property divided by the borrower's effective annual income is called the "ratio of property value to income." Statistics are reported for occupant purchasers of single-family principal homes.

Rental housing project.—A rental housing project is an enterprise which offers for rent or for ultimate sale, properties consisting of more than four family units, in either one or more multi-family buildings or in a group of single-family buildings. Rental housing projects are insured under Section 207 or 210 (the latter discontinued since June 3, 1939) of Title II of the National Housing Act of 1934 and subsequent amendments. Some large projects are completed

in sections, and each section may bear a separate mortgage. Statistical data are reported for insured mortgages. See also "Title II, Sections 207 and 210."

Rental housing unit.—See "Dwelling unit."

Room.—A room as defined by FHA is a part of a dwelling unit designed to be used for living, sleeping, eating, or cooking. If two functions are combined in one room, such as living and dining, only one is included in the room count. Rooms included in room count are bedrooms, breakfast rooms, dens, dining rooms, kitchens, libraries, living rooms, music rooms, offices, play rooms, finished recreation rooms, servants' rooms, sewing rooms, studios, permanently enclosed sun rooms and porches if used or available for use as living quarters throughout the year, and any other habitable rooms. Rooms not included are bathrooms, breakfast nooks, closets, dinettes, dining alcoves, dressing rooms, furnace rooms, halls, hobby rooms, laundry rooms, pantries, photographic darkrooms, powder rooms, screened porches, shop rooms, stores, storage rooms, toilet compartments, unfinished rooms in basement or attic, and vestibules. Statistics shown pertain to one-family properties only.

Savings and loan associations.—Savings and loan associations (previously termed building and loan) may operate under charters granted by either the Federal Government or the various States. In the former instance, the association will include in its corporate title the word, "Federal," and will be chartered by the Federal Home Loan Bank Board under the authority of the Home Owners' Loan Act. It is required by law to belong to the Federal Home Loan Bank System, and to insure its members' savings accounts with the Federal Savings and Loan Insurance Corporation. State-chartered savings and loan associations derive their charters from the State governments under the authority of the various savings and loan acts. Membership in the Federal Home Loan Bank System is optional with State-chartered savings and loan associations, although the insurance of members' savings accounts with the Federal Savings and Loan Insurance Corporation is required by some States. Savings and loan associations lend their funds upon what is generally described as long-term funds, principally in the form of mortgages on

homes, apartments, and small commercial structures. Their funds are derived from members' share subscriptions, which represent a relatively long-term investment in comparison to the rapid turn-over of open checking accounts in the commercial banks.

Savings banks.—Savings banks are institutions incorporated under charters issued by the various States under authority of their respective legislative enactments. They may be mutual in character, deriving their funds from their members' share subscriptions, or they may be stock companies, in which case their funds are derived from the sale of stock to investors. In either event, they invest their funds principally in long-term investments, such as home mortgages and high-grade bonds. They may or may not be members of the Federal Reserve System.

State banks.—State banks are institutions incorporated by charters issued by the various State governments under the authority of their various banking acts. They are banks of deposit and discount. Membership in the Federal Reserve System is optional with all State banks as is the insurance of depositors' accounts with the Federal Deposit Insurance Corporation.

Stucco.—Stucco includes stucco or other similar materials, such as cement, applied as an exterior plaster; and stucco and wood, brick, or stone used as an exterior finish.

Title I notes insured.—All property improvement and modernization notes insured by FHA under Title I of the National Housing Act of 1934 and the subsequent amendments of May 1935, April 1936, February 1938, and June 1939, are called Title I notes insured.

Under the regulations of the Administrator as authorized by the June 1939 amendment, three general classes of notes were eligible for insurance under Title I: **Class 1 loans**, the proceeds of which were used to finance the repair and improvement of residential and miscellaneous existing completed properties, and loans for the restoration of properties damaged by flood or other catastrophe (formerly insurable under the expired Section Six), **Class 2 loans**, the proceeds of which financed new nonresidential structures, and **Class 3 loans**, the proceeds of which financed new small-home construction.

The maximum Title I loan insurable under the

provisions of the June 1939 amendment was \$2,500. Borrowers were permitted three years in which to repay class 1 loans and class 2 nonagricultural loans, covering improvements to existing structures and new nonresidential construction. Class 2 agricultural loans for new nonresidential construction were permitted a term not to exceed 15 years when secured by a first mortgage or other first lien. Borrowers were permitted 15 years in which to repay class 3, new small-home loans.

Title I loans were not insured between April 1, 1937, and February 3, 1938, inasmuch as the one-year authorization period of the April 1936 amendment expired and was not renewed. Insuring operations under Title I were resumed 10 months later with the passage of the amendment of February 3, 1938, and were continued under this authority until the amendment of June 3, 1939, became effective on July 1, 1939.

The number and dollar volume of canceled, corrected, and refinanced Title I notes reported during the years 1937-1940 under the provisions of the original act of 1934 and the expired and repealed amendments are not identified according to the location of property. Inasmuch as the property location is unknown, it is impossible to distribute these adjustments of plus 8,037 notes and minus \$300,388 among the 140 metropolitan districts, among the nine geographic divisions, or between the categories of inside and outside metropolitan districts. In order that the continental United States total of Title I business be accurately indicated, however, the adjustments are included in that total. Therefore, the 1937-1940 Title I activity inside metropolitan districts plus that outside metropolitan districts fails to meet the continental United States total by the amount of these adjustments.

Title II, Section 203.—This section provides for the insurance of first mortgage amortized loans made by approved financial institutions on small-home properties that meet FHA standards. Under the provisions of the June 3, 1939, amendment both new and existing small-home mortgages up to \$16,000 are eligible for a maximum term of 20 years and an 80-percent ratio of loan to value. However, mortgages up to \$5,400 on new owner-occupied single-family homes are eligible for a maximum term of 25 years and a 90-percent ratio of loan to value. Mortgages up to \$8,600 on new

owner-occupied single-family homes are eligible for a maximum term of 20 years and a 90-percent ratio of loan to value on the first \$6,000 and an 80-percent ratio of loan to value on the balance up to \$10,000 of FHA valuation. The rate of interest charged by the mortgagee may not exceed 4½ percent per annum on the amount of the principal obligation outstanding at any time, exclusive of premium charges for insurance.

Title II, Section 207.—Under the provisions of the June 3, 1939, amendment, Section 207 of the Act authorizes the Administrator to insure first liens given to secure loans not in excess of \$5,000,000 made by approved financial institutions to finance the construction of large-scale rental-housing projects that meet FHA standards. The mortgage amount may not exceed the estimated cost of physical improvements, or 80 percent of the appraised value, whichever is lower, or \$1,350 a room. The rate of interest charged by the mortgagee may not exceed 4½ percent per annum on the amount of the principal obligation outstanding at any time, exclusive of premium charges for insurance.

Title II, Section 210.—This section came into being February 3, 1938, and was repealed June 3, 1939. Mortgage insurance was permitted on approved projects in amounts not less than \$16,000 nor more than \$200,000 and not to exceed 80 percent of the estimated value of the property when completed. The amount of mortgage could not exceed \$1,150 a room, and the total amortization period could not be more than twenty-one years. Almost all of the release-clause projects insured by the FHA—properties which could be purchased by the renter or lessee—were insured under Section 210 of the Act.

Type of institution.—See "National banks," "State banks," "Savings and loan associations," "Mortgage companies," "Insurance companies," "Savings banks," "All others," and "Mortgages accepted for insurance."

Vacant.—Vacant structures, as used in the Housing Census,^a are unoccupied habitable dwelling units, dwelling units held for absented households, or dwelling units occupied by nonresident households, as enumerated under the Bureau of the Census population schedule. Units which

^a Cf. *Instructions to Enumerators—Housing 1940*, Department of Commerce, Bureau of the Census, p. 4, 21.

were uninhabitable and beyond repair and buildings under construction, or extensively remodeled, were not enumerated unless occupied. Embassies, legations, and consulates of foreign governments were not enumerated, nor were vacant tourist and trailer camps.

Vacant, for sale or rent.—Vacant dwelling units which are on the market or would be if there were a demand for them, are termed “vacant, for sale or rent.”^a Units in resorts or in abandoned communities are thereby considered.

Vacant, not for sale or rent.—Those unoccupied dwelling units held for absent households and those occupied by nonresident households are termed “vacant, not for sale or rent.”^b

Valuation.—“FHA valuation,” “FHA value of property,” and “property value” are synonymous terms which represent the estimated value placed on a property by the FHA. This estimation is usually the lowest of three value determining factors: (1) the estimated replacement cost of the property, (2) the estimated available market price of the particular property, especially in relation to equivalent or nearly equivalent properties which

are for sale or have been sold recently; in practice the estimated available market price does not exceed the sales price of the particular property, unless the property is sold under unusual conditions, such as duress, and (3) the derived capital value which is estimated through a process of capitalization based chiefly on an estimated rental value of the property and on the risk hazards which may operate through time. If the three estimations differ by less than 3 percent, the valuation may be any amount within the range of the three estimations. Statistics based on the relationship of property valuation to borrower’s income concern occupant purchasers of one-family principal homes only. Property includes land, house, and all other physical improvements. All property valuation statistics and land value statistics are based on one-family homes.

Wood.—Wood includes principally clapboard siding, beveled siding or weatherboard, novelty siding, tongue and groove siding, shiplap siding, and miscellaneous types and combinations of board sidings; and secondarily, wood shingles, either hand-split or shakes, and shingles used in combination with any type of board siding for exterior finish.

^a Cf. *Ibid.*, p. 23.

^b Cf. *Ibid.*, p. 23.

ALPHABETICAL LISTING OF CENTRAL CITIES IN METROPOLITAN DISTRICTS

NOTE.—The last page number refers to the basic sheet of statistics for the district.

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