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FEDERAL
HOME LOAN BANK
REVIEW

JUNE
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FEDERAL HOME LOAN BANK REVIEW

Published Monthly by the
FEDERAL HOME LOAN
BANK BOARD

John H. Fahey, Chairman
T. D. Webb, Vice Chairman
F. W. Catlett
W. H. Husband
F. W. Hancock, Jr.

FEDERAL HOME LOAN
BANK SYSTEM

FEDERAL SAVINGS AND LOAN
ASSOCIATIONS

FEDERAL SAVINGS AND LOAN
INSURANCE CORPORATION

HOME OWNERS' LOAN
CORPORATION



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SUBSCRIPTION PRICE OF REVIEW. The FEDERAL HOME LOAN BANK REVIEW is the Board's medium of communication with member institutions of the Federal Home Loan Bank System and is the only official organ or periodical publication of the Board. The REVIEW will be sent to all member institutions without charge. To others the annual subscription price, which covers the cost of paper and printing, is \$1. Single copies will be sold at 10 cents. Outside of the United States, Canada, Mexico, and the insular possessions, subscription price is \$1.60; single copies, 15 cents. Subscriptions should be sent to and copies ordered from Superintendent of Documents, Government Printing Office, Washington, D. C.

APPROVED BY THE BUREAU OF THE BUDGET.

THE SALE OF DEFENSE SAVINGS BONDS BY SAVINGS AND LOAN ASSOCIATIONS

Participation by savings and loan associations in the sale of defense savings bonds marks a new high in Government-industry collaboration in this business. Early reports indicate the whole-hearted cooperation of member associations in the successful promotion of this campaign.

... No, sacrifice is not the word. This defense savings program is rather a privilege and an opportunity—an opportunity to share in the defense of all the things we cherish against the threat that is made against them.

—Franklin Delano Roosevelt

* * * * *

■ THESE few words taken from the radio speech of the President to the people of the United States on the eve of the savings bond campaign typify the attitude of the savings and loan industry and all financial institutions engaged in a whole-hearted cooperative effort to advance the sale of these securities in every city, town, and hamlet throughout the length and breadth of the country. It is an opportunity which these organizations have seized with commendable alacrity to serve their members,

their friends, and their country through helping to finance the defense program and at the same time to build bulwarks against the economic consequences of huge, but vital, armament expenditures.

It is too early to report many details of the success of the campaign or of the contribution of the various cooperating institutions. The purpose of this article is rather to illustrate the active participation of savings and loan associations, to present some of the initial reactions which have been registered in correspondence received from savings and loan executives, and to summarize the results which have been announced thus far.

SAVINGS AND LOAN PARTICIPATION

Following the designation by the Treasury of all Federal Home Loan Bank members as eligible issuing agents, the program for savings and loan



AMERICA NEEDS YOUR HELP!

"Buy Defense Saving Bonds"

★ ★ ★

YOUR purchase of a Defense Bond is the way you can serve your country right now—and it is a good investment for you.

First Federal is proud of the opportunity to assist you in your purchase of Defense Bonds. At any of their conveniently located First Federal offices you can make your purchase, and all details will be handled at no charge.

Series E Defense Savings Bonds yield 2 1/2% at 10-year maturity. Sold in denominations of \$25, \$50, \$100, \$500, \$1,000. Issued at 25% discount. For example, a Defense Bond costing \$18.75—10 years matures at \$25.00.

Limit to individual subscribers, \$5,000. The United States Government pledges payment of both interest and principal on these Bonds.

Ask for full details at First Federal today!



FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ROCHESTER
Chartered and Supervised by the U. S. Government

★ ★ ★ ★ ★

FOR DEFENSE BUY U. S. DEFENSE SAVINGS BONDS


★ ★ ★ ★ ★

The Second Federal Savings and Loan Association has been chartered as an Insured Agent for the sale of United States Defense Savings Bonds of Series E.


On and after May 1, 1941, you can buy Series E Bonds and plus interest for Series E and Series G Bonds. You can also buy Defense Postal Savings Bonds now.

★

Second Federal is proud to cooperate in this, the most important step in the program of insuring national defense.



SECOND FEDERAL SAVINGS AND LOAN ASSOCIATION
111 BROAD AVENUE ROCHESTER, N. Y.



BUY YOUR **United States Defense Savings Bonds** At Any **INSURED SAVINGS AND LOAN ASSOCIATION**

FOR 10 year savings and loan associations have recognized national security and independence through individual bonds and investments.


It therefore gives us considerable pleasure to serve our Government in the important position of being the primary distribution agency for the purchase of national money in the distribution of the new Series E United States Defense Savings Bonds.

It is our privilege to serve you in this regard by issuing you the United States Government. We believe that every citizen should participate with his government in helping to make America strong by purchasing some of these Bonds.

Our members will full details and welcome your inquiries.

★ ★ ★

ANOTHER OF OUR SERVICES TO HELP MAKE AMERICA STRONG



INSURED AND GUARANTEED

Citizen Federal Savings & Loan Assn. 400 Market Street, Cleveland 10, Ohio
 First Federal Savings & Loan Assn. 1000 Federal Building & Loan Assn. 1000 Federal Building & Loan Assn. 1000 Federal Building & Loan Assn.
 Home Federal Savings & Loan Assn. 1000 Federal Building & Loan Assn. 1000 Federal Building & Loan Assn.
 New York Federal Savings & Loan Assn. 1000 Federal Building & Loan Assn. 1000 Federal Building & Loan Assn.
 Washington Federal Savings & Loan Assn. 1000 Federal Building & Loan Assn. 1000 Federal Building & Loan Assn.



DEFENSE BONDS AND Postal Savings Stamps NOW ON SALE

at any POST OFFICE in WORCESTER and WORCESTER COUNTY

We are also qualified to assist you in your purchase of Series E and Series G Bonds and plus interest for Series E and Series G Bonds.

★

A SAFE, PROFITABLE INVESTMENT—A PAYING OFF SET TO BUY—



FEDERAL SAVINGS AND LOAN ASSOCIATION
110 BROAD AVENUE ROCHESTER, N. Y.

Women's Training, Thrift and Home Loan Department

SAVINGS today are doubly important

CONSIDER THESE FACTS:


Savings ... Guarantees all investments ... More than when you ...

The Act of Saving ... Gives a healthy financial investment purchase ... Helps Assure National Defense

Helps you, might mean the lack of the defense. These savings are made for you as an investment of \$25.50 Government up to \$1,000.00. Minimum investment of \$25.00. You get more savings for the better divided period. The results for individual bonds.

★ ★ ★

CITIZENS' FEDERAL SAVINGS AND LOAN ASSOCIATION
614 MARKET STREET, 10th FLOOR, ROCHESTER, N. Y.



IN AMERICA

FOR THE GOVERNMENT AND YOU

Our Services Are Freely and Wholeheartedly Offered in the Sale and Distribution of Defense Bonds and Postal Savings Stamps, To Be Issued On and After May 1st

WHAT ARE UNITED STATES SAVINGS BONDS?

These bonds are direct obligations of the United States Government. They went on sale March 1, 1935. More than 2,500,000 American men and women have placed more than \$3,750,000,000 of their savings in these bonds, and their maturity value exceeds \$5,000,000,000 as of March 1, 1941. Five billions is the largest amount of money now invested in any single security, and it represents the faith of American people in the freedom and safety of the United States.

What Security is Behind Savings Bonds?

The full faith and credit of the United States Government is pledged for payment of both principal and interest on these bonds.

How May Everyone Buy Savings Bonds?

There remains a great army of savers eager to accumulate funds with which to support the national defense program, to whom the payment of \$18.75 at one time is not convenient. For these boys and girls, young workers, clerks, soldiers and sailors, a simple system of saving money with which to buy United States Savings Bonds is provided through Postal Savings Stamps.

Why Should Savings Bonds Be Bought?

Today there is further need of safety for the United States and for all its people.

United States Savings Bonds are the quickest way in which you can both serve your country and conserve your earnings. To meet the needs of your country the Government now offers for the individual investor the new Series E Savings Bond.

The Series E Bond preserves the character of the Savings Bonds which have proved so popular in the past. This bond carries the following issue prices and maturity values:

Issue Price	Maturity Value
\$ 18.75	Will increase in 10 Years to \$ 25.00
\$ 37.50	Will increase in 10 Years to \$ 50.00
\$ 75.00	Will increase in 10 Years to \$ 100.00
\$375.00	Will increase in 10 Years to \$ 500.00
\$750.00	Will increase in 10 Years to \$1,000.00

BUY A SHARE IN AMERICA

You may secure Defense Bonds and Postal Savings Stamps through each of these conveniently located Federal Savings and Loan Associations, all of which are chartered and supervised by the United States Government.

★ ★ ★

Daylight Federal Savings and Loan Association
335 YORK ST.

★ ★ ★

The Favorite Federal Savings and Loan Association
512 YORK ST.

★ ★ ★

Kentucky Enterprise Federal Savings and Loan Association
NORTHWEST CORNER EIGHTH AND MONMOUTH

★ ★ ★

Licking Valley Federal Savings and Loan Association
SOUTHEAST CORNER FOURTH AND YORK

★ ★ ★

Monmouth Street Federal Savings and Loan Association
1010 MONMOUTH ST.

★ ★ ★

THESE OFFICES OPEN DAILY

Cooperating with the Government

UNITED STATES DEFENSE SAVINGS BONDS


MAY BE PURCHASED FROM THE FOLLOWING:

FEDERAL SAVINGS & LOAN ASSOCIATIONS


In San Francisco

CITIZENS' Federal Savings & Loan Association
 500 Market Street, Oakland 10, Cal.
 EUREKA Federal Savings & Loan Association
 605 Market Street, Eureka 8306
 HOME Federal Savings & Loan Association
 2nd and Cass Street, San Francisco 10, Cal.
 SAN FRANCISCO Federal Savings & Loan Association
 700 Market Street, San Francisco 10, Cal.

Members' FEDERAL SAVING AND LOAN ASSOCIATION
 should make a safe savings investment



"America is Worth Defending"



California Federal Savings and Loan Association is qualified as Fiscal Agent of the United States Government for the sale of Defense Savings Bonds and Defense Savings Stamps.

\$ 18.75 will increase in 10 years to	\$ 25.00
\$ 37.50 will increase in 10 years to	\$ 50.00
\$ 75.00 will increase in 10 years to	\$ 100.00
\$ 375.00 will increase in 10 years to	\$ 500.00
\$ 750.00 will increase in 10 years to	\$ 1,000.00


Complete information upon request.

CALIFORNIA FEDERAL SAVINGS AND LOAN ASSOCIATION

5454 Wilshire Boulevard WHeeler 7158

Buy U. S. Bonds for Defense

Organized in 1907
 Under the Same Management Since Organization




President

For DEFENSE Buy United States Savings Bonds Now

If you own full-paid shares or optional payment shares in our Association and desire to purchase Defense Bonds now, you may do so. We will allow you the dividend on any amount of funds you withdraw from us at the rate of 3% per annum from January 1st, 1941, to the date of your withdrawal, provided you buy

United States Savings Bonds Now



DIXIE
Homestead Association

BUY YOUR **United States Defense Savings Bonds** AT THE **Empire Savings Building & Loan Association**

1848 BELLEVUE

FOR 10 year savings and loan associations have recognized national security and independence through individual bonds and investments. It therefore gives us considerable pleasure to serve our Government in the important position of being the primary distribution agency for the purchase of national money in the distribution of the new Series E United States Defense Savings Bonds.

It is our privilege to serve you in this regard by issuing you the United States Government. We believe that every citizen should participate with his government in helping to make America strong by purchasing some of these Bonds.

Our members will full details and welcome your inquiries.

★ ★ ★

ANOTHER OF OUR SERVICES TO HELP MAKE AMERICA STRONG

FOR OUR COUNTRY'S DEFENSE

Buy **UNITED STATES SAVINGS BONDS AND STAMPS** at First Federal

For 10 year savings and loan associations have recognized national security and independence through individual bonds and investments. It therefore gives us considerable pleasure to serve our Government in the important position of being the primary distribution agency for the purchase of national money in the distribution of the new Series E United States Defense Savings Bonds.

It is our privilege to serve you in this regard by issuing you the United States Government. We believe that every citizen should participate with his government in helping to make America strong by purchasing some of these Bonds.

Our members will full details and welcome your inquiries.

★ ★ ★

ANOTHER OF OUR SERVICES TO HELP MAKE AMERICA STRONG



FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
100 New York Street, City Hall and Post Office Bldg., Rochester, N. Y.

Buy U. S. Defense Bonds

AT YOUR *Local* FINANCIAL INSTITUTION

On and after May 1st, any of Tenafly's Financial Institutions will be glad to help you in the purchase of United States Defense Bonds. Their distribution is a completely service open to all residents of the Northern Valley who want to put their money to work for the safety and security of America.

By investing in U. S. Defense Bonds, Series E, yielding from \$18.75 to \$25.00, you can contribute to national security while providing for your own financial welfare. These bonds may be redeemed before maturity. They run for ten years and increase in value. For example, a bond that costs you \$18.75 will be worth \$25 in 1951.

Descriptive circulars and full information are obtainable at any of the following:


NORTHERN VALLEY NATIONAL BANK OF TENAFLY

★

TENAFLY MUTUAL SAVINGS AND LOAN ASSOCIATION


★

TENAFLY TRUST COMPANY
 TENAFLY, N. J.



BUY YOUR U. S. DEFENSE SAVINGS BONDS HERE

<p>SAVE SAFELY</p> <p style="font-size: 2em; font-weight: bold;">3%</p> <p>Current Earnings</p> <p>OPEN AN ACCOUNT TODAY</p>	<p>As Issuing Agent of the United States Government</p> <p>We place at your service the facilities of our institution to purchase the new</p> <p style="font-size: 1.5em; font-weight: bold;">SERIES E UNITED STATES DEFENSE BONDS</p> <p>Let us all help make America strong by purchasing some of these Bonds</p>	<p>HOME LOANS</p> <p style="text-align: center;">we specialize in HOME FINANCING</p> <p style="text-align: center;">if you want to</p> <ul style="list-style-type: none"> • BUILD • BUY • REMODEL • OR • • REFINANCE <p style="text-align: center;">YOUR HOME</p> <p style="text-align: center;">—OUR WAY "THE FEDERAL WAY"— IS THE BEST WAY</p>
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PEOPLES FEDERAL SAVINGS AND LOAN ASSOCIATION
1414 MARKET STREET WHEELING, W. VA.

C. WAL BRIDGES, President ALEX. SALVATORE, Exec. Vice President

A Federal Association Created to Promote HOME FINANCING and INSURED SAVINGS

active participation immediately began to take shape with the active endorsement of the Bank Board and the Presidents of the Federal Home Loan Banks. In some States, where it was necessary, the legislatures have adopted statutory amendments to make it possible for State-chartered members to take part in the sale of the bonds.

In Ohio, 10 regional conferences were held in different sections of the State to discuss plans for full cooperation by savings and loan associations in the sale of defense bonds and also in the financing of defense housing.

Perhaps the best indication, however, of the promotional efforts being made by savings and loan associations can be obtained from the examples of newspaper ads and window displays reproduced on these pages. In addition to the initiative taken by individual institutions, it is evident that there has been a considerable volume of cooperative action by city and county league groups. In some instances, this has been carried to the extent of arranging for simultaneous presentation of both savings and loan and commercial bank group notices of available facilities.

Practically all associations using radio programs have arranged to include some mention of how these bonds may be secured through their institutions and many have utilized substantial portions of their air-time to explain the advantages and purpose of the new issues.

One particularly aggressive association on the West Coast received extensive publicity by virtue of the fact that it was the first financial institution in the State to be certified as an issuing agent for the bonds, and also the first to receive a supply of the bonds themselves. A special edition of its association news bulletin and numerous feature articles in the local press carried the story of this institution's initiative to its members and the general public.

REACTIONS FROM ASSOCIATION EXECUTIVES AND OTHER LEADERS IN THE INDUSTRY

Now that the campaign has been under way for more than a month, specific reactions to the sales program are beginning to filter to the Bank Board offices in Washington. For the most part these indicate general satisfaction with the progress that has been made.

The leader of a large New England institution writes that their entire personnel (numbering 50 employees) has subscribed to bonds totaling more than \$3,000 in maturity value. These are to be

paid for by salary deductions. Total sales of Series E bonds by this association during the first three weeks amounted to more than \$30,000.

Another association on the East Coast reported the sale of 74 bonds with a maturity value of \$8,000 during the first two days of the sale.

The President of a State league writes that the discussion of savings and loan participation in the sale of defense savings bonds will assume an important part in the proceedings of the State convention to be held this month. His own institution sold more than \$2,000 of the Series E bonds during the first two weeks of May, and approximately 1,000 savings stamps in the same period. This association also purchased the annual legal limit of \$50,000 of Series G bonds, leaving part of them with the Federal Reserve Bank as collateral for their consignment account.

Associations which have been expecting to feel the effect of this campaign upon their own operations will be glad to learn about the experience of a Louisiana institution. Its president writes that the sale of defense savings bonds has not, in any way, interfered with the regular functions of their association; in fact, it has been of assistance in providing contacts with a number of individuals who had never been in their offices before.

This reaction is confirmed by an officer of another State league who reports that "this cooperation on the part of associations in our State with the national defense program is certainly proving to be a builder of goodwill.

The regular posters prepared by the Treasury Department have proven extremely helpful to associations in arranging window and lobby displays stressing the sale of the bonds. One of the city savings and loan leagues adapted these placards to association use by having strips printed for the purpose of blocking out the reference to banks and post offices and indicating that the bonds were "on sale at this association."

In addition to its window and office displays, an association in Philadelphia relates that it mailed more than 3,000 cards urging the support of this campaign to its savings and share investment members as well as to each of its borrowing members.

It is only natural that some of the institutions should encounter minor delays in obtaining the necessary approvals and authorizations, but it is significant to note the attitude exhibited in letters from these associations. The manager of a California organization indicates that "our association plans to do

UNITED STATES SAVINGS BONDS
Series E

We are qualified to issue these Bonds effective May 1

A \$25.00 bond maturing in 10 years costs	\$18.75
A \$50.00 bond maturing in 10 years costs	\$37.50
A \$100.00 bond maturing in 10 years costs	\$75.00
A \$500.00 bond maturing in 10 years costs	\$375.00
A \$1000.00 bond maturing in 10 years costs	\$750.00

Those unable to pay the full price of a Bond may purchase Stamps in 10c, 25c, 50c, \$1.00 and \$5.00 amounts and when a sufficient amount is accumulated, exchange these for a Bond. For further details call at our office, phone or write us.

FIRST FEDERAL SAVINGS & LOAN ASSN
A Corporation
COR. ST. MAIN STS. HEMLOCK 1345

We Are Co-Operating and Taking Orders for DEFENSE BONDS

We are proud of the opportunity that it affords to co-operate with the United States Government in the sale of United States Defense Bonds. You are urged to come in now and allow us to assist you in discharging your patriotic duty to your home and country.

Southern Federal Savings & Loan Association of Atlanta
Established 1936

Ground Floor—Hunt Building
Phone: MA. 1825-18
JOHN L. CONNER, President & Founder
Resources Over \$1,800,000.00

Authorized Issuing Agent for
UNITED STATES Defense Bonds

For the further convenience of the public and as evidence of our support of National Defense, First Federal Savings and Loan Association has qualified and has been designated by authority of the Secretary of the Treasury as an issuing agent for Series "E" Defense Bonds.

A Supply of Bonds on Hand and Available Now.

JOHN B. STARKOY, President
HAROLD B. STARKOY, Executive Vice President

First Federal SAVINGS & LOAN ASSOCIATION OF SAN DIEGO
Northwest Corner - Fourth Avenue at B Street

BUY YOUR UNITED STATES Defense Savings Bonds

AT THE
ANN ARBOR FEDERAL SAVINGS AND LOAN ASSOCIATION
Truettman Location
* * *

FOR 100 years savings and loan associations have encouraged personal thrift and enterprise through individual thrift and home ownership. It therefore gives us considerable pleasure to see our Government and the American people during the present difficult program for the preservation of national security in the acquisition of the new Series E United States Defense Savings Bonds. It is our privilege to serve you as the agent in all matters relating to the United States Government. We wish to urge that every citizen should purchase United States Defense Savings Bonds. We are proud to participate in helping to make America's defense program more effective. If you have any questions, please call or write for full details on the various plans and features.

MEMBER OF THE SERVICES TO HELP BORN AMERICAN STORES

everything possible to aid in the sale and distribution of these bonds. . . . We have already received a number of inquiries and have taken orders for the sale of a number of bonds as and when we receive our authorization."

The president of one of the largest midwestern associations expresses his conviction that "we have a job to do here in the matter of selling these bonds. . . . I am inclined to feel that this is a long-time job and that we are just getting started in a project which will involve a good deal of our time and energy before we are through with it."

The long pull aspects of this campaign are also emphasized by another executive officer who writes, "One reason we did not rush into immediate radio and newspaper advertising is that everyone in town appeared to be doing the same thing at the same time. . . . We decided that better aggregate results would be obtained by consistent advertising over a long period of time. A good start is necessary, but it would not be to the interests of the Treasury to make our efforts a mere flash-in-the-pan. We expect to advertise the bonds consistently throughout a sustained period."

RESULTS THROUGH MAY 31

During the entire month of May, the sale of the three types of defense savings bonds exceeded \$438,000,000 and public announcements by the Secretary of the Treasury indicated that the total for the month of May was considerably greater than had been anticipated.

In current reports issued on sales of the various types of securities during the 31-day period, the largest volume (\$278,000,000) was shown by the Series G "current income" bonds designed primarily for the investor with large amounts available for purchases. Distribution of Series E bonds—the security intended primarily for the individual investor with limited funds—amounted to more than \$114,000,000. Series F bonds accounted for the remaining \$46,000,000. Sale of postal savings stamps during the same period amounted to \$3,552,000.

In reporting on the campaign, the Secretary of the Treasury stated, "Total sales have held up consistently around \$100,000,000 a week. This makes me feel that there is a steady interest which will be shown in continuing sales as the year rolls on."

BUY UNITED STATES Defense Bonds

For fifty-two years The Liberal Savings & Loan Co. has served this community and Government. We are glad in this time of need to be able to help again.

We cordially invite you to make inquiries and to purchase or order your defense bonds from us.

We can arrange for you to buy these bonds with small weekly or monthly payments.

THE LIBERAL SAVINGS & LOAN CO.
447 W. 4th St.
Member Federal Home Loan Bank

UNITED STATES DEFENSE BONDS

It is a privilege to announce, that, in furtherance of our Country's Defense Program, we have qualified through the Federal Reserve Bank to distribute these securities.

We will be happy to furnish complete details upon request.

Perpetual Building Association
11th and E Sts. N.W. Resources \$50,000,000

BUY UNITED STATES DEFENSE SAVINGS BONDS

As an issuing agent of the United States Government, we are pleased to have the privilege of serving you and our Government in this activity so vital to national security.

Call at our offices at 1411 Main Street. We are prepared to issue Series E Bonds directly to you.

DALLAS FEDERAL SAVINGS & LOAN ASSN.

ANNOUNCEMENT

This association has been designated as an issuing agent for the sale of United States Defense Savings Bonds of Series E.

Such bonds may be purchased at our office with 'over the counter' delivery.

We will cooperate in the fullest sense with this program of Defense Financing.

FIRST FEDERAL
Savings and Loan Association of Washington
Telephone 202 • 1222-2222, 2222 • 1222 (4-12)

THE DEFENSE HOUSING PROGRAM—A SURVEY

The defense housing program has now been in operation for about 10 months. It consists of so many component parts and has such wide ramifications that a survey of legislative actions and a progress report are in order to keep savings and loan executives posted on the rapid developments in this important phase of our defense preparations.

■ ONE year has elapsed since the gigantic job of arming the United States was begun, a job which has been changing the whole complexion of our economy within a brief span of time. From the beginning it was clear that the execution of the armament program would cause large-scale shifts in industrial activity and population, and that this would necessitate speedy provision of new housing facilities lest the whole national effort be thwarted by lack of adequate accommodations for defense workers.

Warned by the experience of World War I, the Administration did not lose much time in setting up appropriate machinery for the development and handling of the defense housing program. On July 21, 1940, a Defense Housing Coordinator was appointed within the National Defense Advisory Commission, and in January 1941 his office was transformed into the Division of Defense Housing Coordination under the Office for Emergency Management. Meanwhile, we have witnessed a rapid succession of legislative actions including the appropriation of vast amounts of money for public housing construction.

ENCOURAGEMENT OF PRIVATE DEFENSE HOUSING CONSTRUCTION

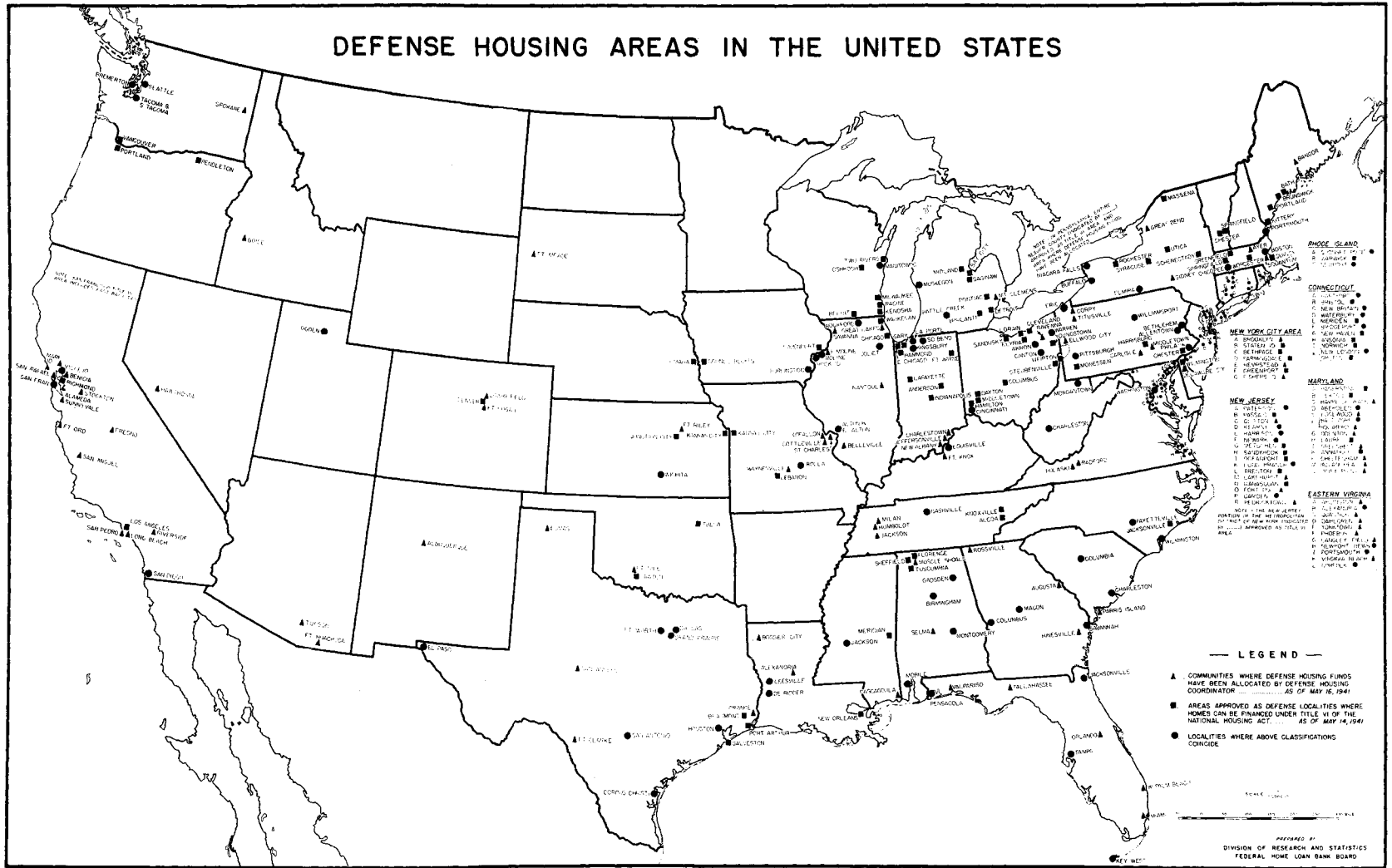
Likewise, the private construction industry, backed by private capital, has made great strides in meeting the expanding need for permanent housing in those established industrial centers which have received the bulk of defense orders.

Full cooperation of member institutions of the Federal Home Loan Bank System in this part of the program is being facilitated by the Bank Board in various ways. By an amendment to its rules and regulations (see May REVIEW, page 265), the Board has lifted the restriction on the sale of mortgage loans by insured associations in order that institutions in defense areas, if they see fit and need to do so, may dispose of mortgages and use the proceeds for the financing of defense housing. In connection with this measure, the Board has notified Federal savings and loan associations that it is prepared to

waive the 25-percent limit on the sale of mortgages for institutions in defense areas.

The Bank Board is also prepared to consider special requests for the investment of HOLC funds in associations located in defense areas, if there is convincing evidence that the local demand for home-mortgage credit exceeds the supply of private funds which are available or may be secured by aggressive solicitation of new private share investments. These HOLC investments are for the purpose of enabling associations in defense areas to create and maintain a reasonable revolving fund to be used in the continuous origination and sale of loans made to finance defense housing projects. The Federal Home Loan Bank Board and the various Federal Home Loan Banks have initiated a series of regional and local conferences to encourage private financing of defense housing, and a field service is being organized to assure maximum results. Moreover, the Home Owners' Loan Corporation is cooperating in placing existing structures, remodeled where necessary, on the rental or sales market by speeding up its reconditioning program in armament centers. Finally, the Bank Board is keeping member institution activities in tune with the defense housing program by disseminating information on local housing needs and on programs to meet them.

The only legislative measure designed to encourage private building in defense areas thus far has been the addition of Title VI to the National Housing Act (Public, No. 24, approved March 28, 1941). The new Title authorizes the insurance of mortgages of up to 90 percent of FHA valuation on builder-owned properties in defense areas where the President finds an existing or impending housing shortage. By May 13, the list of these areas included 159 localities, a great number of which overlap, of course, with the communities for which public housing funds have been allocated. Under the Act, a special Defense Housing Insurance Fund of \$10,000,000 is set up. The aggregate amount of mortgages insured under this provision is limited to \$100,000,000 (for further details, see April REVIEW, page 221).



Federal Home Loan Bank Review

This map indicates the localities designated as defense housing areas. The triangles denote communities for which public defense housing funds had been allocated through May 16. The squares show localities for which applications for FHA insured mortgage loans under the new Title VI of the National Housing Act may be approved, according to the status of May 14. The dots represent areas designated both for public defense housing and for Title VI loans. Generally, defense housing areas are concentrated in those industrial regions on the East Coast and in the Middle West, which have received the bulk of defense orders. In addition, severe housing shortages have developed in numerous other communities close to Army camps, Naval bases, or new Government plants.

LEGISLATIVE MEASURES FOR PUBLIC DEFENSE HOUSING

The following review of legislative actions underlying the public defense housing program, supplemented by a progress report on this class of construction, will be helpful to savings and loan executives who are participating in the formulation and prosecution of local defense housing plans and whose institutions are affected, in one way or another, by the repercussions of the program. In subsequent issues an attempt will be made to round out the picture by an analysis of private construction and mortgage financing in defense areas.

The defense housing program really consists of a whole series of programs involving a number of Federal and local public agencies. True to its name, the Division of Defense Housing Coordination does not build or finance but rather formulates general policies, collects and releases information, assists in project development, and aligns private and public organizations for the execution of local plans based upon the Division's analysis of defense housing needs.

The measures taken since the inauguration of the program are listed below in the order of their time sequence and under the heading of the Federal

agency in charge. For reference purposes, the pertinent data are summarized in the accompanying table.

United States Housing Authority: Even before the Housing Coordinator was appointed, public housing in defense areas received its first impetus in June 1940 when Congress authorized the USHA to convert funds originally allocated for the slum clearance program of this agency into the financing of defense housing through local authorities as well as through the Army and Navy. The Act permits the suspension of the regular USHA requirements as to slum demolition and tenants' income in those projects "for the duration." It is contemplated that the houses will revert to ordinary USHA projects after the cessation of defense activity. Over \$32,000,000 has been made available by this action.

Army and Navy: On September 9, 1940 an amount of \$100,000,000 was authorized for allocation by the President to the Army and Navy to house families of enlisted personnel and civilian workers in military establishments. This is in addition to appropriations for troop housing. The Navy handles construction under this provision directly, the Army works largely through the Public Buildings Administration.

Defense housing with public funds

[Source: Weekly Summary Report of the Division of Defense Housing Coordination]

Date of approval	Legal authorization	Construction agency	Amount authorized	Status as of May 24 (Number of family dwelling units)		
				Allocated	Under construction contract	Completed ¹
June 28, 1940.....	Public Act 671, 76th Congress.	United States Housing Authority.	\$32, 530, 987	8, 069	7, 744	3, 440
September 9, 1940.....	Public Act 781, 76th Congress.	{ Navy.....	} 100, 000, 000	{ 15, 030	14, 680	5, 142
October 14, 1940.....	Public Act 849, 76th Congress.	{ Army.....				
April 29, 1941.....	Public Act 42, 77th Congress.	Federal Works Administrator.	290, 000, 000	² 47, 465	² 25, 075	2, 009
October 23, 1940.....	Incorporation.....	Defense Homes Corporation	³ 10, 000, 000	2, 816	2, 716	55
Total family dwelling units.....				4 87, 260	62, 970	12, 261

¹ Included in column "Under construction contract."

² In addition, 2,545 units for single persons have been allocated, 2,150 have been placed under contract, and 750 units have been completed under the authority of Public Act 849.

³ From amounts authorized under Public Act 849. An additional \$40,000,000 is being provided in form of FHA-insured mortgage loans made by the RFC Mortgage Company.

⁴ Under authority of Public Act 9, 77th Congress, 2,309 trailers have been allocated and 2,109 placed under contract by the Farm Security Administration; in addition, 4,446 dormitory units for single persons have been allocated and 3,401 have been placed under contract under this authorization.

Federal Works Agency: The largest single measure for the housing of civilian defense workers is represented by the so-called Lanham Act, approved October 14, 1940. A recent amendment increased the original authorization of \$150,000,000 to \$300,000,000. An amount of \$10,000,000 was used to furnish the capital stock of the Defense Homes Corporation (see below).

Construction under the Lanham Act is designed to supply housing facilities required for families of enlisted men and civilian defense workers at less than commercial rents, and to provide dwellings at commercial rent levels in those cases where the duration of the need for housing is so indefinite that private enterprise cannot afford to take the risk. Construction is handled by the Federal Works Agency, largely through its Division of Defense Housing, the Public Buildings Administration, the USHA and local housing authorities, the Navy, and in rural areas through the Farm Security Administration.

Defense Homes Corporation: Equipped with a capital stock of \$10,000,000, this Corporation was established on October 23, 1940 to provide a 20-percent cash equity investment in rental projects for which private equity capital would not be forthcoming. The remaining 80 percent is being financed by FHA insured mortgage loans made by another Government agency, the RFC Mortgage Company. In this manner, a total of \$50,000,000 has been made available under the plan.

Farm Security Administration: This agency operates mainly the program for temporary shelter, such as trailers and dormitories, to be placed in defense areas where it is not practicable to meet the immediate need for emergency housing by ordinary dwellings. Last March, \$5,000,000 was authorized for this purpose, and an additional \$15,000,000 has been included in a recent deficiency appropriation.

A measure which is still pending before Congress (H. R. 4545) is an outgrowth of the foregoing actions. If passed it will provide \$150,000,000 for adequate community services such as waterworks, sewers, hospitals, and schools in those localities which are facing a shortage of these facilities on account of the rapid expansion of population caused by defense activities.

In terms of dollar outlays, the program for public defense housing construction now approaches the \$700,000,000 mark. Direct public funds authorized or in prospect for defense housing and community facilities total \$642,000,000. Housing funds alone

represent almost 30 percent of the total dollar cost of all nonfarm residential construction last year.

PROGRESS OF PUBLIC DEFENSE HOUSING

Not all of this money has gone into construction at the present time. According to the report of the Division of Defense Housing Coordination as of May 24, public funds authorized under the above listed Acts had been allocated for the erection of 87,260 family dwelling units in 144 localities—which is equivalent to more than 16 percent of total non-farm residential construction in 1940. Of these, 62,970 units in 131 localities were under construction contracts, leaving 24,290 units for which no contracts had as yet been awarded. Of the units reported under construction contract, 12,261, located in 44 communities, had been completed and were available for occupancy. All these figures include the Continental United States as well as defense areas off the Continent.

The table on page 289 and the accompanying charts show the progress of the public defense housing program in greater detail.

Broadly speaking, the public defense housing program serves three principal purposes: (1) to accommodate married enlisted personnel and civilians employed by the Army and Navy; (2) to provide shelter for workers in private defense industries; and (3) to house the labor force working in Government plants. On the basis of allocations to date, the military forces have absorbed a considerable portion of the funds available under the program. More than 40 percent of the dwelling units for which

Public defense housing, classified by purpose

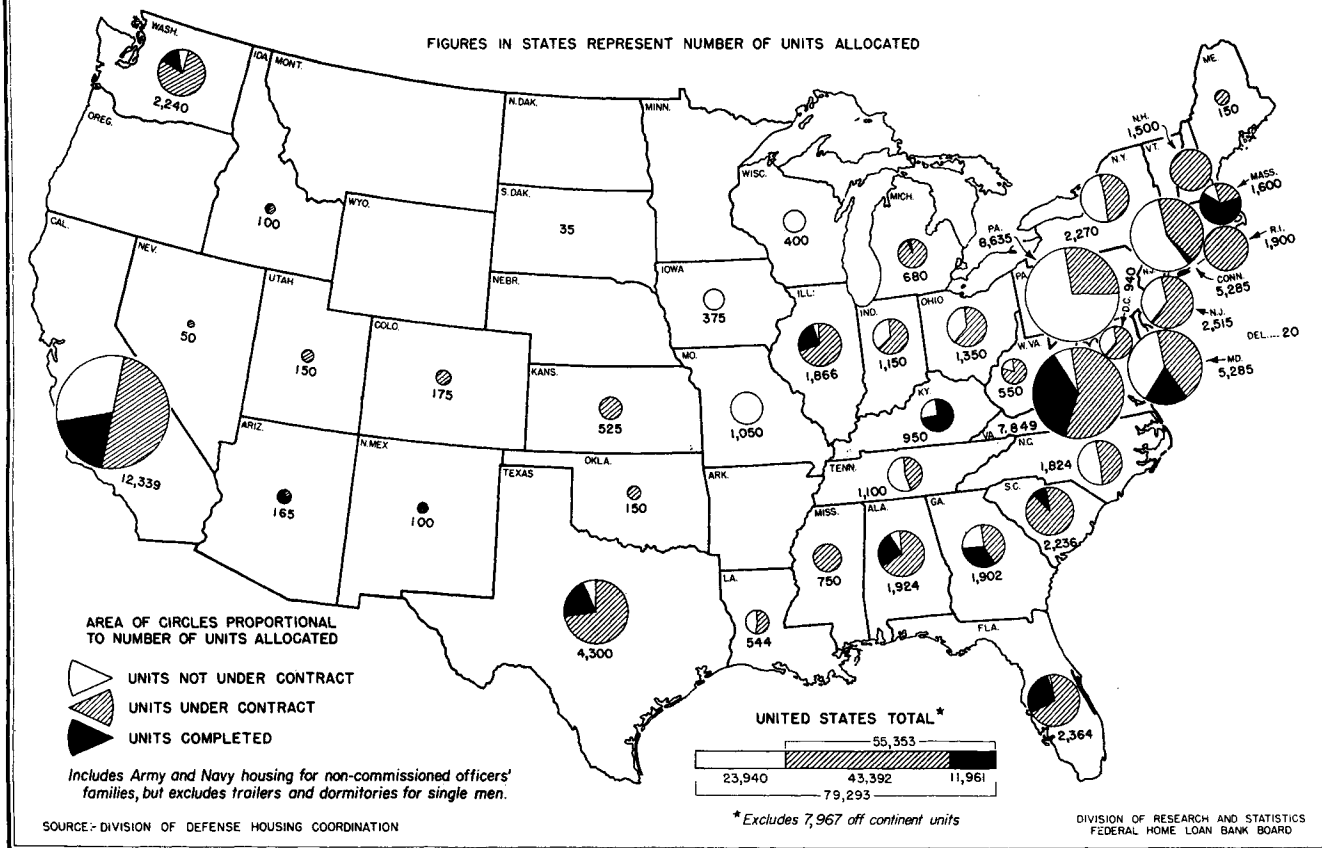
[Source: Weekly Summary Report of the Division of Defense Housing Coordination as of May 24, 1941]

Purpose	Number of family dwelling units		
	Allocated	Under construction contract	Completed ¹
Army and Navy:			
Married enlisted personnel	25, 748	23, 115	5, 490
Civilians	10, 246	7, 311	2, 075
Workers in private industry	35, 265	20, 416	2, 247
Workers in Government plants	16, 001	12, 128	2, 449
Total dwelling units	87, 260	62, 970	12, 261

¹ Included in column "Under construction contract."

STATUS OF GOVERNMENT FINANCED DEFENSE HOUSING AS OF MAY 24, 1941

FIGURES IN STATES REPRESENT NUMBER OF UNITS ALLOCATED



The above map shows the geographical distribution of public defense housing as of May 24. The areas of the circles are proportional to each State's share of the United States total. The total area of each circle represents the number of family dwelling units for which public funds have been allocated. The black segment denotes the number of units completed, the shaded area represents units under contract but not completed, and the white area indicates units not yet under contract. California, Pennsylvania, Virginia, Maryland, and Connecticut, thus far have received the largest allocations of public defense housing funds.

allocations had been made through May 24 will be used by the Army and Navy. Another 40 percent is designated for workers in private defense industries, and the remainder consists of housing facilities for workers in Government plants.

HOMES REGISTRATION

While the construction of new housing for defense workers is proceeding, the fullest utilization of existing dwellings remains in many ways an even more important aspect of the program. As in the last war, complete utilization of existing facilities not only serves to prevent building excesses but is the quickest and most effective way of providing housing for the rapidly expanding population in critical defense areas. To this end, a Homes Registration Service was organized in January 1941 to advise local committees and organizations on the

establishment of complete registers of available dwellings and rooms for placement of defense workers, and to encourage the undertaking of local fact-finding surveys as to housing needs. By May 26, Homes Registration offices were operating in 64 key industrial cities and others were in the process of organization.

New FSLIC General Manager

■ ON June 7, Oscar R. Kreutz was appointed General Manager of the Federal Savings and Loan Insurance Corporation to succeed Nugent Fallon whose resignation became effective June 1, and who is now President of the Federal Home Loan Bank of New York. Mr. Kreutz has been Deputy General Manager of the Insurance Corporation for several years.

WAR SAVINGS: "When a nation provides necessary war loans out of current savings, it avoids increasing bank credit and improves its chances of achieving price stability."

The Index, The New York Trust Company, Spring 1941.

THRIFT: ". . . has been throughout history one of the leading factors, with others such as religion and physical environment, in influencing the character and rise to civilization of mankind."

James Truslow Adams, *Baron's*, Mar. 24, 1941.

LONG VIEW: "Taking the long view, we believe that 100 local investors with \$20,000 invested are much better for an association than 10 local investors with \$30,000 invested, and we believe that 100 local investors with \$20,000 invested are vastly better for an association than any number of 'foreign' investors with \$40,000 invested."

Federal Home Loan Bank of Little Rock Bulletin, May 15, 1941.

DEFENSE: "To the Nation, large numbers of home owners are the 'first line' defenders of its democratic principles. To the individual, especially the worker, a home, adequate to his needs, well designed and soundly constructed, in a neighborhood free from destructive influences, and financed on terms he can meet, represents the first and most desirable investment for his earnings."

Abner H. Ferguson, Federal Housing Administrator, before National Defense Housing Symposium, Apr. 17, 1941.

DO THE JOB: "The day of cheap money for only the few is over. 'Big money' is available at very low cost . . . But smaller sums, the very smallest, must be made available at decent cost, too—and someone is going to supply it. It is the function of private industry to offer it and the savings and loan associations are the logical home-financing agencies of the present day. You should be, and I believe you are, prepared to do the job."

Hon. Wright Patman, member, Banking and Currency Committee of the House of Representatives, *Serial Federal Digest* for April 1941.

Expensive generosity

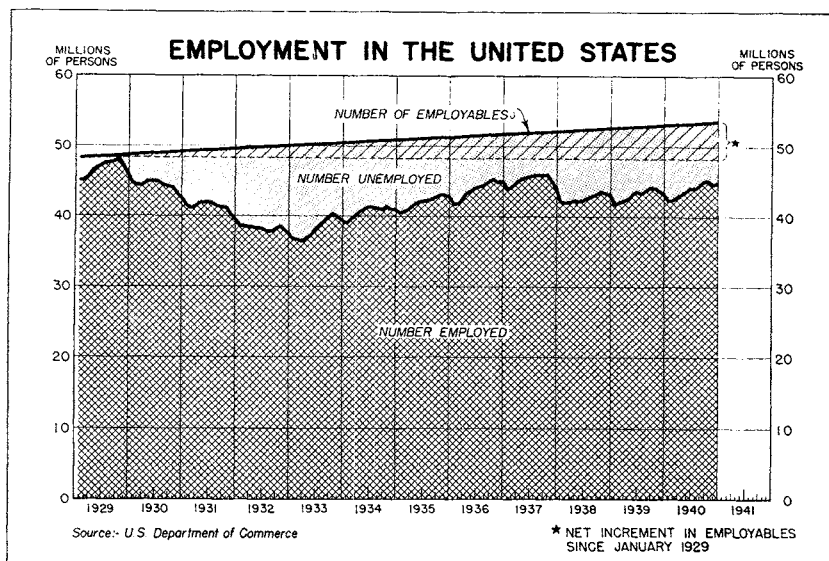
"Savings, building and loan associations have been too generous to their investing shareholders, and still are in many places, at the expense of adequately compensating personnel, at the expense of building up sufficient reserves and the providing of funds to advertise and sell their institutions. Paying too much for money places a handicap upon the association in obtaining the better type of loans and causes it, in many instances, to make loans at a greater risk where extraordinary reserves should be provided and, under the circumstances, it cannot be done. Further, there is a need in many instances for modern ground floor offices, not identified or domiciled with any other type of business, with full-time executives."

1940 Annual Report of the Federal Home Loan Bank of Des Moines.

Fulfilling community obligations

"Clearly the daily operations of every well-conducted savings and loan association contribute directly to our national objectives. Associations can make no greater contribution to the national program than by actively promoting home ownership and especially the construction of new homes and by effectively urging the importance of thrift, systematic saving, and sound and productive investment. They will not be fulfilling their community obligations if they falter in this program."

Policies 1941, U. S. Savings and Loan League.



The chart above shows the number of employables, the number of persons employed, and those unemployed in the United States during the past 12 years. Population growth is reflected by the 11.1-percent increase in the number of employables since 1929. During the first few months of 1941 employment continued its rise as a result of the defense program.

Figures for this chart are estimates originally made for the Committee on Economic Security by Robert R. Nathan and kept up to date by him.

Domestic Commerce, Mar. 13, 1941.

MORE ABOUT BUSINESS PROMOTION EXPENDITURES DURING 1940

Further study of the fourth annual survey of savings and loan business promotion expenditures provides a detailed analysis by size of association for each Bank District. This information, together with other data on promotion programs, is particularly timely as advertising budgets for the last half of this year are now being approved.

■ DURING the past two or three years much of the discussion concerning savings and loan business promotion activities has been directed toward determining how much associations should spend for advertising and other forms of business development. The surveys of the Public Relations Department, on the other hand, have concentrated on the gathering of *factual* information for the use of executives and boards of directors on how much was actually spent for these purposes during a given period. The results therefore are not presented as ideal standards but rather as an indication of what savings and loan associations have been doing. In this way managing officers have an opportunity to compare the amount of their expenditure and the types of media used with the experiences of other institutions.

DETAILED ANALYSIS OF ADVERTISING EXPENDITURES FOR INDIVIDUAL MEDIA

From the initial statistics released last month it was possible to present a picture of how the average savings and loan advertising dollar was being used, on the basis of the total expenditures of all reporting associations. Newspapers received 44 cents of this hypothetical dollar—the largest single portion—while radio ranked second with approximately 12 cents. Because these data were computed from over-all totals, they may tend to conceal the true relationship of any medium to the entire program of an individual association by virtue of the fact that not all institutions used each medium. Further refinement of the original information obtained from the questionnaire schedules enables one to study more carefully the part which each advertising medium plays in the total money spent by the association using it.

The significance of this new analysis may be better understood by glancing at Table 1 which

Table 1.—Ratio of medium expenditures to total advertising expense of associations using the medium and to total advertising expenditures of all associations

Medium	Number of associations using medium	Amount spent	Ratio to total spent by this group	Ratio to total spent by all associations
			Percent	Percent
Newspapers	1, 209	\$1,092,187	44. 8	44. 3
Radio	278	290, 481	22. 2	11. 8
House organ	170	102, 034	12. 0	4. 1
Coin banks	376	143, 604	11. 2	5. 8
Printed material	744	220, 814	11. 0	9. 0
Outdoor bulletins	254	112, 658	10. 1	4. 6
Advertising agency service	165	80, 720	8. 7	3. 3
Miscellaneous	633	133, 501	7. 7	5. 4
Car and other cards	77	31, 797	7. 0	1. 3
Illuminated signs	290	54, 442	6. 7	2. 2
Motion pictures	80	11, 984	6. 2	0. 5
Publications	607	92, 824	5. 4	3. 8
Office displays	668	95, 631	5. 4	3. 9

shows the number of associations using each medium, the amount of money spent, the ratio of this sum to the total advertising expenditures for this *selected* group of institutions, as well as the ratio to the aggregate expenditures for the *entire* group of associations. From this it may be seen that whereas the original analysis indicated that radio accounted for about 12 percent of the advertising dollar, the 278 associations actually using radio devoted more than 22 percent of their total outlay for expenses in connection with program broadcasting.

Other examples of the increased importance of certain types of advertising outlets when the comparisons are restricted to those associations actually using the media are found in the case of house organs,

coin banks, car and other cards, and motion pictures. There was little change noted for newspapers, printed material, publications, and office displays. Although house organs accounted for only one twenty-fifth of the aggregate expenditures, the 170 associations reporting their use spent nearly one-eighth of the total advertising bill for this purpose.

AVERAGE AMOUNT SPENT FOR EACH MEDIUM

Although association individual advertising appropriations can best be determined on the basis of a thorough study of the local savings and loan market and available media, many executives will find it useful to know how much money associations comparable in size with their institutions have been spending to acquaint the general public with their services and functions.

Suppose the manager of an association with an annual gross operating income of \$125,000 is con-

templating a coin bank campaign. What would it be reasonable to assume that such a program might cost? How much of the total individual association's advertising program might be involved in this undertaking? What yardsticks could be applied to judge the basic soundness of the suggested plans?

General answers to these questions can be found in Table 2 which presents by income size-groups the average expenditure by those associations using each medium and the ratio which this amount bore to the total individual advertising expenditures of this selected group of institutions. In the case mentioned above the 67 associations in the gross operating income size-group from \$100,000 to \$200,000 indicated an average expenditure of \$321 for coin banks during 1940 and this was equal to 6.8 percent of their total individual advertising outlay. Judging from this and the averages of the next larger and next smaller income groups, any amount within the

Table 2.—Significant statistics on association individual advertising expenditures for specific media

[NOTE: Dollar averages and percentage ratios (*in italics*) are computed only on figures for those associations actually using each medium.]

Medium	Gross operating income group									
	All groups	\$500,000 or more	\$400,000-\$500,000	\$300,000-\$400,000	\$200,000-\$300,000	\$100,000-\$200,000	\$50,000-\$100,000	\$25,000-\$50,000	\$10,000-\$25,000	Under \$10,000
Newspapers:										
Average dollar amount spent	\$904	\$9,199	\$2,512	\$3,490	\$2,754	\$1,510	\$909	\$412	\$196	\$95
Percent of total individual advertising	<i>44.8</i>	<i>42.0</i>	<i>29.7</i>	<i>39.4</i>	<i>42.4</i>	<i>46.3</i>	<i>49.1</i>	<i>49.4</i>	<i>49.1</i>	<i>57.1</i>
Publications:										
Average dollar amount spent	\$153	\$1,240	\$334	\$354	\$348	\$190	\$102	\$79	\$50	\$18
Percent of total individual advertising	<i>5.4</i>	<i>5.5</i>	<i>3.2</i>	<i>3.6</i>	<i>5.5</i>	<i>5.3</i>	<i>5.2</i>	<i>7.9</i>	<i>9.5</i>	<i>8.5</i>
Printed material:										
Average dollar amount spent	\$297	\$2,140	\$1,728	\$800	\$951	\$344	\$243	\$123	\$91	\$46
Percent of total individual advertising	<i>11.0</i>	<i>9.4</i>	<i>18.9</i>	<i>8.4</i>	<i>13.1</i>	<i>9.3</i>	<i>11.4</i>	<i>12.9</i>	<i>17.5</i>	<i>20.8</i>
Radio:										
Average dollar amount spent	\$1,045	\$6,002	\$1,119	\$2,463	\$1,985	\$1,100	\$566	\$296	\$201	\$64
Percent of total individual advertising	<i>22.2</i>	<i>21.8</i>	<i>10.9</i>	<i>22.2</i>	<i>25.0</i>	<i>24.0</i>	<i>20.6</i>	<i>20.1</i>	<i>24.6</i>	<i>26.4</i>
Outdoor bulletins:										
Average dollar amount spent	\$444	\$3,238	\$996	\$793	\$815	\$323	\$283	\$100	\$58	\$29
Percent of total individual advertising	<i>10.1</i>	<i>13.0</i>	<i>11.0</i>	<i>8.2</i>	<i>8.2</i>	<i>7.4</i>	<i>10.0</i>	<i>11.0</i>	<i>8.4</i>	<i>12.5</i>
Illuminated signs:										
Average dollar amount spent	\$188	\$718	\$985	\$532	\$115	\$260	\$162	\$110	\$101	\$57
Percent of total individual advertising	<i>6.7</i>	<i>4.0</i>	<i>8.0</i>	<i>5.1</i>	<i>2.0</i>	<i>7.3</i>	<i>7.5</i>	<i>11.0</i>	<i>18.1</i>	<i>17.3</i>
House organ:										
Average dollar amount spent	\$600	\$1,979	\$704	\$1,511	\$683	\$618	\$462	\$282	\$118	\$36
Percent of total individual advertising	<i>12.0</i>	<i>8.4</i>	<i>9.6</i>	<i>11.8</i>	<i>11.1</i>	<i>12.9</i>	<i>16.8</i>	<i>27.6</i>	<i>18.2</i>	<i>13.1</i>
Office displays:										
Average dollar amount spent	\$143	\$758	\$430	\$427	\$185	\$191	\$133	\$96	\$62	\$28
Percent of total individual advertising	<i>5.4</i>	<i>3.6</i>	<i>5.5</i>	<i>4.4</i>	<i>2.7</i>	<i>5.2</i>	<i>6.4</i>	<i>9.3</i>	<i>12.9</i>	<i>9.8</i>
Car and other cards:										
Average dollar amount spent	\$413	\$1,731	\$906	\$499	\$550	\$363	\$297	\$84	\$68	-----
Percent of total individual advertising	<i>7.0</i>	<i>6.4</i>	<i>8.5</i>	<i>5.4</i>	<i>7.1</i>	<i>6.0</i>	<i>8.8</i>	<i>10.9</i>	<i>16.4</i>	-----
Motion picture theatres:										
Average dollar amount spent	\$150	-----	-----	\$227	\$242	\$202	\$143	\$171	\$98	\$73
Percent of total individual advertising	<i>6.2</i>	-----	-----	<i>1.9</i>	<i>2.7</i>	<i>5.0</i>	<i>4.6</i>	<i>13.8</i>	<i>20.5</i>	<i>28.5</i>
Coin banks:										
Average dollar amount spent	\$382	\$2,956	\$1,979	\$1,143	\$440	\$321	\$295	\$195	\$202	\$135
Percent of total individual advertising	<i>11.2</i>	<i>13.1</i>	<i>18.4</i>	<i>10.3</i>	<i>4.9</i>	<i>6.8</i>	<i>12.2</i>	<i>14.6</i>	<i>26.4</i>	<i>37.5</i>
Advertising agency services:										
Average dollar amount spent	\$489	\$2,580	\$1,061	\$733	\$582	\$461	\$293	\$95	\$103	\$117
Percent of total individual advertising	<i>8.7</i>	<i>7.8</i>	<i>8.9</i>	<i>7.6</i>	<i>9.4</i>	<i>9.1</i>	<i>9.6</i>	<i>7.7</i>	<i>14.7</i>	<i>38.9</i>
Miscellaneous advertising:										
Average dollar amount spent	\$211	\$1,196	\$764	\$529	\$469	\$336	\$173	\$86	\$54	\$36
Percent of total individual advertising	<i>7.7</i>	<i>5.8</i>	<i>8.9</i>	<i>5.9</i>	<i>7.0</i>	<i>8.7</i>	<i>8.3</i>	<i>8.5</i>	<i>11.5</i>	<i>16.8</i>

Table 3.—Business promotion expenditures of 1,272 member associations

[Calendar year 1940]

Gross operating income group	Reporting associations	Average assets, Dec. 31, 1940	Average gross operating income	Average business promotion expenditure	Ratio of business promotion expenditure to—		
					Gross operating income	Assets	New business ¹
					<i>Percent</i>	<i>Percent</i>	<i>Percent</i>
Over \$500,000.....	23	\$19,455,090	\$970,654	\$28,483	2.934	0.146	0.378
\$400,000-\$500,000.....	10	9,273,355	435,396	9,085	2.087	0.098	0.230
\$300,000-\$400,000.....	27	6,939,367	349,142	9,500	2.721	0.137	0.357
\$200,000-\$300,000.....	41	4,660,504	242,207	7,392	3.052	0.159	0.332
\$100,000-\$200,000.....	169	2,730,684	141,266	3,504	2.480	0.128	0.325
\$50,000-\$100,000.....	251	1,420,757	71,085	1,942	2.731	0.137	0.305
\$25,000-\$50,000.....	281	757,155	36,277	871	2.400	0.115	0.252
\$10,000-\$25,000.....	299	380,151	17,085	417	2.443	0.110	0.248
Under \$10,000.....	171	147,282	6,492	186	2.863	0.126	0.253
All reporting associations.....	1,272	1,641,785	81,891	2,190	2.675	0.133	0.319

¹ This ratio was computed from statistics for 1,152 associations which reported new loans and new private share capital during 1940.

range of \$300 to \$400 would certainly be termed reasonable for a coin bank campaign.

Of interest, too, are the patterns, shown in Table 2, of some of the individual media, especially in the smaller size-brackets. In the case of coin banks again the average investment per association remained relatively constant in all institutions below the \$400,000 income level. The result is that the ratio of expenses for coin banks to the total advertising bill rose from 4.9 percent in the \$200,000 to \$300,000 group to 37.5 percent in the group with annual gross operating incomes of less than \$10,000.

Looking at the data on radio advertising there is an almost steady decline in the average amount spent for radio as the size of association decreases but the relationship to total individual advertising fluctuates almost entirely within the range of 20 to 25 percent.

RELATING BUSINESS PROMOTION EXPENDITURES TO GROSS OPERATING INCOME, TO ASSETS, AND TO NEW BUSINESS

Pulling together the information on all types of promotional expenditures, the next step is to determine the relationship of the total money spent by the reporting associations for business development programs to their gross operating income and to assets. Considerable emphasis has been placed by leaders in the savings and loan industry on the following norms for these ratios: (1) an amount equal to

3 percent of the anticipated or previous year's gross operating income; or (2) an amount equal to one-fourth of 1 percent of assets.

Table 3, which presents the 1940 data for these comparisons, makes it apparent that at least for this group of 1,272 associations the achievement of the first of these goals is well within the realm of possibility. Associations included in this year's survey spent 2.7 percent of their gross operating income for business development purposes. This was fractionally higher than the ratio for 1,087 institutions taking part in the 1939 survey. In relation to assets, however, the 1940 ratio was considerably below the suggested standard and equal to a little more than one-eighth of 1 percent of assets (.133 percent).

To facilitate comparisons of individual associations, the schedules were arranged according to nine different operating income classifications and all averages computed on this basis. There is little evidence of any fixed relationship between the size of association and the proportional amount spent for advertising programs. The highest ratio of expenditures was found in the group of associations with annual gross operating incomes of \$200,000 to \$300,000, with the next highest ratio in the group of largest institutions—those with incomes of more than a half-million dollars per year. The group with the lowest ratio of business promotion expense to gross operating income was composed of associations with incomes of \$400,000 to \$500,000.

The relationship between business promotion expenditures and year-end assets followed closely the pattern shown in comparisons with gross operating incomes.

In attempting to measure the effectiveness of business promotion programs, the amount of new private share capital reported as received during the year and the volume of new mortgage loans made were added together and this total was divided by the amount of money spent for advertising and development programs. The resulting ratio has been designated as the "cost of obtaining new business." It is useful merely as a guide for comparing the experience of individual institutions with the record of a group of associations of similar size and activities. Technically, of course, it cannot reflect the actual cost of obtaining new loans or private share capital because of the inherent difficulties in trying to segregate new business resulting from advertising and that which comes about through improvement in general business conditions and through other factors which may not involve an outlay of money, such as goodwill, personal recommendation, and location.

On the basis of the "new business" ratios shown in Table 3, there is a definite tendency for the cost of obtaining new business to increase as the size of the association increases. The group of smallest associations and those in the bracket from \$400,000 to \$500,000 are exceptions to this generalization, but apart from them the cost curve is tilted upward for the larger institutions. All in all, however, the range is quite small, varying from *one-quarter to three-eighths of a cent* for every dollar of new business.

On the facing page, additional tables similar to Table 3 are presented for each Federal Home Loan Bank District, making it possible for a manager to place his own institution's 1940 business promotion program along side the programs carried out by other associations of the same size in his own section of the country. Space does not permit a detailed analysis of the geographic variations, but it is significant to note that expenditures in the Bank Districts west of the Mississippi River were generally higher in relation to gross operating income than were those in the eastern section of the country.

OPERATING CHARACTERISTICS OF THE REPORTING ASSOCIATIONS

Two new questions included in this year's schedule provide important clues to the operating characteristics of the associations responding to the business promotion survey. An inquiry directed toward the

business hours of these institutions revealed that out of 1,267 associations only 36, or less than 3 percent, were not operating during normal business hours.

Slightly less uniformity was noted in replies to a query about the sharing of office quarters with other types of business enterprises. Of the 1,157 institutions indicating their status in this matter, about one out of five associations were using joint office quarters. The smaller number of responses to this question, however, may indicate some confusion among the respondents as to the nature of the information requested. In one or two instances associations maintaining separate office quarters but located in the same building with other businesses were known to have reported this as a "joint" accommodation.

Table 4.—The effect of operating characteristics on business promotion expenditures

[Ratio of total business promotion expenditures to gross operating income]

Gross operating income group ¹	Office quarters		Business hours	
	Independent	Joint	Full-time	Part-time
	Percent	Percent	Percent	Percent
\$200,000—\$300,000	3.075	3.053		
\$100,000—\$200,000	2.557	2.319		
\$50,000—\$100,000	2.797	2.292		
\$25,000—\$50,000	2.506	2.192	2.434	0.302
\$10,000—\$25,000	2.300	2.913	2.537	0.911
Under \$10,000	3.033	2.749	3.037	1.056

¹ All associations with operating incomes above \$300,000 had independent offices, and all associations with operating incomes of more than \$50,000 operated full time.

A more wide-spread understanding of these questions another year might result in more accurate information, but the present data are sufficient to indicate that the associations replying to the business promotion surveys are among the most progressive and wide-awake institutions in the industry. It is concrete evidence that many savings and loan associations have moved a long way from the conditions of part-time management, part-time offices, and private meeting places.

Table 4 shows the ratio of business promotion expenditures to gross operating income for full- and part-time associations and also for those institutions in joint and independent office quarters. With only one exception (associations with joint offices in the \$10,000 to \$25,000 income group), the full-time in-

(Continued on p. 301)

Exhibit A.- Business promotion expenditures of member associations, by Federal Home Loan Bank Districts

District No. 1 - Boston

Gross operating income groups	Report- ing associ- ations	Average assets	Average gross operating income	Average business promotion expenditure	Ratio of business promotion expenditure to:		
					Gross operating income	Assets	New business
Over \$200,000 - - - - -	7	\$10,506,716	\$515,196	\$14,098	2.736	.134	.318
\$100,000-200,000 - - - - -	17	3,109,523	145,796	2,043	1.601	.066	.202
\$50,000-100,000 - - - - -	10	1,595,942	73,471	1,536	2.091	.096	.194
\$25,000-50,000 - - - - -	10	868,829	39,246	554	1.412	.064	.158
\$10,000-25,000 - - - - -	9	500,914	16,197	300	1.852	.060	.123
Under \$10,000 - - - - -	2	209,330	9,538	120	1.258	.057	.123
All reporting assns. -	55	2,836,064	134,126	2,859	2.132	.101	.257

District No. 2 - New York

Over \$200,000 - - - - -	9	\$13,220,436	\$569,159	\$13,659	2.400	.103	.251
\$100,000-200,000 - - - - -	8	3,164,224	147,822	2,805	1.898	.089	.301
\$50,000-100,000 - - - - -	15	1,638,096	77,347	1,424	1.841	.087	.269
\$25,000-50,000 - - - - -	27	808,290	35,107	873	2.487	.108	.277
\$10,000-25,000 - - - - -	30	407,833	19,025	468	2.460	.115	.354
Under \$10,000 - - - - -	9	214,833	6,876	185	2.691	.086	.167
All reporting assns. -	98	2,090,423	92,303	2,102	2.277	.101	.263

District No. 3 - Pittsburgh

Over \$200,000 - - - - -	2	\$4,407,082	\$220,871	\$9,594	4.344	.218	.288
\$100,000-200,000 - - - - -	6	2,341,851	143,997	1,442	1.001	.062	.188
\$50,000-100,000 - - - - -	16	1,495,848	75,906	1,696	2.234	.113	.289
\$25,000-50,000 - - - - -	30	693,771	34,187	829	2.426	.119	.209
\$10,000-25,000 - - - - -	36	358,127	17,440	546	3.131	.152	.348
Under \$10,000 - - - - -	24	147,128	6,778	208	3.069	.141	.327
All reporting assns. -	114	737,155	38,033	917	2.411	.124	.262

District No. 4 - Winston-Salem

Over \$200,000 - - - - -	13	\$11,762,437	\$579,975	\$10,078	1.738	.086	.188
\$100,000-200,000 - - - - -	13	2,843,210	146,406	5,046	3.447	.177	.312
\$50,000-100,000 - - - - -	21	1,379,945	73,040	2,016	2.760	.146	.237
\$25,000-50,000 - - - - -	31	795,801	35,772	735	2.055	.092	.162
\$10,000-25,000 - - - - -	28	371,634	16,608	304	1.830	.082	.118
Under \$10,000 - - - - -	18	141,826	6,934	177	2.553	.125	.268
All reporting assns. -	124	2,068,393	102,222	2,205	2.157	.107	.209

District No. 5 - Cincinnati

Over \$200,000 - - - - -	24	\$8,805,155	\$446,959	\$7,924	1.773	.090	.258
\$100,000-200,000 - - - - -	35	2,814,314	142,128	2,826	1.988	.100	.244
\$50,000-100,000 - - - - -	32	1,448,858	71,696	1,340	1.869	.092	.222
\$25,000-50,000 - - - - -	46	748,321	36,591	598	1.634	.080	.208
\$10,000-25,000 - - - - -	36	364,705	17,241	256	1.485	.070	.163
Under \$10,000 - - - - -	15	176,628	6,705	117	1.745	.066	.138
All reporting assns. -	188	2,161,648	108,512	1,971	1.816	.091	.241

District No. 6 - Indianapolis

Over \$200,000 - - - - -	5	\$11,110,938	\$552,837	\$13,457	2.434	.121	.530
\$100,000-200,000 - - - - -	6	2,825,063	146,724	4,445	3.030	.157	.422
\$50,000-100,000 - - - - -	26	1,658,887	68,768	2,102	3.057	.127	.340
\$25,000-50,000 - - - - -	19	769,886	38,469	1,177	3.067	.153	.326
\$10,000-25,000 - - - - -	20	412,002	18,101	633	3.097	.154	.330
Under \$10,000 - - - - -	12	139,791	5,458	209	3.829	.150	.296
All reporting assns. -	88	1,592,904	74,897	2,115	2.824	.133	.401

District No. 7 - Chicago

Gross operating income groups	Report- ing associ- ations	Average assets	Average gross operating income	Average business promotion expenditure	Ratio of business promotion expenditure to:		
					Gross operating income	Assets	New business
Over \$200,000 - - - - -	5	\$8,248,336	\$432,219	\$11,298	2.614	.137	.289
\$100,000-200,000 - - - - -	15	2,768,656	143,804	3,862	2.686	.139	.438
\$50,000-100,000 - - - - -	31	1,378,400	68,489	2,020	2.949	.147	.300
\$25,000-50,000 - - - - -	25	786,586	34,835	980	2.813	.125	.279
\$10,000-25,000 - - - - -	38	359,518	16,642	378	2.271	.105	.225
Under \$10,000 - - - - -	19	157,915	6,697	346	5.166	.219	.377
All reporting assns. -	133	1,216,757	60,690	1,673	2.757	.137	.312

District No. 8 - Des Moines

Over \$200,000 - - - - -	5	\$13,645,525	\$662,295	\$47,186	7.125	.346	.725
\$100,000-200,000 - - - - -	8	2,840,168	136,268	4,838	3.550	.170	.355
\$50,000-100,000 - - - - -	17	1,194,343	63,161	1,542	2.441	.129	.356
\$25,000-50,000 - - - - -	24	771,045	37,698	1,052	2.791	.136	.305
\$10,000-25,000 - - - - -	29	507,608	16,587	450	2.713	.089	.271
Under \$10,000 - - - - -	20	151,051	5,743	189	3.291	.125	.216
All reporting assns. -	103	1,432,034	67,728	3,330	4.917	.233	.532

District No. 9 - Little Rock

Over \$200,000 - - - - -	6	\$5,900,129	\$326,345	\$12,305	3.771	.209	.584
\$100,000-200,000 - - - - -	14	2,578,850	135,774	3,932	2.896	.152	.406
\$50,000-100,000 - - - - -	19	1,200,696	68,634	1,463	2.132	.122	.273
\$25,000-50,000 - - - - -	18	627,445	33,807	647	1.914	.103	.219
\$10,000-25,000 - - - - -	22	262,971	16,250	307	1.889	.117	.233
Under \$10,000 - - - - -	16	122,352	6,958	120	1.725	.098	.210
All reporting assns. -	95	1,193,209	65,687	1,863	2.836	.156	.393

District No. 10 - Topeka

Over \$200,000 - - - - -	6	\$6,875,432	\$368,953	\$10,954	2.969	.159	.449
\$100,000-200,000 - - - - -	12	2,354,585	129,165	3,396	2.629	.144	.330
\$50,000-100,000 - - - - -	15	1,182,612	67,370	1,789	2.655	.151	.346
\$25,000-50,000 - - - - -	20	660,464	37,679	948	2.516	.144	.399
\$10,000-25,000 - - - - -	28	303,304	15,990	389	2.433	.128	.367
Under \$10,000 - - - - -	25	109,206	6,207	127	2.046	.116	.271
All reporting assns. -	106	1,053,573	57,837	1,569	2.713	.149	.378

District No. 11 - Portland

Over \$200,000 - - - - -	2	\$11,328,329	\$524,750	\$31,805	6.061	.281	.520
\$100,000-200,000 - - - - -	9	2,750,616	136,020	5,590	4.110	.203	.545
\$50,000-100,000 - - - - -	22	1,665,380	78,156	3,561	4.556	.214	.461
\$25,000-50,000 - - - - -	14	682,654	36,735	1,332	3.626	.195	.403
\$10,000-25,000 - - - - -	12	381,343	17,184	490	2.851	.128	.184
Under \$10,000 - - - - -	6	137,707	6,449	101	1.566	.073	.143
All reporting assns. -	65	1,523,232	73,113	3,245	4.575	.220	.464

District No. 12 - Los Angeles

Over \$200,000 - - - - -	17	\$5,219,394	\$302,413	\$10,628	3.514	.204	.450
\$100,000-200,000 - - - - -	26	2,441,539	141,099	3,554	2.519	.146	.355
\$50,000-100,000 - - - - -	27	1,239,070	69,847	2,289	3.277	.185	.326
\$25,000-50,000 - - - - -	17	910,759	38,444	1,118	2.908	.123	.305
\$10,000-25,000 - - - - -	11	456,172	17,406	639	3.671	.140	.292
Under \$10,000 - - - - -	5	177,345	5,649	274	4.890	.155	.239
All reporting assns. -	103	2,010,215	112,318	3,517	3.131	.175	.385

RECENT CHANGES IN THE OPERATION OF THE REGISTERED HOME SERVICE

Decentralization of the Registered Home Service program on a regional basis has opened new fields of operation and has created considerable interest in the practical opportunities within the framework of this plan to safeguard the mutual interests of the home owner and mortgage lender in well designed and soundly constructed dwellings.

■ ADMINISTRATION of the Registered Home Service—evolutionary outgrowth of the Federal Home Building Service Plan—has recently been transferred from the offices of the Bank Board in Washington to the regional Banks in each of the 12 Federal Home Loan Bank Districts. Designed primarily to simplify and coordinate working relationships with associations operating under the plan, the new arrangement has brought about a concomitant revival of interest in this solution to the problem of increasing the volume of sound construction loans in the face of keen competition from many sources. It's the old story of "getting there fustest with the mostest men"—of offering the best home-building services which a prospect can secure.

Basic essentials of the Registered Home Service remain unchanged: to provide architectural counsel in the selection of a design suitable to site and neighborhood; to plan for future as well as present family living requirements; to verify the specification of proper building materials; and to supervise the actual construction—all at a fee commensurate with the limited income of the average small home buyer. When a home is completed in accordance with these protective features, it can be registered with the Federal Home Loan Bank Board in Washington and a certificate identifying the dwelling as a product which has met the service's standards will be issued to the owner by the lending institution.

DIVISION OF FUNCTIONS: HOME AND REGIONAL OFFICES

In the future, responsibilities of the Washington office will be primarily concerned with the over-all coordination of the regional programs and the development of a comprehensive plan for improving public reaction to the service.

The Assistant Governor's office will supervise the general administration of the plan. The Architec-

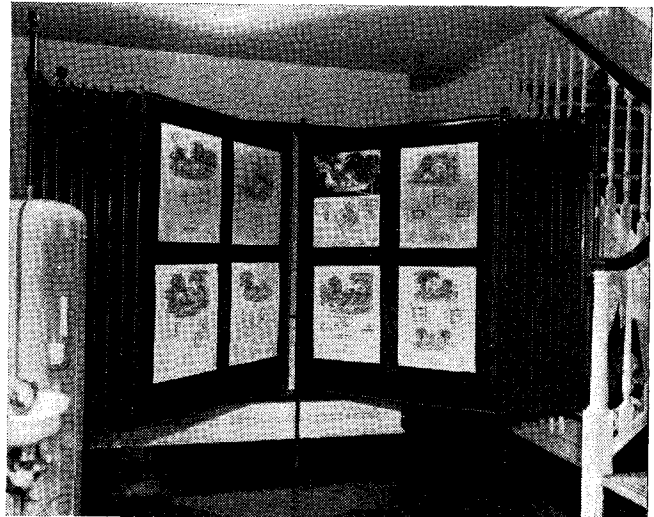
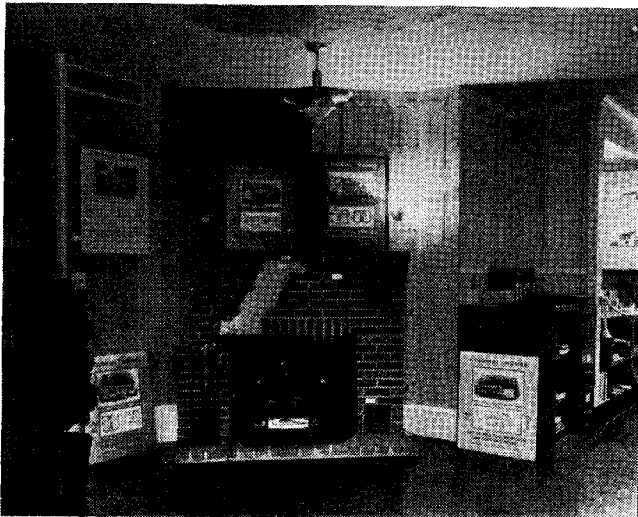
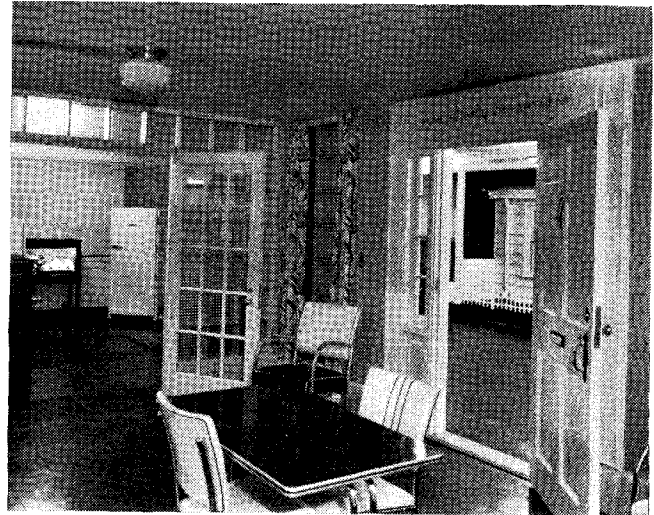
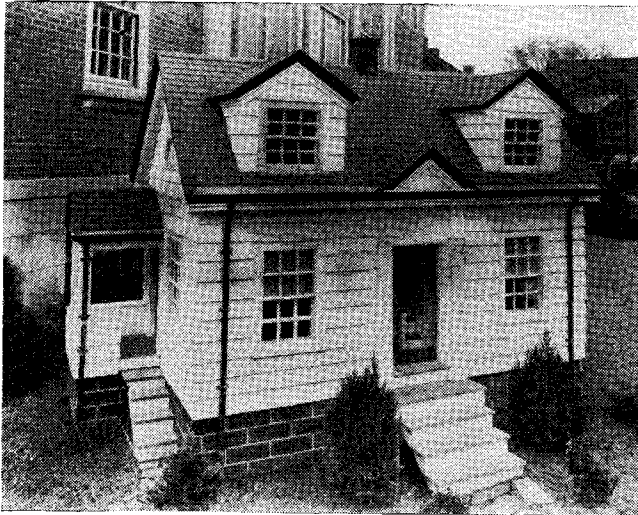
tural Adviser to the Board will continue to approve architects and home designs to be used in the operation of the plan. The Public Relations Department will encourage public acceptance of the program through the preparation of national magazine, radio, and newspaper publicity, and of model local publicity, advertising and promotional materials for distribution through the 12 Banks.

The Regional Banks now become the focal point for association contacts. They will maintain complete information on the operation of the plan, and provide necessary materials and counsel for those institutions desiring to install the plan in their own community. Once an institution and its cooperating architect have made arrangements to begin operations, the regional bank will supply a compilation of more than 500 designs by leading residential architects from which a selection of about 75 most suitable to the locality can be made. Next, it will furnish sample news releases which may be used as models for plan-inauguration and subsequent phases of the plan's development and operation; samples of consumer literature and mailing pieces descriptive of the Registered Home Service; illustrated material on window displays and other promotional media; and finally, a step-by-step presentation of a "demonstration home" project by which the complete home-building service facilities of the sponsoring association can be presented most effectively to the public.

A comprehensive booklet, "The Registered Home Service," is now available to member associations through each of the 12 Federal Home Loan Banks. This pamphlet contains a complete description of how the program may be inaugurated and operated successfully in any community.

INDIVIDUALIZED OPERATIONS POSSIBLE

It has long been recognized in the administration of the Registered Home Service that hard and fast



These photographs were taken from a portfolio of pictures of the home-building exhibit of the Manchester Federal Savings and Loan Association, Manchester, New Hampshire. At the top left is the model house on display just outside the association's offices. The picture at the top right is a general view of the home-building exhibit rooms showing part of the lounge and adjoining displays. The fireplace at the lower left is only one of many examples of actual construction which may be seen and studied. The portfolio of designs is shown on the lower right and gives some indication of the wide range of choice which is available.

rules cannot be laid down for the operation of any program by an individual association. The plan is simply a facilitating tool which members can apply in the handling of construction loans. Local institutions may use the materials and advice offered by the Banks to develop their own home-building service, adapted to the individual requirements dictated by the conditions of the market they serve.

On numerous occasions,¹ the REVIEW has reported on the arrangements which individual associations have designed to provide an adequate home-building service for their prospective borrowers. This month,

¹ See: "Model Homes Attract Loan Prospects," p. 8, October 1939; "Construction Supervision in the Twin Cities," p. 182, March 1940; "The Home-Construction Exhibit—A Public Service," p. 221, April 1940.

particular attention is being called to the programs developed by the Manchester Federal Savings and Loan Association, Manchester, New Hampshire, and by the Worcester Cooperative Federal Savings and Loan Association, Worcester, Massachusetts.

In keeping with the trend to set up a separate and distinct home-building service unit within the framework of an operating association, both of these institutions have arranged for complete and independent departments to assemble and supply all types of building information—*free of any obligation*—to prospective borrowers. The organization of these departments represents months of work and the closest cooperation with local architects, realtors, contractors, and building supply dealers.

The general public has been invited to make the comprehensive displays its reference shelf for information on any question about the selection of a site, the choosing of a design, the details of construction, or the methods of financing a contemplated project. The exhibits have become the center of attraction for prospective borrowers who are in the market to build or buy a new house.

FEATURES OF ASSOCIATION EXHIBITS

Briefly, the man or woman who stops to browse through either of these home-building service departments will find unlimited sources of practical home construction ideas. A plentiful supply of architect-designed and approved house plans is available and arrangements have been made for



There are many different methods of promoting the Registered Home Service, but attractive plan books such as those illustrated above have proven very effective. The books are printed in colors and contain a wealth of information about the plan and its services, as well as photographs of the home-building exhibits and a selection of the most outstanding designs from which a prospective home owner may choose.

providing blueprints and working drawings of any design selected. Actual "x-ray" examples of scores of different building materials and finishes, assembled in various stages of construction with approved building techniques, are tangible evidence for those more technically minded individuals who want to know the "inside" story. A comprehensive display of modern kitchen and bathroom features have special appeal for the feminine contingent of the housing brigade, while sample units of heating and plumbing equipment have more interest for the man of the future house.

Not a small part of the exhibits are the catalogues and booklets which make up a reference library on virtually every type of material and equipment that goes into the building of a modern house along with information on landscaping, gardening, interior decorating, and many other phases of planning and development which transforms a house into a home.

Finally, a complete description of the financing services available through the sponsoring association is intended to convert the prospect into an actual borrower when the construction stage is ultimately reached. Having convinced a prospective customer that the institution is genuinely interested in seeing that he gets the most for his money, the sales promotion work of the association management has already been largely accomplished. There can be no mistaking the fact that prospective home builders are vitally impressed by knowing that they can be protected from start to finish by an institution that insists on the highest standards in design, materials, and construction.

OPPORTUNITIES AHEAD

There is a great demand today for low-cost homes, an increasing need for shelter the average wage earner can afford. Somehow, in one form or another, this need will be met. In the highly competitive mortgage market which prevails, savings and loan associations must, of necessity, convey the advantages of their facilities to the home owners of tomorrow.

Through the Registered Home Service, member lending institutions of the Bank System have at their disposal a carefully developed and thoroughly tested promotional medium for contacting and convincing loan prospects. It offers a home-building service—distinct from all others—which can be made available at a reasonable cost. Besides safeguarding the consumer's interests, the construction and design standards embodied in the plan provide added protection for the security behind association loans.

The recent changes in the operation of the Registered Home Service, which emphasize the regional pattern of operations and permit greater flexibility in its use by individual associations, open up a logical avenue for a wider adoption of the plan by member savings and loan associations.

Advertising Expenditures

(Continued from p. 296)

stitutions and those with separate office accommodations showed more aggressive efforts to obtain new contacts for loans and private share capital through advertising and other business development methods.

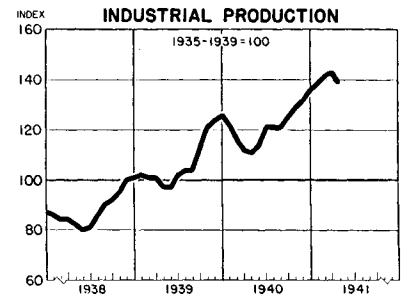
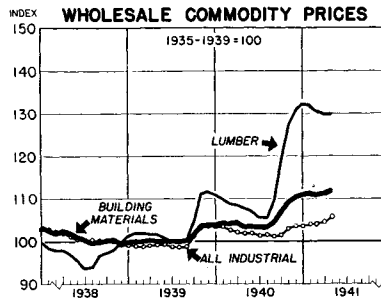
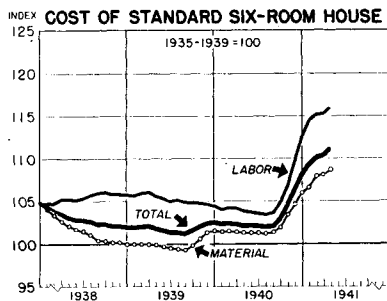
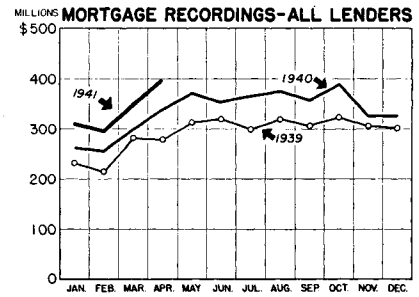
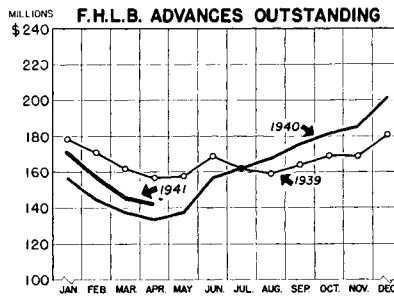
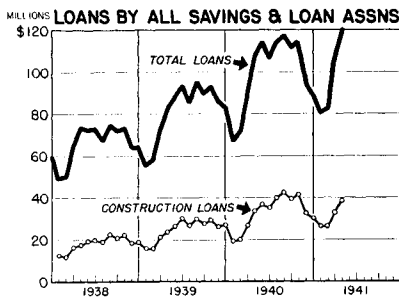
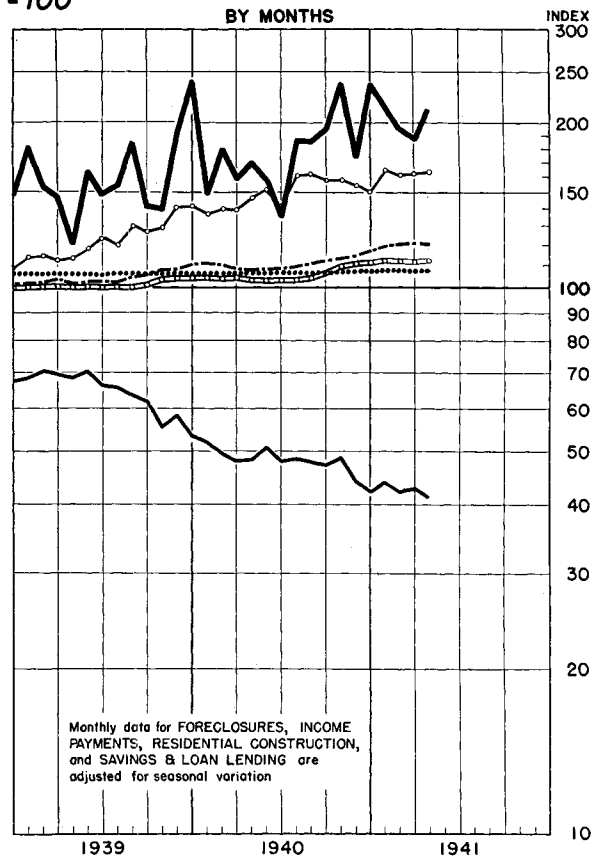
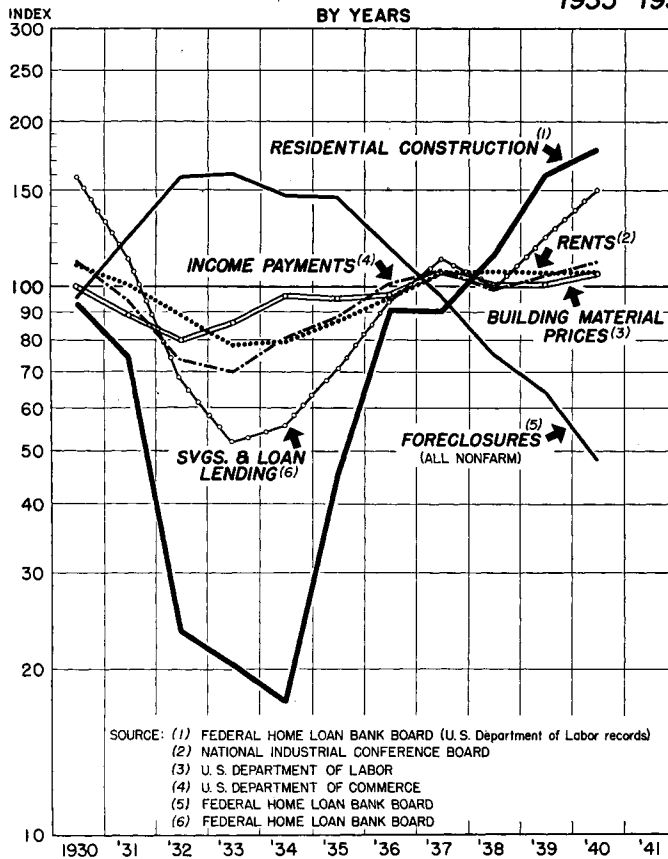
There was much more variation between the part-time and full-time classifications than there was between the two types of office facilities. Differences in the latter groups were comparatively small, but the business promotion expenditures of the full-time institutions were from three to eight times larger than those of the part-time associations in relation to their gross operating incomes.

One Hundred Twenty-Fifth Anniversary of Mutual Savings Banks

■ THIS year marks the 125th anniversary of mutual savings banks in the United States. Following within a few years upon the founding of the first bank of this type in Scotland, and preceding the establishment of the first savings and loan association by 15 years, the Philadelphia Fund Savings Society and the Provident Institution for Savings of Boston were organized in 1816. Since then, mutual savings banks have developed into one of the major reservoirs of thrift and into an important source of investment funds. Today the 540 mutual savings banks operate in 17 States and hold approximately \$11,000,000,000 in deposits.

Mutual savings banks and savings and loan associations have always been linked by common objectives. They have in common not only the philanthropic and humanitarian motives for their organization but the mutual character of operation, the promotion of thrift among people of small means, the emphasis on long-term investments, and—to a certain extent—the interest in mortgage finance. Eleven mutual savings banks, holding total assets of \$215,000,000 and operating in Connecticut, Massachusetts, New Hampshire, and Wisconsin, are members of the Federal Home Loan Bank System.

RESIDENTIAL BUILDING ACTIVITY AND SELECTED INFLUENCING FACTORS 1935-1939 = 100



Highlights

- I. *Mortgage-financing activity reached unusually high levels during April.*
 - A. *New mortgage loans originated by all savings and loan associations totaled more than \$120,000,000—the highest monthly level since the late 1920's.*
 - B. *Recordings of nonfarm mortgages of \$20,000 or less also established a new peak with an aggregate volume of almost \$400,000,000.*
- II. *Residential construction activity showed an increase far beyond the usual seasonal expectations, stimulated by a high volume of public construction.*
 - A. *Of the 45,600 dwelling units for which permits were obtained, public construction mainly for defense workers accounted for almost one-fifth of the total, or 8,500 units.*
 - B. *Private construction gained 18 percent over March and was 9 percent above the level of April 1940.*
- III. *Although management-labor disputes during April caused a temporary decline in industrial output, the primary trend is still one of rapidly expanding business activity.*
 - A. *Consumer purchases remained at record levels, and some steps have been taken to reduce the demand for goods competing with defense needs by tightening installment credit.*
 - B. *Prices were rising at a more rapid rate during April and price-control measures were extended to several additional commodities.*
- IV. *The aggregate assets of all insured savings and loan associations passed the \$3,000,000,000-mark during the month of April.*

Summary

■ AFTER three consecutive months of decline, the seasonally adjusted index of residential building activity turned abruptly upward in April. Further rapid expansion in defense housing projects financed by Government funds was chiefly responsible for the 14-percent increase from March in this index, although privately financed construction also rose during the month in excess of normal spring expectations.

For the first four months of 1941 a total of 135,000 dwelling units were placed under construction in all urban areas of the United States. This total represents a much higher level of activity than has been experienced in any corresponding period for more than a decade.

Construction lending activity of savings and loan associations during the January–April period increased 25 percent over the same interval of 1940; this is roughly in line with the improvement shown in total private home construction during this time. Demands for new housing facilities, which have been stimulated by immediate needs in defense areas as well as by expanded employment and national income, are the principal causes of the current “booms” in new construction and lending activities.

Loans made by savings and loan associations for the purchase of homes have continued to increase at a rapid pace as have those for new construction, thus

reflecting the part that these institutions are playing in financing the turnover of properties, both old and new, which typifies the generally active real estate market of early 1941. For the first four months of this year these two loan classifications, as well as the reconditioning group, showed increases over the corresponding 1940 period, while refinancing and miscellaneous loans were lower in volume.

Other symptoms of an improving real estate market are revealed in mortgage-recording statistics which show continued increases in financing activity by all classes of lenders, and in a further decline of foreclosures.

The seasonally adjusted index of nonfarm foreclosure activity dropped in April to a new low level for the 7-year period in which monthly statistics have been collected. This index which has been

[1935–1939=100]

Type of index	Apr. 1941	Mar. 1941	Percent change	Apr. 1940	Percent change
Residential construction ¹	212.7	186.8	+13.9	168.5	+26.2
Foreclosures (nonfarm) ¹	41.1	42.5	-3.3	48.4	-15.1
Rental index (NICB)	107.6	107.5	+0.1	106.3	+1.2
Building material prices	111.8	111.1	+0.6	103.3	+8.2
Savings and loan lending ¹	163.6	161.4	+1.4	146.5	+5.5
Industrial production ¹	139.0	143.0	-2.8	111.0	+25.2
Manufacturing employment ¹	125.3	122.8	+2.0	105.7	+18.5
Manufacturing pay rolls ¹	154.9	150.1	+3.2	112.9	+37.2
Income payments ¹	120.0	120.1	-0.1	108.1	+11.0

^p = preliminary. ^r = revised.

¹ Adjusted for normal seasonal variation.

receding steadily since 1933 now stands well below the average for any of the past 14 years.

Building costs, which registered only nominal increases in March, continued upward at a slightly faster rate in April in consonance with accelerated price rises in many other fields. Labor rates and material prices involved in constructing the standard house each displayed increases during April of almost 1 percent; however, these cost rises were much less than those indicated in the closing months of 1940. Residential rents, while increasing rapidly in several defense areas, continued to move but slowly upward for the country as a whole.

General Business Conditions

■ THE year-long upward climb of industrial production received its first set-back in April when management-labor disputes in bituminous coal mines and in automobile plants reduced the output of these products and forced other industries into slackening activity. Further expansion of several other industries engaged in defense production failed to offset these output losses, with the result that the seasonally adjusted production index of the Federal Reserve Board dropped from 143 in March to 139 in April (1935-1939=100). However, reports for the first three weeks of May indicate that industrial activity was rapidly regaining its upward movement, with the volume of orders generally running far ahead of shipments.

Consumer purchases, stimulated by record employment levels, remain high as evidenced by April sales of department stores, which were up 24 percent from April last year, and heavy sales volumes in passenger cars, refrigerators, other electrical appliances, and household furniture. Generally, the largest gains have occurred in consumers' durable goods, usually purchased on installment credit, and since many of these products compete directly with defense needs for materials, machinery, and skilled personnel, Federal agencies have been considering measures to tighten up on consumer credit. Two leading mail-order firms have already acted to reduce the 3-year time payment now permitted on durable goods items, by requiring more substantial down-payments or larger monthly installments.

Expanding consumer purchases on top of the heavy demand for goods resulting from the armament program, and wage increases recently effected in several large industries, make the question of price control one of extreme importance. In the past few

weeks price rises have become more pronounced and more general, covering an ever broadening area of commodities. At the end of the third week of May the wholesale price index of the U. S. Department of Labor stood over 9 percent above the level of a year ago and 14 percent higher than before the outbreak of the war. In the past 12-month period, which coincides approximately with the first year of the American defense program, the gain was 16 percent for farm products, over 14 percent for textile products, and more than 8 percent for building materials. Considerably larger increases were indicated by the same Department's index of 28 *basic* commodity prices which include domestically produced as well as imported foodstuffs and raw materials. In the third week of May this index showed a rise of 10 percent compared with a year ago and a jump of 44 percent over the level of August 1939.

One of the results of these price movements is the increasing extent of price control measures. That consumers' goods will definitely be within the scope of such measures was demonstrated by an action of the Office of Price Administration and Civilian Supply, fixing maximum prices for combed cotton yarn 20 percent below current market quotations which it regarded as "speculative."

There was little change in money rates during the past month. The average yield on long-term Government bonds oscillated between 1.90 and 1.94—somewhat above the record low reached in December of last year.

Residential Construction

[Tables 1 and 2]

■ DURING the month of April a rise of 12 percent is normally experienced in the number of residential dwelling units placed under construction. This year, however, the increase was nearly 30 percent—far greater than the usual seasonal upswing at this time of the year. The index of residential building activity, which has been adjusted for this factor, displayed an improvement of 14 percent during the month of April.

In all urban areas of the United States, 45,600 units were built during April. Of these, 8,500 units, or more than double the units started in the preceding month, were financed by Government agencies. Private residential construction likewise indicated rising activity but to a much lesser extent.

During the first four months of this year, construction in all types of dwellings showed sizable increases

over the corresponding 1940 period, with the exception of privately financed multifamily houses which evidenced a gain of less than 1 percent.

Increased private residential building activity for 1- and 2-family dwellings was most pronounced in the Boston, Des Moines, and Chicago areas each of which had rises of over 50 percent from March to April. Publicly financed housing projects were scattered over a wide area with 18 States sharing in this type of residential building.

REVISION OF 1940-1941 ESTIMATES

Beginning with this issue, the estimates on residential construction in urban areas shown in Tables 1 and 2 cover all communities of 2,500 population or over, as indicated by the 1940 Census. Previous estimates had been based on 1930 Census data.

This change adds about 10,000 dwelling units to the annual total for 1940 construction previously reported. The following table shows the revised monthly figures beginning with January 1940. This table may be substituted for Table 8, which appeared on page 10 of the *Statistical Supplement*.

Figures for January, February, and March of 1940 and 1941, classified by Federal Home Loan Bank District and by State, will be shown in a special table to be included in a forthcoming issue of the *FEDERAL HOME LOAN BANK REVIEW*.

Building Costs

[Tables 3, 4, and 5]

■ DEALERS' costs of materials used in the construction of the 6-room frame house rose almost 1 percent from March to April, continuing the upward trend started in midyear 1940. The materials used in this house now cost 9 percent more than in the average month of 1935-1939. Labor costs for the standard house likewise continued to increase; the April index showed a gain of close to 1 percent over March and was 16 percent above the 1935-1939 average.

An analysis of individual communities reveals that during the period from February to May costs involved in the construction of the 6-room frame house rose by at least \$100 in 13 of the 25 communities reporting in May 1941. Memphis, Tennessee, and Cincinnati, Ohio, were the only cities reporting declines, each of which amounted to less than \$60. Total costs in all of the 25 cities were well above the August 1940 level. In 15 of these cities, it costs at least \$500 more currently to build the standard house than it did in August of last year. Dallas, Texas reported the greatest increase for this period—a rise of \$1,296.

Wholesale building material prices continued to rise and the composite index of the U. S. Depart-

Summary of new residential construction in all urban areas of the United States during 1940 and 1941 by months¹

[Amounts are shown in thousands of dollars]

Year and month	Number of family dwelling units					Permit valuation							
	Private construction				Public construction	Total urban construction	Private construction				Public construction	Total urban construction	
	1-family	2-family	3-and-more family	Total			1-family	2-family	3-and-more family	Total			
1940													
January	11,018	997	3,970	15,985	2,935	18,920	\$41,529	\$2,520	\$14,944	\$58,993	\$8,316	\$67,309	
February	14,329	1,352	5,293	20,974	3,917	24,891	54,075	3,223	17,040	74,338	11,553	85,891	
March	21,882	1,568	5,060	28,510	3,563	32,073	81,716	3,748	14,607	100,071	11,298	111,369	
April	26,891	2,035	5,268	34,194	4,130	38,324	102,343	4,965	14,636	121,944	11,504	133,448	
May	26,809	1,770	4,661	33,240	4,704	37,944	102,809	4,480	12,119	119,408	15,332	134,740	
June	23,102	1,513	3,079	27,694	2,167	29,861	89,499	3,921	7,882	101,302	5,951	107,253	
July	25,774	1,841	3,965	31,580	5,051	36,631	100,502	4,805	10,310	115,617	14,388	130,005	
August	26,283	1,912	3,435	31,630	5,288	36,918	99,330	5,015	8,931	113,276	15,633	128,909	
September	25,481	2,091	3,510	31,082	7,399	38,481	98,338	5,073	9,644	113,055	24,819	137,874	
October	26,171	2,219	4,765	33,155	9,942	43,097	102,027	5,677	14,400	122,104	32,026	154,130	
November	18,490	1,449	3,532	23,471	7,651	31,122	72,474	3,616	9,846	85,936	23,422	109,358	
December	15,791	1,219	4,641	21,651	7,553	29,204	63,292	3,172	13,446	79,910	22,805	102,715	
Annual total	262,021	19,966	51,179	333,166	64,300	397,466	1,007,934	50,215	147,805	1,205,954	197,047	1,403,001	
1941													
January	16,852	1,339	6,028	24,219	2,508	26,727	65,472	3,177	18,163	86,812	7,796	94,608	
February	16,220	1,467	3,758	21,445	6,035	27,480	62,893	3,629	11,054	77,576	18,958	96,534	
March	24,453	2,204	4,776	31,433	3,794	35,227	96,165	5,654	13,957	115,776	12,105	127,881	
April	29,559	2,355	5,221	37,135	8,505	45,640	118,653	6,023	15,234	139,910	26,291	166,201	

¹ Revised to include all urban areas (communities of 2,500 population or over) as ascertained by the 1940 Census.

Construction costs for the standard house

[Average month of 1935-1939=100]

Element of cost	Apr. 1941	Mar. 1941	Percent change	Apr. 1940	Percent change
Material.....	108.7	108.0	+0.6	101.2	+7.4
Labor.....	116.1	115.3	+0.7	103.8	+11.8
Total.....	111.2	110.4	+0.7	102.1	+8.9

ment of Labor (1935-1939=100) reached 111.8 at the end of April, a gain of more than 8 percent over last year. Lumber prices showed no change from March but were 21 percent above April 1940.

New Mortgage-Lending Activity of Savings and Loan Associations

[Tables 6 and 7]

■ THE sharp 15-percent rise in new mortgage loans of savings and loan associations from March to April established a new post-depression peak in lending activity. The \$120,000,000 total for April exceeded the previous high reached in August 1940 by approximately \$3,000,000.

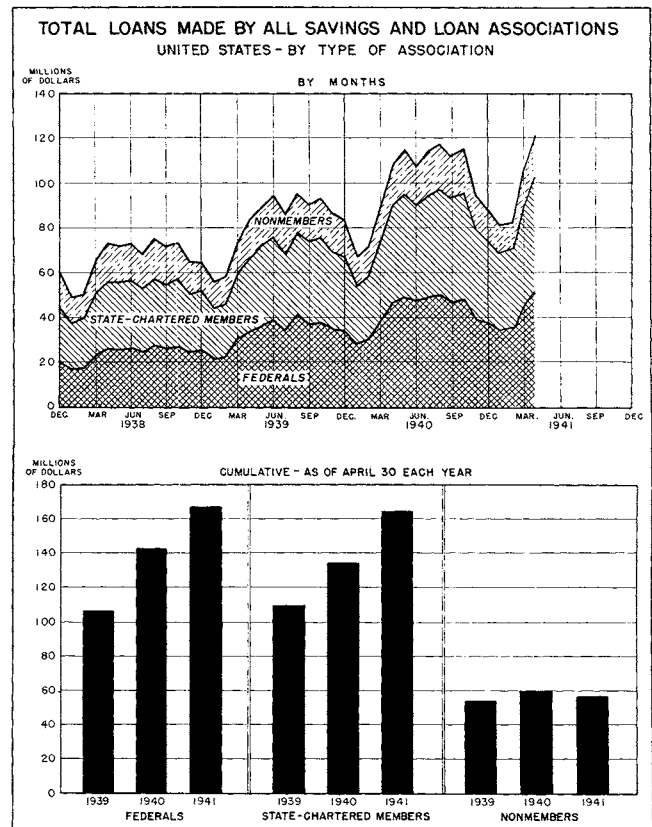
The greatest percentage gains in mortgage lending by savings and loan associations were registered in the Chicago, Boston, and New York Bank Districts. Activity in the Little Rock, Portland, and Los Angeles Regions suffered declines ranging up to 3 percent.

Strong demand for loans to recondition existing dwellings was evident during both March and April and reflects to some extent the higher levels of consumer income and also the use of this means for providing extra dwelling units in defense areas. Reconditioning loans increased 33 percent from February to March and 34 percent from March to April.

New mortgage loans distributed by purpose

[Amounts are shown in thousands of dollars]

Purpose	Apr. 1941	Mar. 1941	Percent change	Apr. 1940	Percent change
Construction.....	\$38,686	\$33,250	+16.3	33,764	+14.6
Home purchase.....	48,311	41,784	+15.6	37,821	+27.7
Refinancing.....	16,905	16,903	+0.0	20,859	-19.0
Reconditioning.....	6,368	4,765	+33.6	6,097	+4.4
Other purposes.....	10,361	8,460	+22.5	9,460	+9.5
Total.....	120,631	105,162	+14.7	108,001	+11.7



During the first four months of this year savings and loan associations invested more than \$273,000,000 in construction and home-purchase mortgages—an increase of 26 percent, or \$56,000,000, over the same 1940 period. Total new mortgage loans by these home-financing institutions, however, have increased only \$52,000,000, or 15 percent, revealing a net decrease in the combined total of refinancing, reconditioning, and other purpose loans.

Mortgage Recordings

[Tables 8 and 9]

■ ALMOST \$400,000,000 in nonfarm mortgages of \$20,000 or less were recorded by institutions and individuals during April. Although recording statistics have been gathered for only two and a half years, all related data available indicate that this volume represents a new high in real estate financing activity for any single month since the early 1930's.

The accelerated activity from March, which likewise represented a sharp upturn from the midwinter low reached in February, prevailed generally throughout the country. The Chicago, Boston, and New

York Federal Home Loan Bank Districts led with gains of 25, 20, and 19 percent, respectively.

Each type of mortgage lender participated in the March to April rise of \$50,000,000 or 14 percent. These increases ranged from 10 percent for individuals to 21 percent for mutual savings banks. Of the institutional type of lenders, savings and loan associations and banks and trust companies, which together supply almost three-fifths of all nonfarm mortgage credit, evidenced the smallest percentage gains during April.

Mortgage recordings by type of mortgagee

[Amounts are shown in thousands of dollars]

Type of lender	Percent change from Mar. 1941	Percent of Apr. 1941 amount	Cumulative recordings (4 months)	Percent of total recordings
Savings and loan associations.....	+13.9	32.5	\$424,100	31.4
Insurance companies.....	+16.1	8.1	111,562	8.3
Banks, trust companies.....	+13.8	24.6	337,757	25.0
Mutual savings banks.....	+20.5	4.2	55,497	4.1
Individuals.....	+10.2	16.5	231,687	17.1
Others.....	+17.5	14.1	191,085	14.1
Total.....	+14.2	100.0	1,351,688	100.0

Foreclosures

[Table 10]

■ FORECLOSURE activity in nonfarm areas of the United States declined in April, thus continuing the downward trend which has now been evident over a period of more than seven years. The index of foreclosures, which has been adjusted for normal seasonal influences, moved to a new low level of 41.1—the equivalent of a drop of nearly 60 percent from the average month of the 1935-1939 base.

In terms of number of cases, foreclosures for the United States totaled 5,445 during April—a reduction of 4 percent from the previous month. This compares favorably with the average March-to-April decline of 2 percent observed over seven years. In a District analysis, this month-to-month comparison indicates adverse movements in five of the Federal Home Loan Bank Districts with the greatest concentration of increased foreclosure activity in the Boston and Little Rock Districts.

Compared with the corresponding month of 1940 each size group and every District with the excep-

tion of the Topeka region reported lower foreclosure activity. However, the decline of 15 percent for the United States was only about half of that recorded from April 1939 to April 1940, indicating a distinct leveling in the decline of foreclosure activity.

Comparing the first four months of this year with the same period a year ago, foreclosure cases were 14 percent fewer. Only 14 of the 48 States reported increases between these periods.

Federal Savings and Loan Insurance Corporation

[Table 12]

■ DURING the month of April, the combined assets of insured savings and loan associations for the first time exceeded the \$3,000,000,000-mark. Coverage of share insurance had been extended by the end of the month to 2,297 associations with total assets of \$3,035,000,000. Over 2,920,000 private savers had placed an aggregate amount of \$2,354,000,000 in these insured institutions. Over the past four months the number of private investors increased by about 150,000, or 5 percent, while the total share capital rose 7 percent in volume.

New mortgage-lending activity, which has been extremely high so far this year, has been instrumental in increasing the volume of mortgages held in the portfolios of insured savings and loan associations by approximately \$115,000,000 since the close of 1940. The flow of private capital into insured institutions has increased the balance in this account by \$152,000,000 during the 4-month period.

Federal Savings and Loan Associations

[Table 12]

■ THE combined assets of all Federal savings and loan associations amounted to \$1,947,000,000 at the end of April. Since the close of last year, assets have increased \$73,000,000 despite heavy repurchases of Treasury and HOLC investments and a reduction of \$46,000,000 in advances outstanding from the respective Federal Home Loan Banks.

Of the 1,447 Federal savings and loan associations operating at the end of April, 810 had been converted from State-chartered institutions, while the remaining 637 were newly organized during the past eight years. Although the growth of associations in this

Progress in number and assets of Federals

[Amounts are shown in thousands of dollars]

Class of association	Number		Approximate assets	
	Apr. 30, 1941	Mar. 31, 1941	Apr. 30, 1941	Mar. 31, 1941
New.....	637	636	\$595, 475	\$584, 516
Converted.....	810	808	1, 351, 568	1, 331, 667
Total.....	1, 447	1, 444	1, 947, 043	1, 916, 183

latter group has been relatively fast, new Federal associations still average less than \$1,000,000 each, whereas the average for converted Federals is nearly \$1,700,000 in assets.

Federal Home Loan Bank System

[Table 13]

■ THE downward trend in total advances outstanding continued through April though evidence of the usual seasonal upswing manifested itself during the last days of the month. Advances were made in the amount of \$5,799,000 and repayments received totaled \$9,929,000, which resulted in a decline of \$4,100,000 in the balance of advances outstanding and brought the total at the end of the month down to \$141,828,000—still \$8,000,000 greater than the advances outstanding at the same time last year. Although the volume of lending operations of the Banks has been larger this year, there has also been an increase in repayments over advances.

Four Federal Home Loan Banks reported increases in their advances outstanding during April. As in previous years, the Portland and Los Angeles Banks were the first to report increases after a general downward trend, with the Los Angeles Bank reflecting the largest monetary and percentage increase (\$869,549 or 8.4 percent). Increases in advances outstanding were also evidenced by the Indianapolis and Chicago Banks. The largest percentage decline in advances outstanding was in the Des Moines Bank (12.3 percent), and the largest monetary decline was in the Winston-Salem Bank (\$1,735,037).

The admission of six new members and the withdrawal of 12 members resulted in a net decline of six members and brought the membership at the end of the month down to 3,841. Despite this decline in number, estimated total member assets continued to increase and reached \$5,180,571,000 at the end of the month.

Directory of Member Institutions

I. INSTITUTIONS ADMITTED TO MEMBERSHIP IN THE FEDERAL HOME LOAN BANK SYSTEM BETWEEN APRIL 16 AND MAY 15, 1941

DISTRICT NO. 2

NEW JERSEY:
 North Plainfield:
 North Plainfield Building & Loan Association, 146 Somerset Street.
 Paterson:
 United Savings & Loan Association of Paterson, Corner Church & Market Streets.
NEW YORK:
 Rochester:
 Dime Banking & Loan Association, 841 Clinton Avenue North.

DISTRICT NO. 7

ILLINOIS:
 Bloomington:
 Bloomington Federal Savings & Loan Association, 113 North Center Street.

DISTRICT NO. 10

KANSAS:
 Leavenworth:
 The Citizens Mutual Building & Loan Association, 312 South Fifth Street.
OKLAHOMA:
 Ponca City:
 The Ponca City Building & Loan Company, Masonic Building.

WITHDRAWALS FROM THE FEDERAL HOME LOAN BANK SYSTEM BETWEEN APRIL 16 AND MAY 15, 1941

ILLINOIS:
 Chicago:
 Falcons Building & Loan Association, 1062 North Ashland Avenue (voluntary liquidation).
MISSOURI:
 Kansas City:
 Kansas City Building & Loan Association Number Six, 1400 Walnut Street (segregation, sale of assets, and transfer of 200 shares of Bank stock to North American Savings & Loan Association of Missouri, Kansas City, Missouri).
NEW JERSEY:
 Arlington (Kearny):
 The Mutual Benefit Building & Loan Association of Kearny, New Jersey, 416 Kearny Avenue (segregation, consolidation with, and transfer of 27 shares of Bank stock to, the Equity Savings & Loan Association, Arlington [Kearny], New Jersey).
 Elizabeth:
 Columbia Building & Loan Association of Elizabeth, 289 Morris Avenue (voluntary liquidation).
 Elizabeth (Roselle Park):
 Aldene Building & Loan Association, 290 Seaton Avenue (sale of assets and transfer of 25 shares of Bank stock to the North Park Savings & Loan Association, Elizabeth, New Jersey).
 Paterson:
 Carroll Building & Loan Association, 126 Market Street (reorganization, consolidation with, and transfer of 25 shares of Bank stock to, the United Savings & Loan Association of Paterson, New Jersey).
NORTH CAROLINA:
 Marion:
 Home Building Association of Marion (member's request).
OHIO:
 Akron:
 Industrials' Savings & Loan Company, 1207 East Market Street (sale of assets and transfer of 200 shares of Bank stock to the William R. Evans Building & Loan Association of Akron, Ohio).
PENNSYLVANIA:
 McKees Rock:
 Chartier's Building & Loan Association, 103 Island Avenue (member's request).
TEXAS:
 Amarillo:
 Panhandle Building & Loan Association, 111 West Sixth Street (sale of assets).

II. FEDERAL SAVINGS AND LOAN ASSOCIATIONS CHARTERED BETWEEN APRIL 16 AND MAY 15, 1941

DISTRICT NO. 3

PENNSYLVANIA:
 Philadelphia:
 Westmoreland Federal Savings & Loan Association, Fifteenth and Tiogo Streets (converted from The Westmoreland Building & Loan Association).

DISTRICT NO. 4

MARYLAND:
 Baltimore:
 Riverside Federal Savings & Loan Association, 132 East Fort Avenue (converted from The Riverside Permanent Building & Savings Association of Baltimore Number Two).

III. INSTITUTIONS INSURED BY THE FEDERAL SAVINGS AND LOAN INSURANCE CORPORATION BETWEEN APRIL 16 AND MAY 15, 1941

DISTRICT NO. 2

NEW JERSEY:

Kearny:
Equity Savings & Loan Association, 577 Kearny Avenue.
Paterson:
United Savings & Loan Association of Paterson, Corner Church and Market Streets.

DISTRICT NO. 3

PENNSYLVANIA:

Easton:
The West Ward Building Association of Easton, Pennsylvania, 119 South Fourth Street.
Philadelphia:
Kazimierz Wielki Building & Loan Association, 2403 East Clearfield Street.

DISTRICT NO. 4

MARYLAND:

Baltimore:
Riverside Federal Savings & Loan Association, 132 East Fort Avenue.

DISTRICT NO. 12

CALIFORNIA:

Los Angeles:
Home Building & Loan Association, 726 Rives-Strong Building.

Resolutions of the Board

AMENDMENT TO RULES AND REGULATIONS FOR FEDERAL SAVINGS AND LOAN SYSTEM PERMITTING FEDERALS TO MAKE LOANS UNDER TITLE VI OF THE NATIONAL HOUSING ACT: Adopted May 9, 1941; effective May 12, 1941.

On May 9, the Federal Home Loan Bank Board adopted a resolution amending Section 203.10 of the Rules and Regulations for the Federal Savings and Loan System to permit Federal associations to make loans under the new Title VI of the National Housing Act.

Such amendment was made by inserting in subsection (b) the words "Title I or Title II or Title VI of" immediately following the words "value permitted under" in the first sentence; by inserting in subsection (d) the words "Title I or Title II or Title VI of" immediately following the words "plans provided by" in the first sentence; and by inserting in the second sentence of subsection (d) the words "or Title VI" immediately following "or Title II."

PROPOSED AMENDMENTS

PROPOSED AMENDMENT TO RULES AND REGULATIONS FOR INSURANCE OF ACCOUNTS RELATIVE TO THE ADVERTISING OF MEMBERSHIP IN THE FEDERAL SAVINGS AND LOAN INSURANCE CORPORATION.

On April 30, 1941, the Board of Trustees of the Federal Savings and Loan Insurance Corporation proposed an amendment to Section 301.7 of the Rules and Regulations for insurance of accounts which would permit an insured institution to advertise itself as a member of the Federal Savings and

Loan Insurance Corporation. The amendment was effected by relettering subsection "(f)" of Section 301.7 to read "(g)" and inserting a subsection "(f)" to read as follows:

(f) *Advertising of Insurance of Accounts.* An insured institution may advertise itself as a "member" of the Federal Savings and Loan Insurance Corporation.

This amendment will not be formally approved until 30 days after the mailing date to the Advisory Council (May 2).

PROPOSED AMENDMENT TO RULES AND REGULATIONS FOR THE FEDERAL HOME LOAN BANK SYSTEM, RELATING TO THE PUBLICATION OF INFORMATION REGARDING ELECTIONS OF FEDERAL HOME LOAN BANK DIRECTORS.

At its November 1940 meeting, the Federal Savings and Loan Advisory Council recommended that the Board consider a change in regulations which would permit making available to any member of a Federal Home Loan Bank full information as to votes cast in his respective District in directorship elections. Toward accomplishing this objective, the Federal Home Loan Bank Board on May 7, 1941 adopted a resolution proposing to delete the third sentence of Section 2.4 (a) (13) of the Rules and Regulations of the Federal Home Loan Bank System which reads as follows:

Upon the request of a candidate he will be informed of the number of election ballots cast for him and the total number of election ballots cast for the directorship for which he was a candidate, but with this exception, no information concerning the number of votes received by candidates will be published.

This deletion will not be formally approved until 30 days after the amendment was mailed to the Advisory Council and the Bank Presidents (May 9).

The Board also decided to include the following inquiry on the certificates of nomination for the next election of directors:

Do you believe the Federal Home Loan Bank Board should permit any member of a Federal Home Loan Bank to obtain the number of votes each candidate receives for the directorship in its Class and the number of votes each candidate receives for the Directorship-at-Large?

With the results of the above inquiry in hand, the Board will be able to ascertain whether or not the majority of member associations are in favor of making election information available, and, if so, will then be in a position to carry out the recommendation of the Advisory Council.

Table 1.—Estimated number and valuation of new family dwelling units provided in all urban areas¹ of the United States, April 1941

[Source: U. S. Department of Labor]

[Amounts are shown in thousands of dollars]

Type of construction	Number of family dwelling units					Permit valuation				
	Monthly totals			Jan.-Apr. totals		Monthly totals			Jan.-Apr. totals	
	Apr. 1941	Mar. 1941	Apr. 1940	1941	1940	Apr. 1941	Mar. 1941	Apr. 1940	1941	1940
Private construction.....	37, 135	31, 433	34, 194	114, 232	99, 663	\$139, 910	\$115, 776	\$121, 944	\$420, 074	\$355, 346
1-family dwellings.....	29, 559	24, 453	26, 891	87, 084	74, 120	118, 653	96, 165	102, 343	343, 183	279, 663
2-family dwellings ²	2, 355	2, 204	2, 035	7, 365	5, 952	6, 023	5, 654	4, 965	18, 483	14, 456
3-and more-family dwellings ³	5, 221	4, 776	5, 268	19, 783	19, 591	15, 234	13, 957	14, 636	58, 408	61, 227
Public construction.....	8, 505	3, 794	4, 130	20, 842	14, 545	26, 291	12, 105	11, 504	65, 150	42, 671
Total urban construction.....	45, 640	35, 227	38, 324	135, 074	114, 208	166, 201	127, 881	133, 448	485, 224	398, 017

¹ Revised according to 1940 classification of urban areas.

² Includes 1- and 2-family dwellings combined with stores.

³ Includes multifamily dwellings combined with stores.

Table 2.—Estimated number and valuation of new family dwelling units provided in all urban areas, in April 1941, by Federal Home Loan Bank District and by State

[Source: U. S. Department of Labor]

[Amounts are shown in thousands of dollars]

Federal Home Loan Bank District and State	All residential dwellings				All private 1- and 2-family dwellings			
	Number of family dwelling units		Permit valuation		Number of family dwelling units		Permit valuation	
	Apr. 1941	Apr. 1940	Apr. 1941	Apr. 1940	Apr. 1941	Apr. 1940	Apr. 1941	Apr. 1940
UNITED STATES.....	45, 640	38, 324	\$166, 201	\$133, 448	31, 914	28, 926	\$124, 676	\$107, 308
No. 1—Boston.....	2, 825	1, 535	11, 186	6, 569	1, 755	1, 416	7, 942	6, 280
Connecticut.....	795	502	3, 468	2, 188	495	420	2, 544	1, 993
Maine.....	79	59	279	201	75	52	266	183
Massachusetts.....	1, 107	672	4, 658	2, 864	883	645	3, 897	2, 796
New Hampshire.....	73	85	214	306	73	85	214	306
Rhode Island.....	742	203	2, 421	945	200	200	875	937
Vermont.....	29	14	146	65	29	14	146	65
No. 2—New York.....	5, 207	6, 060	22, 446	22, 210	3, 109	2, 452	14, 512	10, 973
New Jersey.....	1, 552	1, 188	6, 538	4, 460	1, 174	750	5, 246	3, 212
New York.....	3, 655	4, 872	15, 908	17, 750	1, 935	1, 702	9, 266	7, 761
No. 3—Pittsburgh.....	3, 287	1, 696	13, 110	7, 396	1, 934	1, 457	8, 473	6, 613
Delaware.....	47	159	195	652	47	27	195	130
Pennsylvania.....	3, 026	1, 238	12, 099	5, 574	1, 683	1, 191	7, 474	5, 448
West Virginia.....	214	299	816	1, 170	204	239	804	1, 035

Table 2.—Estimated number and valuation of new family dwelling units provided in all urban areas, in April 1941, by Federal Home Loan Bank District and by State—Continued

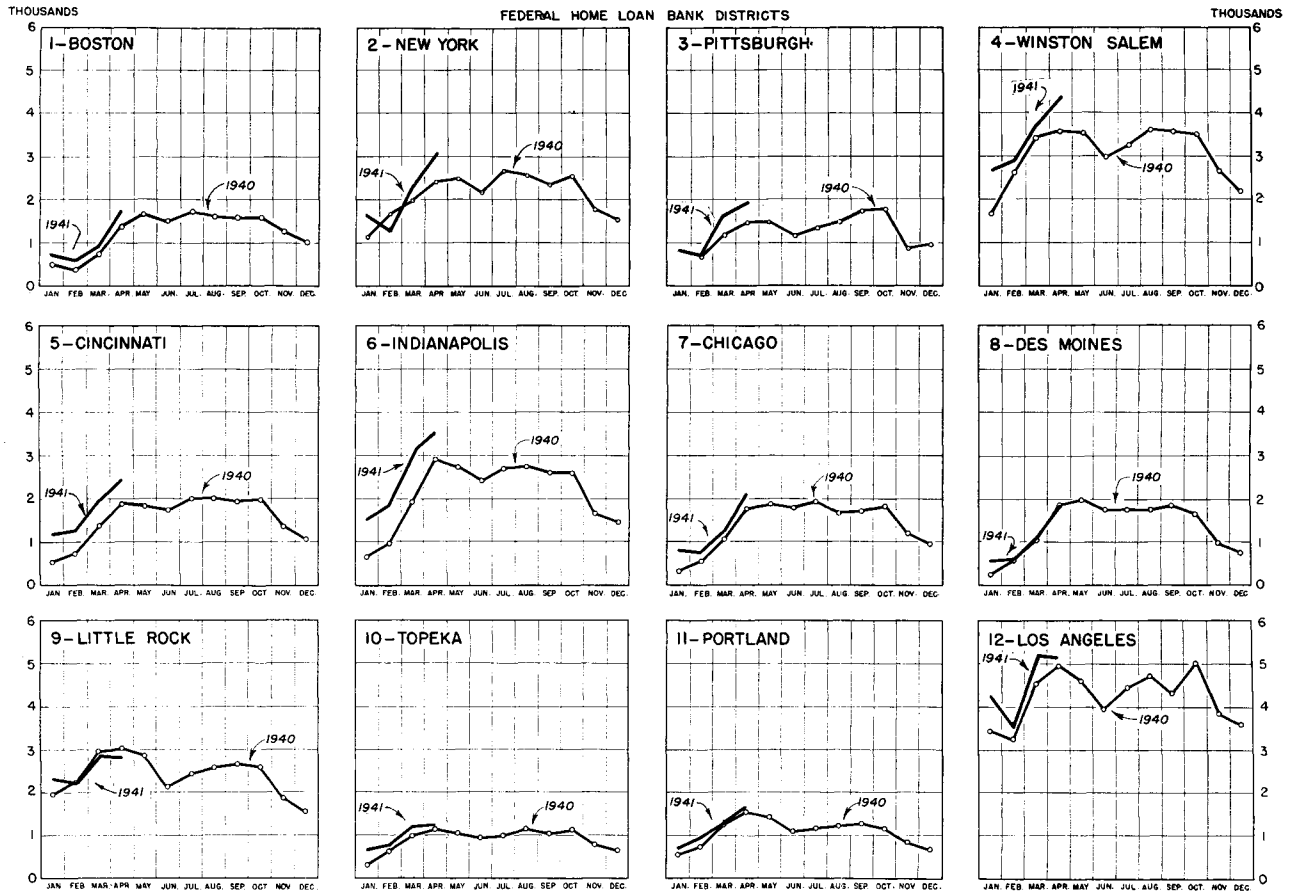
[Amounts are shown in thousands of dollars]

Federal Home Loan Bank District and State	All residential dwellings				All private 1- and 2-family dwellings			
	Number of family dwelling units		Permit valuation		Number of family dwelling units		Permit valuation	
	Apr. 1941	Apr. 1940	Apr. 1941	Apr. 1940	Apr. 1941	Apr. 1940	Apr. 1941	Apr. 1940
No. 4—Winston-Salem.....	7,010	7,125	\$20,286	\$21,063	4,371	3,892	\$14,017	\$12,591
Alabama.....	743	294	1,416	648	439	294	736	648
District of Columbia.....	905	703	2,812	2,390	297	145	1,654	1,000
Florida.....	1,198	1,655	3,851	5,328	814	923	2,986	3,597
Georgia.....	731	1,182	1,710	2,686	519	554	1,073	1,090
Maryland.....	1,028	1,496	3,025	4,602	1,014	457	2,982	1,498
North Carolina.....	864	821	2,152	2,245	436	654	1,212	1,851
South Carolina.....	304	274	754	651	279	257	722	625
Virginia.....	1,237	700	4,566	2,513	573	608	2,652	2,282
No. 5—Cincinnati.....	4,392	2,761	17,287	10,409	2,460	1,995	11,233	8,200
Kentucky.....	246	568	715	1,481	242	262	706	596
Ohio.....	3,615	1,454	15,130	6,979	1,719	1,358	9,162	6,667
Tennessee.....	531	739	1,442	1,949	499	375	1,365	937
No. 6—Indianapolis.....	4,055	3,010	17,244	12,796	3,522	2,936	15,609	12,592
Indiana.....	1,300	763	4,573	2,786	794	737	2,987	2,746
Michigan.....	2,755	2,247	12,671	10,010	2,728	2,199	12,622	9,846
No. 7—Chicago.....	2,212	1,929	10,708	8,808	2,089	1,833	10,372	8,581
Illinois.....	1,356	1,250	7,699	6,274	1,316	1,218	7,563	6,187
Wisconsin.....	856	679	3,009	2,534	773	615	2,809	2,394
No. 8—Des Moines.....	2,633	2,028	10,599	7,402	1,809	1,906	7,111	7,148
Iowa.....	553	481	2,120	1,828	539	468	2,097	1,786
Minnesota.....	719	777	3,098	3,015	682	762	2,990	2,977
Missouri.....	1,253	615	5,064	2,118	480	537	1,707	1,974
North Dakota.....	49	63	122	181	49	51	122	161
South Dakota.....	59	92	195	260	59	88	195	250
No. 9—Little Rock.....	3,798	3,260	9,414	8,111	2,819	3,145	7,027	7,872
Arkansas.....	176	188	397	422	176	188	397	422
Louisiana.....	463	370	1,352	890	324	363	920	875
Mississippi.....	297	396	418	596	289	389	404	581
New Mexico.....	114	189	326	448	105	160	306	377
Texas.....	2,748	2,117	6,921	5,755	1,925	2,045	5,000	5,617
No. 10—Topeka.....	1,340	1,245	4,056	3,823	1,238	1,190	3,913	3,755
Colorado.....	457	328	1,291	1,034	399	320	1,239	1,029
Kansas.....	214	261	536	690	178	228	463	655
Nebraska.....	175	186	649	654	167	179	631	639
Oklahoma.....	494	470	1,580	1,445	494	463	1,580	1,432
No. 11—Portland.....	1,962	1,679	6,402	5,380	1,670	1,603	5,628	5,205
Idaho.....	110	173	336	433	104	169	309	424
Montana.....	144	144	406	367	133	136	369	344
Oregon.....	458	342	1,423	1,055	382	298	1,276	954
Utah.....	454	315	1,446	1,088	276	315	928	1,087
Washington.....	718	634	2,490	2,181	697	614	2,445	2,140
Wyoming.....	78	71	301	256	78	71	301	256
No. 12—Los Angeles.....	6,919	5,996	23,463	19,481	5,138	5,101	18,839	17,498
Arizona.....	121	128	393	371	95	121	345	362
California.....	6,743	5,802	22,809	18,844	4,988	4,926	18,233	16,895
Nevada.....	55	66	261	266	55	54	261	241

NEW RESIDENTIAL CONSTRUCTION IN ALL URBAN AREAS

ALL PRIVATELY FINANCED 1 AND 2 FAMILY DWELLINGS

Source: Federal Home Loan Bank Board. Compiled from Building Permits reported to U.S. Department of Labor



EIGHT STATES WITH GREATEST VOLUME DURING APRIL

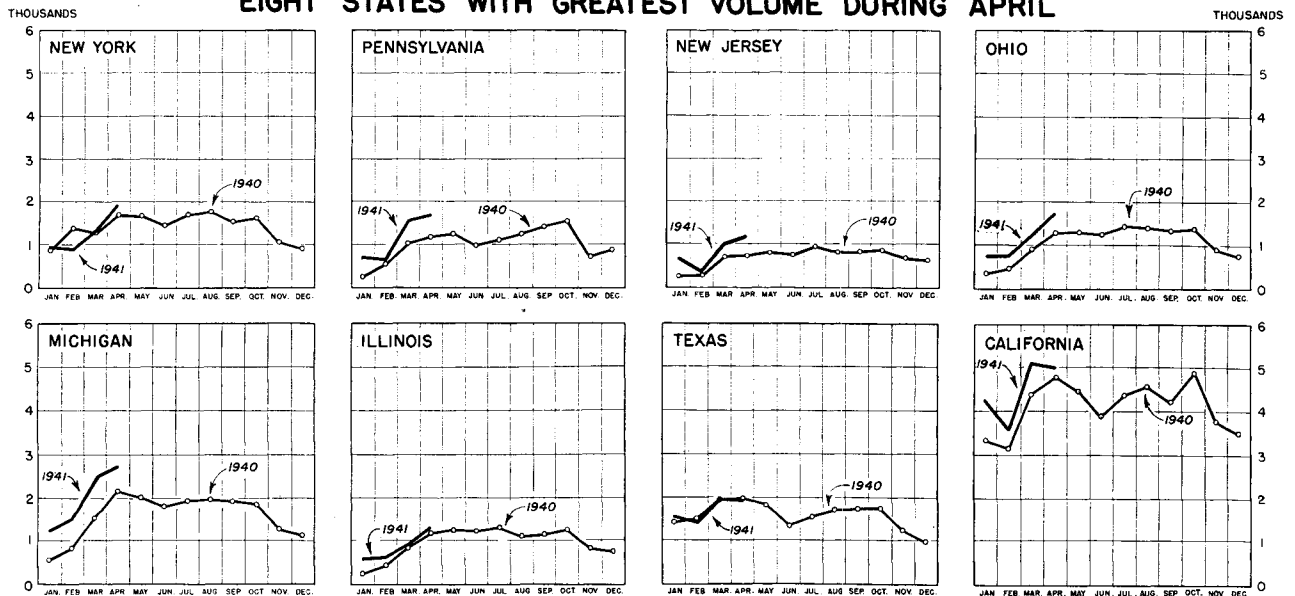


Table 3.—Cost of building the same standard house in representative cities in specific months¹

NOTE.—These figures are subject to correction

[Source: Federal Home Loan Bank Board]

Federal Home Loan Bank District and city	Cubic-foot cost		Total cost							
	1941 May	1940 May	1941		1940			1939 May	1938 May	1937 May
			May	Feb.	Nov.	Aug.	May			
No. 3—Pittsburgh:										
Wilmington, Del.....	\$0. 268	\$0. 218	\$6, 435	\$6, 260	\$6, 032	\$5, 217	\$5, 231	\$5, 593	\$5, 914	\$5, 782
Harrisburg, Pa.....	. 281	. 245	6, 737	6, 737	6, 554	5, 916	5, 873	5, 724	5, 839	5, 995
Philadelphia, Pa.....	. 263	. 236	6, 304	6, 304	6, 309	5, 816	5, 676	5, 422	5, 560	5, 972
Pittsburgh, Pa.....	. 286	. 256	6, 870	6, 775	6, 434	6, 155	6, 134	6, 415	6, 718	6, 745
Charleston, W. Va.....	. 262	. 244	6, 296	6, 133	5, 963	5, 808	5, 855	5, 848	5, 951	5, 875
Wheeling, W. Va.....	. 275	. 264	6, 612	6, 428	6, 525	6, 071	6, 343	6, 299	6, 287	-----
No. 5—Cincinnati:										
Lexington, Ky.....	. 236	. 236	5, 673	5, 555	5, 483	5, 574	5, 659	5, 650	5, 322	5, 597
Louisville, Ky.....	. 276	. 227	6, 616	6, 285	5, 444	5, 423	5, 447	5, 250	5, 133	5, 599
Cincinnati, Ohio.....	. 237	. 230	5, 680	5, 732	5, 743	5, 564	5, 512	5, 520	-----	5, 949
Cleveland, Ohio.....	. 299	. 279	7, 170	6, 877	6, 949	6, 888	6, 693	6, 477	-----	6, 756
Columbus, Ohio.....	. 256	. 242	6, 147	5, 965	5, 912	5, 754	5, 800	5, 645	5, 688	6, 237
Memphis, Tenn.....	. 252	. 225	6, 054	6, 109	5, 585	5, 350	5, 394	5, 339	5, 330	5, 531
Nashville, Tenn.....	. 238	. 206	5, 706	5, 537	5, 298	4, 883	4, 946	4, 995	5, 024	5, 421
No. 9—Little Rock:										
Little Rock, Ark.....	. 216	. 215	5, 194	5, 193	5, 215	5, 137	5, 169	5, 236	5, 164	5, 285
New Orleans, La.....	. 259	. 240	6, 207	6, 081	6, 021	5, 702	5, 763	5, 631	5, 962	5, 738
Jackson, Miss.....	. 260	. 254	6, 232	6, 065	5, 925	6, 084	6, 084	5, 911	6, 111	5, 881
Albuquerque, N. Mex.....	. 292	. 259	7, 015	6, 977	6, 762	6, 262	6, 212	6, 407	6, 611	6, 659
Dallas, Tex.....	. 280	. 226	6, 713	6, 622	6, 022	5, 417	5, 412	5, 464	5, 801	6, 070
Houston, Tex.....	. 279	. 246	6, 687	6, 621	6, 501	5, 681	5, 902	5, 910	5, 888	6, 204
San Antonio, Tex.....	. 274	. 229	6, 583	6, 573	5, 835	5, 479	5, 497	5, 878	6, 058	6, 231
No. 12—Los Angeles:										
Phoenix, Ariz.....	. 289	. 258	6, 937	6, 898	6, 774	6, 199	6, 199	6, 043	6, 567	6, 737
Los Angeles, Calif.....	. 232	. 219	5, 559	5, 514	5, 504	5, 254	5, 250	5, 287	5, 723	6, 002
San Diego, Calif.....	. 258	. 221	6, 202	6, 071	6, 103	5, 320	5, 311	5, 721	5, 855	6, 097
San Francisco, Calif.....	. 278	. 262	6, 665	6, 363	6, 352	6, 250	6, 289	6, 352	6, 345	6, 407
Reno, Nev.....	. 298	. 282	7, 155	7, 003	6, 739	6, 777	6, 777	6, 563	6, 550	6, 629

¹ The house on which costs are reported is a detached 6-room home of 24,000 cubic feet volume. Living room, dining room, kitchen, and lavatory on first floor; three bedrooms and bath on second floor. Exterior is wide-board siding with brick and stucco as features of design. Best quality materials and workmanship are used throughout.

The house is not completed ready for occupancy. It includes all fundamental structural elements, an attached 1-car garage, an unfinished cellar, an unfinished attic, a fireplace, essential heating, plumbing, and electric wiring equipment, and complete insulation. It does not include wall-paper nor other wall nor ceiling finish on interior plastered surface, lighting fixtures, refrigerators, water heaters, ranges, screens, weather stripping, nor window shades.

Reported costs include, in addition to material and labor costs, compensation insurance, and allowance for contractor's overhead and transportation of materials, plus 10 percent for builder's profit.

Reported costs do not include the cost of land nor of surveying the land, the cost of planting the lot, nor of providing walks and driveways; they do not include architect's fee, cost of building permit, financing charges, nor sales costs.

In figuring costs, current prices on the same building materials list are obtained every three months from the same dealers, and current wage rates are obtained from the same reputable contractors and operative builders.

Table 4.—Index of building costs for the standard house

[Average month of 1935-1939=100]

Element of cost	Apr. 1941	Mar. 1941	Feb. 1941	Jan. 1941	Dec. 1940	Nov. 1940	Oct. 1940	Sept. 1940	Aug. 1940	July 1940	June 1940	May 1940	April 1940
Material.....	108. 7	108. 0	107. 8	106. 6	105. 9	104. 6	103. 4	101. 9	101. 4	101. 2	101. 3	101. 3	101. 2
Labor.....	116. 1	115. 3	115. 1	114. 5	112. 5	109. 8	106. 9	104. 8	103. 6	103. 4	103. 5	103. 7	103. 8
Total cost.....	111. 2	110. 4	110. 2	109. 3	108. 1	106. 4	104. 6	102. 9	102. 1	102. 0	102. 1	102. 2	102. 1

Table 5.—Index of wholesale price of building materials in the United States

[1935-1939=100]

[Source: U. S. Department of Labor]

Period	All building materials	Brick and tile	Cement	Lumber	Paint and paint materials	Plumbing and heating	Structural steel	Other
1939: April.....	100. 1	102. 4	100. 4	101. 7	100. 0	104. 2	103. 5	97. 0
1940: April.....	103. 3	99. 3	99. 1	107. 7	106. 6	106. 3	103. 5	99. 8
May.....	103. 3	99. 3	99. 3	106. 9	105. 7	105. 9	103. 5	99. 7
June.....	103. 2	99. 3	99. 4	105. 6	104. 7	105. 8	103. 5	100. 6
July.....	103. 5	99. 2	99. 4	105. 6	104. 0	105. 8	103. 5	101. 2
August.....	104. 4	99. 2	99. 4	109. 6	103. 5	105. 8	103. 5	101. 0
September.....	105. 6	99. 3	99. 4	119. 3	103. 4	105. 8	103. 5	101. 1
October.....	109. 2	99. 3	99. 5	127. 4	104. 3	105. 8	103. 5	101. 4
November.....	110. 4	99. 3	99. 7	130. 8	105. 4	105. 8	103. 5	101. 9
December.....	110. 9	100. 3	99. 8	132. 3	105. 0	105. 8	103. 5	102. 2
1941: January.....	111. 2	100. 5	99. 7	131. 9	106. 6	105. 8	103. 5	102. 6
February.....	110. 9	100. 6	99. 7	130. 5	106. 5	108. 0	103. 5	102. 6
March.....	111. 1	100. 7	99. 7	130. 0	107. 5	108. 8	103. 5	103. 0
April.....	111. 8	100. 9	99. 9	130. 0	109. 1	109. 0	103. 5	103. 7
Change:								
Apr. 1941-Mar. 1941.....	+0. 6%	+0. 2%	+0. 2%	0. 0%	+1. 5%	+0. 2%	0. 0%	+0. 7%
Apr. 1941-Apr. 1940.....	+8. 2%	+1. 6%	+0. 8%	+20. 7%	+2. 3%	+2. 5%	0. 0%	+3. 9%

Table 6.—Estimated volume of new home-mortgage loans by all savings and loan associations, by purpose and class of association

[Thousands of dollars]

Period	Purpose of loans					Total loans	Class of association		
	Construction	Home purchase	Refinancing	Reconditioning	Loans for all other purposes		Federals	State members	Nonmembers
1939.....	\$301, 039	\$339, 629	\$182, 025	\$59, 463	\$104, 227	\$986, 383	\$400, 337	\$396, 041	\$190, 005
Jan.-Apr.....	77, 107	91, 229	54, 555	16, 167	31, 621	270, 679	106, 403	109, 948	54, 328
April.....	23, 727	29, 903	15, 384	4, 974	9, 437	83, 425	33, 400	32, 562	17, 463
1940.....	398, 632	426, 151	198, 148	63, 583	113, 065	1, 199, 579	509, 713	483, 499	206, 367
Jan.-Apr.....	100, 115	117, 417	66, 217	17, 646	35, 440	336, 835	142, 612	134, 177	60, 046
April.....	33, 764	37, 821	20, 859	6, 097	9, 460	108, 001	46, 577	43, 015	18, 409
May.....	36, 956	42, 049	18, 034	6, 896	10, 607	114, 542	49, 287	45, 803	19, 452
June.....	35, 523	38, 402	17, 147	5, 691	10, 221	106, 984	47, 435	42, 214	17, 335
July.....	39, 907	40, 658	17, 649	6, 115	9, 972	114, 301	48, 676	45, 414	20, 211
August.....	42, 488	40, 567	17, 762	6, 079	10, 726	117, 622	50, 305	46, 807	20, 510
September.....	39, 417	40, 947	15, 483	6, 283	9, 645	111, 775	46, 480	45, 988	19, 307
October.....	41, 610	40, 771	16, 840	5, 756	9, 423	114, 400	48, 307	46, 224	19, 869
November.....	32, 584	33, 875	14, 441	4, 869	8, 798	94, 567	38, 896	40, 143	15, 528
December.....	30, 032	31, 465	14, 575	4, 248	8, 233	88, 553	37, 715	36, 729	14, 109
1941.....									
Jan.-Apr.....	125, 081	148, 187	61, 657	18, 490	35, 148	388, 563	166, 741	164, 151	57, 671
January.....	26, 662	27, 809	13, 645	3, 784	8, 540	80, 440	34, 360	33, 947	12, 133
February.....	26, 483	30, 283	14, 204	3, 573	7, 787	82, 330	35, 645	35, 301	11, 384
March.....	33, 250	41, 784	16, 903	4, 765	8, 460	105, 162	45, 365	43, 947	15, 850
April.....	38, 686	48, 311	16, 905	6, 368	10, 361	120, 631	51, 371	50, 956	18, 304

Table 7.—Estimated volume of new home-mortgage loans by all savings and loan associations, by Federal Home Loan Bank District and class of association

[Amounts are shown in thousands of dollars]

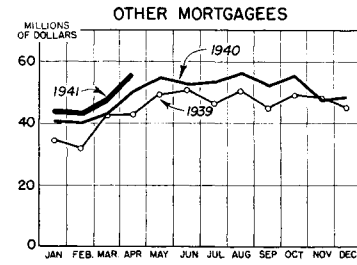
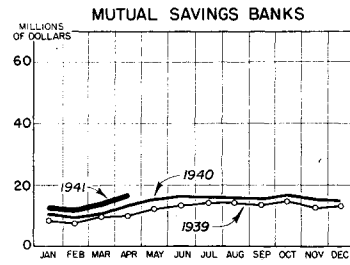
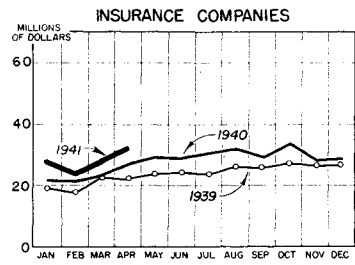
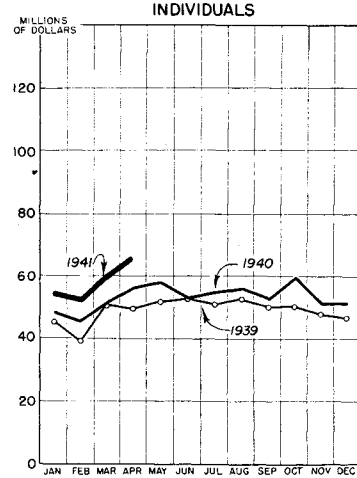
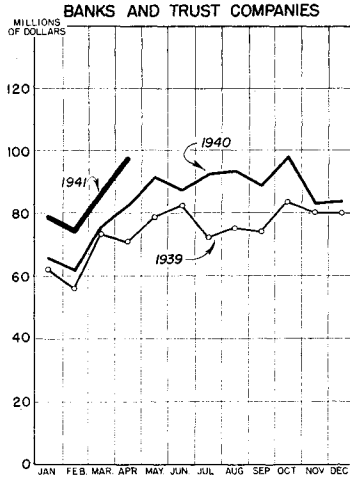
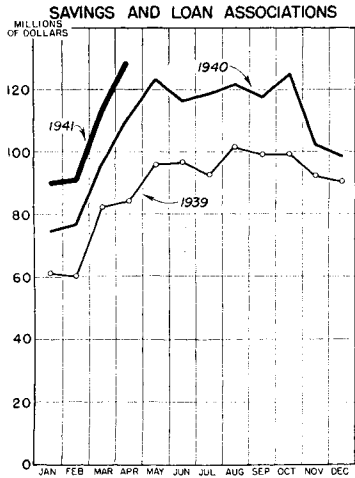
Federal Home Loan Bank District and class of association	New loans		Percent change, Mar. 1941 to Apr. 1941	New loans, Apr. 1940	Percent change, Apr. 1940 to Apr. 1941	Cumulative new loans (4 months)		
	April 1941	March 1941				1941	1940	Percent change
United States: Total	\$120,631	\$105,162	+14.7	\$108,001	+11.7	\$388,563	\$336,835	+15.4
Federal	51,371	45,365	+13.2	46,577	+10.3	166,741	142,612	+16.9
State member	50,956	43,947	+15.9	43,015	+18.5	164,151	134,177	+22.3
Nonmember	18,304	15,850	+15.5	18,409	-0.6	57,671	60,046	-4.0
District No. 1: Total	11,517	9,126	+26.2	8,474	+35.9	36,742	26,554	+38.4
Federal	4,133	3,168	+30.5	2,812	+47.0	12,820	9,159	+40.0
State member	5,535	4,291	+29.0	3,882	+42.6	18,132	12,312	+47.3
Nonmember	1,849	1,667	+10.9	1,780	+3.9	5,790	5,083	+13.9
District No. 2: Total	11,378	8,345	+36.3	8,668	+31.3	34,223	27,832	+23.0
Federal	3,057	2,137	+43.1	2,913	+4.9	9,510	8,977	+5.9
State member	3,339	2,623	+27.3	2,595	+28.7	10,458	7,936	+31.8
Nonmember	4,982	3,585	+39.0	3,160	+57.7	14,255	10,919	+30.6
District No. 3: Total	9,142	8,431	+8.4	8,047	+13.6	29,320	26,952	+8.8
Federal	3,418	3,057	+11.8	2,674	+27.8	11,265	9,387	+20.0
State member	2,601	2,210	+17.7	2,323	+12.0	8,073	6,780	+19.1
Nonmember	3,123	3,164	-1.3	3,050	+2.4	9,982	10,785	-7.4
District No. 4: Total	16,625	14,317	+16.1	15,134	+9.9	53,953	49,122	+9.8
Federal	7,870	7,367	+6.8	6,923	+13.7	26,371	22,873	+15.3
State member	7,216	5,698	+26.6	5,985	+20.6	22,876	19,387	+18.0
Nonmember	1,539	1,252	+22.9	2,226	-30.9	4,706	6,862	-31.4
District No. 5: Total	21,521	19,256	+11.8	18,192	+18.3	67,535	54,983	+22.8
Federal	8,116	7,081	+14.6	6,976	+16.3	25,026	20,516	+22.0
State member	10,934	9,861	+10.9	8,711	+25.5	34,236	26,569	+28.9
Nonmember	2,471	2,314	+6.8	2,505	-1.4	8,273	7,898	+4.7
District No. 6: Total	6,080	5,105	+19.1	5,407	+12.4	20,481	16,850	+21.5
Federal	3,167	2,623	+20.7	2,476	+27.9	10,457	7,725	+35.4
State member	2,733	2,250	+21.5	2,525	+8.2	9,186	7,975	+15.2
Nonmember	180	232	-22.4	406	-55.7	838	1,150	-27.1
District No. 7: Total	13,346	10,795	+23.6	11,841	+12.7	40,500	35,971	+12.6
Federal	5,224	4,307	+21.3	5,246	-0.4	15,474	14,049	+10.1
State member	6,450	5,016	+28.6	4,784	+34.8	19,241	15,169	+26.8
Nonmember	1,672	1,472	+13.6	1,811	-7.7	5,785	6,753	-14.3
District No. 8: Total	6,856	5,738	+19.5	7,768	-11.7	20,333	20,561	-1.1
Federal	3,435	2,675	+28.4	3,297	+4.2	10,064	9,072	+10.9
State member	2,312	2,092	+10.5	2,854	-19.0	6,947	6,753	+2.9
Nonmember	1,109	971	+14.2	1,617	-31.4	3,322	4,736	-29.9
District No. 9: Total	5,452	5,616	-2.9	5,711	-4.5	19,936	19,068	+4.6
Federal	2,349	2,234	+5.1	2,413	-2.7	8,444	7,871	+7.3
State member	3,000	3,328	-9.9	3,070	-2.3	11,121	10,383	+7.1
Nonmember	103	54	+90.7	228	-54.8	371	814	-54.4
District No. 10: Total	4,776	4,373	+9.2	5,035	-5.1	16,017	15,792	+1.4
Federal	2,680	2,332	+14.9	2,764	-3.0	8,701	8,454	+2.9
State member	1,061	1,101	-3.6	1,120	-5.3	3,854	3,572	+7.9
Nonmember	1,035	940	+10.1	1,151	-10.1	3,462	3,766	-8.1
District No. 11: Total	4,506	4,617	-2.4	4,154	+8.5	15,206	12,606	+20.6
Federal	2,888	3,367	-14.2	2,523	+14.5	10,227	7,822	+30.7
State member	1,477	1,164	+26.9	1,409	+4.8	4,574	4,236	+8.0
Nonmember	141	86	+64.0	222	-36.5	405	548	-26.1
District No. 12: Total	9,432	9,443	-0.1	9,570	-1.4	34,317	30,544	+12.4
Federal	5,034	5,017	+0.3	5,560	-9.5	18,382	16,707	+10.0
State member	4,298	4,313	-0.3	3,757	+14.4	15,453	13,105	+17.9
Nonmember	100	113	-11.5	253	-60.5	482	732	-34.2

Table 8.—Summary of estimated nonfarm mortgage recordings,¹ \$20,000 and under, during April 1941

Federal Home Loan Bank District and State	(Amounts shown are in thousands of dollars)														Amount per capit. (nonfarm)
	Savings & Loan associations		Insurance companies		Banks and trust companies		Mutual savings banks		Individuals		Other mortgagees		Total		
	Number	Amount	Number	Amount	Number	Amount	Number	Amount	Number	Amount	Number	Amount	Number	Amount	
UNITED STATES-----	48,266	\$129,348	6,583	\$32, 313	30,065	\$98, 076	4, 512	\$16, 888	33, 794	\$65, 708	16, 305	\$55, 972	139, 525	\$398, 305	4.31
No. 1--Boston-----	3, 338	11, 012	160	892	983	3, 396	2, 493	8, 525	2, 285	5, 265	572	1, 909	9, 831	30, 939	
Connecticut-----	321	1, 182	88	515	315	1, 339	529	2, 086	501	1, 292	291	1, 108	2, 045	7, 522	4.95
Maine-----	203	374	21	100	183	367	171	358	238	289	23	53	839	1, 541	2.46
Massachusetts-----	2, 415	8, 312	26	169	276	1, 050	1, 254	4, 649	1, 204	3, 086	165	506	5, 340	17, 772	4.31
New Hampshire-----	125	253	8	31	59	153	254	613	129	182	19	30	594	1, 262	3.14
Rhode Island-----	197	735	12	58	113	393	129	442	134	304	63	194	648	2, 126	3.17
Vermont-----	77	156	5	19	37	94	156	377	79	112	11	18	365	776	3.15
No. 2--New York-----	2, 389	7, 596	438	2, 374	2, 000	7, 853	1, 377	6, 110	3, 265	7, 830	1, 463	5, 673	10, 932	37, 436	
New Jersey-----	817	2, 626	216	1, 084	1, 068	4, 155	74	425	1, 120	2, 826	594	2, 237	3, 889	13, 353	3.41
New York-----	1, 572	4, 970	222	1, 290	932	3, 698	1, 303	5, 685	2, 145	5, 004	869	3, 436	7, 043	24, 083	2.03
No. 3--Pittsburgh-----	3, 235	7, 986	406	2, 041	2, 936	9, 718	208	845	2, 287	5, 337	884	3, 352	9, 956	29, 279	
Delaware-----	30	93	47	253	77	373	11	33	48	90	26	82	239	924	4.82
Pennsylvania-----	2, 714	6, 973	267	1, 322	2, 117	7, 684	191	809	1, 834	4, 642	733	3, 074	7, 856	24, 504	2.79
West Virginia-----	491	920	92	466	742	1, 661	6	3	405	605	125	196	1, 861	3, 851	3.01
No. 4--Winston-Salem-----	6, 886	17, 094	1, 075	4, 933	2, 980	7, 618	50	208	5, 749	9, 914	2, 352	6, 663	19, 092	46, 430	
Alabama-----	293	512	77	417	318	654	-----	-----	492	586	236	543	1, 416	2, 712	2.08
District of Columbia-----	517	2, 820	103	748	93	581	-----	-----	327	1, 015	206	1, 087	1, 246	6, 251	12.85
Florida-----	720	2, 055	366	1, 353	464	1, 082	-----	-----	1, 064	2, 297	454	1, 265	3, 068	8, 052	6.77
Georgia-----	1, 034	1, 635	145	667	440	1, 032	-----	-----	707	873	359	1, 029	2, 685	5, 236	3.51
Maryland-----	1, 202	3, 221	44	213	286	917	50	208	489	1, 085	215	673	2, 286	6, 317	4.53
North Carolina-----	1, 531	3, 185	166	756	336	1, 008	-----	-----	1, 030	1, 201	287	769	3, 350	6, 919	4.41
South Carolina-----	558	1, 188	85	358	397	511	-----	-----	703	713	316	414	2, 059	3, 184	3.87
Virginia-----	1, 031	2, 478	89	421	646	1, 833	-----	-----	937	2, 144	279	883	2, 982	7, 759	5.27
No. 5--Cincinnati-----	8, 967	26, 349	819	4, 030	3, 535	11, 346	151	519	2, 382	4, 098	1, 743	4, 759	17, 597	51, 101	
Kentucky-----	1, 346	3, 181	124	511	565	1, 722	-----	-----	218	269	99	257	2, 352	5, 940	4.13
Ohio-----	7, 307	22, 525	494	2, 827	2, 416	7, 837	151	519	1, 765	3, 255	671	2, 300	12, 804	39, 263	6.97
Tennessee-----	314	643	201	692	554	1, 787	-----	-----	399	574	973	2, 202	2, 441	5, 898	4.21
No. 6--Indianapolis-----	3, 629	7, 935	650	3, 132	3, 123	8, 273	23	51	1, 315	2, 661	880	3, 172	9, 620	25, 224	
Indiana-----	2, 461	4, 761	307	1, 412	1, 085	2, 932	23	51	498	867	267	721	4, 641	10, 744	4.43
Michigan-----	1, 168	3, 174	343	1, 720	2, 038	5, 341	-----	-----	817	1, 794	613	2, 451	4, 979	14, 480	3.57
No. 7--Chicago-----	4, 635	13, 865	400	2, 199	2, 327	9, 150	5	7	2, 406	5, 573	2, 155	9, 577	11, 928	40, 371	
Illinois-----	3, 539	10, 824	312	1, 778	1, 500	6, 489	-----	-----	1, 405	3, 569	1, 939	8, 824	8, 695	31, 484	4.75
Wisconsin-----	1, 096	3, 041	88	421	827	2, 661	5	7	1, 001	2, 004	216	753	3, 233	8, 887	4.32
No. 8--Des Moines-----	3, 805	8, 691	762	3, 039	2, 483	6, 322	38	101	2, 792	4, 587	1, 661	5, 103	11, 541	27, 843	
Iowa-----	1, 002	2, 158	107	473	692	1, 647	-----	-----	514	1, 002	187	581	2, 502	5, 861	3.93
Minnesota-----	1, 391	3, 395	349	1, 099	566	1, 170	38	101	924	1, 716	274	903	3, 542	8, 384	5.02
Missouri-----	1, 188	2, 718	240	1, 238	1, 049	3, 151	-----	-----	1, 150	1, 628	1, 151	3, 513	4, 778	12, 248	4.87
North Dakota-----	129	284	15	60	77	138	-----	-----	60	71	32	69	313	622	2.19
South Dakota-----	95	136	51	169	99	216	-----	-----	144	170	17	37	406	728	2.41
No. 9--Little Rock-----	2, 738	6, 885	707	3, 283	879	2, 471	-----	-----	2, 231	4, 263	1, 545	5, 060	8, 100	21, 962	
Arkansas-----	281	579	20	79	182	336	-----	-----	148	186	84	141	715	1, 321	1.80
Louisiana-----	767	2, 407	112	491	58	169	-----	-----	431	843	348	963	1, 716	4, 873	3.83
Mississippi-----	182	346	31	157	159	314	-----	-----	203	245	101	217	676	1, 279	1.98
New Mexico-----	57	118	6	10	77	269	-----	-----	77	213	8	18	225	628	2.37
Texas-----	1, 451	3, 435	538	2, 546	403	1, 383	-----	-----	1, 372	2, 776	1, 004	3, 721	4, 768	13, 861	3.99
No. 10--Topeka-----	2, 662	5, 643	248	1, 181	969	2, 221	-----	-----	1, 709	2, 445	900	2, 670	6, 488	14, 160	
Colorado-----	401	942	15	87	132	357	-----	-----	654	1, 068	280	910	1, 482	3, 364	4.47
Kansas-----	749	1, 429	58	267	346	684	-----	-----	241	368	157	407	1, 551	3, 155	2.69
Nebraska-----	579	1, 199	115	535	123	331	-----	-----	244	353	130	354	1, 191	2, 772	3.50
Oklahoma-----	933	2, 073	60	292	368	849	-----	-----	570	656	333	999	2, 264	4, 869	3.55
No. 11--Portland-----	2, 218	5, 220	309	1, 350	1, 433	3, 667	167	522	1, 353	2, 121	918	3, 036	6, 398	15, 916	
Idaho-----	130	294	14	77	89	314	-----	-----	169	231	81	209	483	1, 125	4.38
Montana-----	162	385	22	130	55	137	-----	-----	141	238	39	81	419	971	2.92
Oregon-----	482	1, 189	115	488	166	377	11	57	521	769	218	731	1, 513	3, 611	4.95
Utah-----	227	645	24	116	328	971	-----	-----	95	144	37	65	711	1, 941	4.95
Washington-----	1, 124	2, 513	134	539	741	1, 735	156	465	364	586	518	1, 859	3, 037	7, 697	6.12
Wyoming-----	93	194	-----	-----	54	133	-----	-----	63	153	25	91	235	571	3.75
No. 12--Los Angeles-----	3, 764	11, 072	609	3, 859	6, 417	26, 041	-----	-----	6, 020	11, 614	1, 232	4, 998	18, 042	57, 584	
Arizona-----	97	240	16	49	138	455	-----	-----	290	610	47	73	588	1, 427	4.24
California-----	3, 645	10, 778	589	3, 799	6, 248	25, 484	-----	-----	5, 665	10, 867	1, 175	4, 909	17, 322	55, 837	11.04
Nevada-----	22	54	4	11	31	102	-----	-----	65	137	10	16	132	320	4.29

¹Based upon county reports submitted through the cooperation of savings and loan associations, the U. S. Savings and Loan League, the Mortgage Bankers Association and the American Title Association.

ESTIMATED VOLUME OF NONFARM MORTGAGES RECORDED, BY TYPE OF MORTGAGEE
(Based on mortgages of \$20,000 and less)



PERCENTAGE DISTRIBUTION OF MORTGAGES RECORDED, BY TYPE OF MORTGAGEE
(Based on dollar amount)

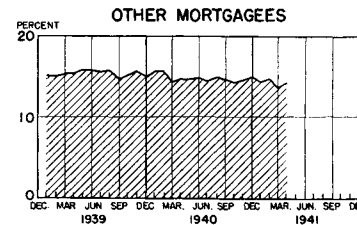
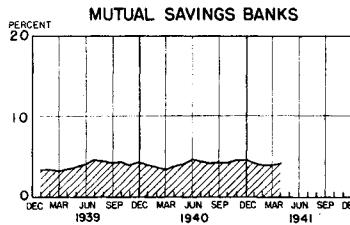
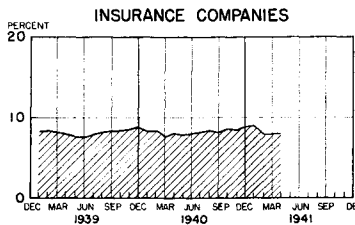
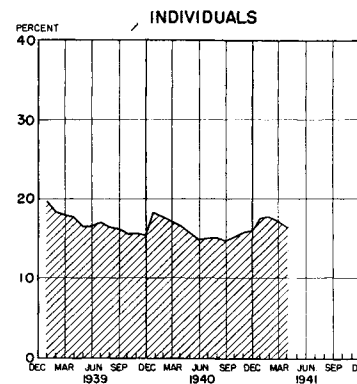
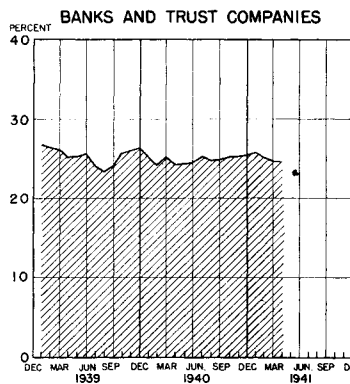
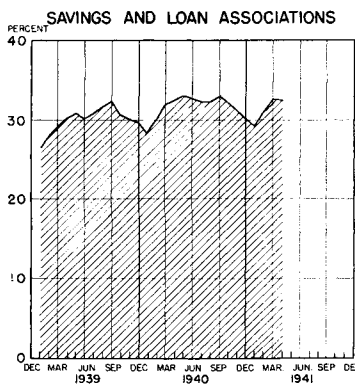


Table 9.—Estimated volume of nonfarm mortgages recorded, by type of mortgagee

[Amounts are shown in thousands of dollars]

Period	Savings and loan associations		Insurance companies		Banks and trust companies		Mutual savings banks		Individuals		Other mortgagees		All mortgagees	
	Total	Per-cent	Total	Per-cent	Total	Per-cent	Total	Per-cent	Total	Per-cent	Total	Per-cent	Com-bined total	Per-cent
Number:														
1940: April	44,188	35.4	5,484	4.4	26,711	21.4	3,465	2.8	29,532	23.7	15,341	12.3	124,721	100.0
May	49,166	36.3	5,887	4.3	28,495	21.0	4,111	3.0	30,704	22.7	17,219	12.7	135,582	100.0
June	45,564	36.0	5,922	4.7	26,986	21.3	4,237	3.3	27,896	22.0	16,126	12.7	126,731	100.0
July	46,667	35.3	6,228	4.7	28,511	21.6	4,328	3.3	29,689	22.4	16,837	12.7	132,260	100.0
August	46,706	34.7	6,525	4.8	29,137	21.6	4,298	3.2	30,858	22.9	17,178	12.8	134,702	100.0
September	45,595	35.5	6,091	4.7	27,924	21.7	4,257	3.4	28,164	21.9	16,391	12.8	128,422	100.0
October	48,145	34.8	6,977	5.0	31,202	22.5	4,548	3.3	30,635	22.1	16,975	12.3	138,482	100.0
November	39,180	33.5	5,816	5.0	25,988	22.3	4,024	3.4	27,507	23.6	14,239	12.2	116,754	100.0
December	37,984	32.8	5,736	4.9	25,837	22.3	3,847	3.3	27,823	24.0	14,680	12.7	115,907	100.0
1941: January	34,459	31.4	5,523	5.0	24,204	22.1	3,392	3.1	28,494	26.0	13,617	12.4	109,689	100.0
February	34,909	32.6	4,753	4.4	23,711	22.1	2,985	2.8	27,483	25.7	13,303	12.4	107,144	100.0
March	42,496	34.2	5,651	4.5	26,820	21.6	3,571	2.9	30,990	25.0	14,666	11.8	124,194	100.0
April	48,266	34.6	6,583	4.7	30,065	21.6	4,512	3.2	33,794	24.2	16,305	11.7	139,525	100.0
Amount:														
1940: April	\$110,787	32.5	\$27,091	8.0	\$82,569	24.3	\$13,122	3.9	\$56,561	16.6	\$50,203	14.7	\$340,333	100.0
May	123,485	33.1	29,075	7.8	91,164	24.5	15,394	4.1	58,372	15.7	54,981	14.8	372,471	100.0
June	116,595	32.8	28,909	8.1	87,552	24.6	16,493	4.7	52,973	14.9	52,941	14.9	355,463	100.0
July	118,914	32.4	30,602	8.3	92,658	25.3	16,067	4.4	55,191	15.0	53,622	14.6	367,054	100.0
August	121,979	32.4	31,839	8.4	93,931	24.9	15,903	4.2	56,770	15.1	56,394	15.0	376,816	100.0
September	117,928	33.0	29,401	8.2	89,051	24.9	15,566	4.4	52,936	14.8	52,636	14.7	357,518	100.0
October	125,009	32.2	33,818	8.7	98,462	25.3	16,826	4.3	59,124	15.2	55,734	14.3	388,973	100.0
November	102,267	31.2	27,900	8.5	82,971	25.4	15,122	4.6	51,504	15.7	47,621	14.6	327,385	100.0
December	98,765	30.2	28,666	8.8	83,426	25.5	14,918	4.6	51,964	15.9	48,885	15.0	326,624	100.0
1941: January	89,996	29.3	27,691	9.0	78,977	25.7	12,931	4.2	53,891	17.5	44,154	14.3	307,640	100.0
February	91,182	30.7	23,716	8.0	74,526	25.1	11,662	3.9	52,442	17.7	43,335	14.6	296,863	100.0
March	113,574	32.6	27,842	8.0	86,178	24.7	14,016	4.0	59,646	17.1	47,624	13.6	348,880	100.0
April	129,348	32.5	32,313	8.1	98,076	24.6	16,888	4.2	65,708	16.5	55,972	14.1	398,305	100.0

Table 10.—Estimated nonfarm real estate fore-closures, by size of county

Period	U. S. total	County size (dwellings)			
		Less than 5,000	5,000-19,999	20,000-59,999	60,000 and over
1940: Jan.-Apr.	25,084	2,607	3,715	5,227	13,535
April	6,404	658	948	1,313	3,485
May	7,138	712	1,088	1,539	3,799
June	6,597	709	1,043	1,301	3,544
July	6,293	667	909	1,269	3,448
August	6,128	595	835	1,338	3,360
September	6,294	539	1,018	1,355	3,382
October	6,305	618	897	1,319	3,471
November	5,832	603	832	1,343	3,054
December	5,639	635	819	1,103	3,082
1941: Jan.-Apr.	21,519	2,341	3,312	4,499	11,367
January	5,474	607	800	1,180	2,887
February	4,950	526	789	1,009	2,626
March	5,650	621	870	1,191	2,968
April	5,445	587	853	1,119	2,886

¹ Revised.

Table 11.—Property operations of the Home Owners' Loan Corporation

Period	Number of properties acquired ¹	Number of properties sold	Number of properties on hand at end of month
1940: April	1,388	4,654	68,535
May	1,531	4,720	65,326
June	1,611	4,801	62,127
July	1,694	3,355	60,470
August	1,758	3,691	58,524
September	1,701	3,619	56,598
October	1,719	3,886	54,433
November	1,728	3,253	52,878
December	1,580	2,706	51,722
1941: January	1,638	2,425	50,865
February	1,340	2,223	49,940
March	1,327	2,369	48,856
April	1,226	2,464	47,588

¹ Includes reacquisitions of properties previously sold.

Table 12.—Progress of institutions insured by the Federal Savings and Loan Insurance Corporation

[Amounts are shown in thousands of dollars]

Period and class of association	Number of associations	Total assets	Net first mortgages held	Private reparable capital	Government investment	Federal Home Loan Bank advances	Number of investors	Operations		
								New private investments	Private repurchases	New mortgage loans
ALL INSURED										
1939: June-----	2, 170	\$2, 339, 411	\$1, 769, 112	\$1, 657, 859	\$260, 451	\$127, 062	2, 236, 000	\$40, 700	\$15, 800	\$55, 848
December-----	2, 195	2, 506, 944	1, 943, 852	1, 811, 181	250, 725	142, 729	2, 386, 000	48, 400	17, 445	49, 516
1940: April-----	2, 225	2, 615, 190	2, 050, 052	1, 958, 417	236, 508	101, 569	2, 546, 800	55, 809	28, 123	68, 034
May-----	2, 231	2, 653, 685	2, 089, 761	1, 981, 445	236, 553	104, 546	2, 560, 900	46, 655	27, 150	70, 990
June-----	2, 235	2, 708, 529	2, 129, 687	2, 019, 809	236, 913	124, 133	2, 591, 600	43, 626	20, 418	67, 751
July-----	2, 237	2, 706, 259	2, 167, 366	2, 039, 739	220, 893	129, 909	2, 610, 200	86, 496	73, 111	70, 943
August-----	2, 248	2, 742, 287	2, 208, 016	2, 059, 097	220, 081	136, 244	2, 634, 300	51, 025	36, 060	72, 214
September-----	2, 259	2, 789, 391	2, 250, 905	2, 085, 410	220, 569	144, 997	2, 664, 200	46, 203	30, 928	68, 665
October-----	2, 264	2, 832, 083	2, 291, 477	2, 114, 831	220, 629	150, 700	2, 695, 800	53, 982	30, 286	71, 380
November-----	2, 269	2, 867, 817	2, 317, 292	2, 143, 360	220, 689	154, 802	2, 706, 300	49, 990	25, 278	57, 686
December-----	2, 276	2, 931, 781	2, 342, 804	2, 202, 135	220, 789	171, 347	2, 772, 400	65, 586	22, 865	56, 363
1941: January--	2, 282	2, 929, 247	2, 359, 057	2, 262, 692	216, 485	141, 450	2, 802, 700	127, 490	75, 228	52, 270
February--	2, 289	2, 959, 330	2, 384, 160	2, 296, 225	206, 015	129, 437	2, 869, 500	65, 384	37, 081	53, 765
March-----	2, 292	2, 991, 565	2, 416, 680	2, 323, 041	206, 094	119, 461	2, 896, 100	64, 633	39, 605	69, 313
April-----	2, 297	3, 034, 528	2, 457, 438	2, 354, 239	206, 078	115, 372	2, 924, 000	65, 947	39, 194	77, 735
FEDERAL										
1939: June-----	1, 383	1, 441, 058	1, 135, 511	990, 248	217, 026	88, 298	1, 299, 100	27, 000	8, 100	39, 094
December-----	1, 397	1, 574, 314	1, 268, 872	1, 108, 481	208, 777	105, 870	1, 412, 200	32, 000	9, 231	34, 053
1940: April-----	1, 411	1, 655, 179	1, 346, 608	1, 222, 025	196, 813	71, 577	1, 529, 500	39, 329	16, 679	46, 577
May-----	1, 415	1, 685, 324	1, 375, 683	1, 239, 973	196, 933	74, 428	1, 538, 000	31, 915	16, 124	49, 287
June-----	1, 421	1, 727, 337	1, 403, 933	1, 267, 156	197, 268	90, 489	1, 560, 900	29, 404	11, 022	47, 435
July-----	1, 422	1, 724, 821	1, 430, 982	1, 282, 590	181, 724	95, 175	1, 574, 000	60, 489	49, 244	48, 676
August-----	1, 427	1, 750, 870	1, 461, 440	1, 297, 572	181, 256	99, 985	1, 591, 100	34, 871	22, 643	50, 305
September-----	1, 430	1, 775, 555	1, 487, 489	1, 309, 421	181, 261	106, 674	1, 602, 400	31, 184	19, 414	46, 480
October-----	1, 433	1, 804, 397	1, 514, 872	1, 329, 364	181, 371	110, 583	1, 624, 800	37, 309	18, 583	48, 307
November-----	1, 435	1, 829, 939	1, 532, 745	1, 349, 761	181, 381	114, 070	1, 627, 600	34, 092	14, 867	38, 896
December-----	1, 438	1, 872, 691	1, 545, 838	1, 387, 839	181, 431	127, 255	1, 665, 200	44, 531	12, 135	37, 715
1941: January--	1, 439	1, 872, 744	1, 563, 038	1, 436, 443	177, 265	102, 973	1, 709, 800	87, 950	49, 852	34, 360
February--	1, 441	1, 890, 266	1, 577, 498	1, 458, 840	168, 873	92, 558	1, 736, 900	45, 587	23, 131	35, 645
March ¹ -----	1, 442	1, 915, 054	1, 599, 592	1, 480, 866	168, 922	84, 810	1, 758, 400	44, 390	23, 618	45, 365
April ² -----	1, 445	1, 945, 949	1, 627, 545	1, 504, 271	169, 047	81, 076	1, 780, 100	45, 058	23, 376	51, 371
STATE										
1939: June-----	787	898, 353	633, 601	667, 611	43, 425	38, 764	936, 900	13, 700	7, 700	16, 754
December-----	798	932, 630	674, 980	702, 700	41, 948	36, 859	973, 800	16, 400	8, 214	15, 463
1940: April-----	814	960, 011	703, 444	736, 392	39, 695	29, 992	1, 017, 300	16, 480	11, 444	21, 457
May-----	816	968, 361	714, 078	741, 472	39, 620	30, 118	1, 022, 900	14, 740	11, 026	21, 703
June-----	814	981, 192	725, 754	752, 653	39, 645	33, 644	1, 030, 700	14, 222	9, 396	20, 316
July-----	815	981, 438	736, 384	757, 149	39, 169	34, 734	1, 036, 200	26, 007	23, 867	22, 267
August-----	821	991, 417	746, 576	761, 525	38, 825	36, 259	1, 043, 200	16, 154	13, 417	21, 909
September-----	829	1, 013, 836	763, 416	775, 989	39, 308	38, 323	1, 061, 800	15, 019	11, 514	22, 185
October-----	831	1, 027, 686	776, 605	785, 467	39, 258	40, 117	1, 071, 000	16, 673	11, 703	23, 073
November-----	834	1, 037, 878	784, 547	793, 599	39, 308	40, 732	1, 078, 700	15, 898	10, 411	18, 790
December-----	838	1, 059, 090	796, 966	814, 296	39, 358	44, 092	1, 107, 200	21, 055	10, 730	18, 648
1941: January--	843	1, 056, 503	796, 019	826, 249	39, 220	38, 477	1, 092, 900	39, 540	25, 376	17, 910
February--	848	1, 069, 064	806, 662	837, 385	37, 142	36, 879	1, 132, 600	19, 797	13, 950	18, 120
March-----	850	1, 076, 511	817, 088	842, 175	37, 172	34, 651	1, 137, 700	20, 243	15, 987	23, 948
April-----	852	1, 088, 579	829, 893	849, 968	37, 031	34, 296	1, 143, 900	20, 889	15, 818	26, 364

¹ In addition, 3 converted Federals with assets of \$1,145,000 were not insured as of Mar. 31, 1941. However, included in the 1,442 Federals is 1 Federal with assets of \$16,000 whose insurance certificate was outstanding but whose membership had been canceled.

² In addition, 3 converted Federals with assets of \$1,110,000 were not insured as of Apr. 30, 1941. However, included in the 1,445 Federals is 1 Federal with assets of \$16,000 whose insurance certificate was outstanding but whose membership had been canceled.

Table 13.—Lending operations of the Federal Home Loan Banks

[Thousands of dollars]

Federal Home Loan Bank	April 1941		March 1941		Ad- vances out- standing, Apr. 30, 1941
	Ad- vances	Repay- ments	Ad- vances	Repay- ments	
Boston.....	\$362	\$795	\$143	\$1,470	\$6,428
New York.....	508	1,217	264	1,456	15,912
Pittsburgh.....	556	1,011	446	968	13,327
Winston-Salem.....	527	2,262	588	3,110	16,048
Cincinnati.....	554	603	276	1,138	14,253
Indianapolis.....	328	218	132	431	9,723
Chicago.....	1,026	720	658	2,250	23,643
Des Moines.....	93	1,755	72	1,570	11,865
Little Rock.....	202	529	140	696	6,781
Topeka.....	104	212	42	683	6,973
Portland.....	318	256	725	208	5,613
Los Angeles.....	1,221	351	715	1,161	11,262
Total.....	5,799	9,929	4,201	15,141	141,828
Jan.-Apr. 1941.....	19,325	78,989			
April 1940.....	4,973	8,805			133,811
Jan.-Apr. 1940.....	15,745	63,248			
April 1939.....	3,581	8,018			157,176
Jan.-Apr. 1939.....	12,736	54,402			

Table 14.—Government investments in savings and loan associations¹

[Amounts are shown in thousands of dollars]

Type of operation	Treas- ury	Home Owners' Loan Corporation		
	Fed- erals ²	Fed- erals	State mem- bers	Total
Oct. 1935-Apr. 1941:				
Applications:				
Number.....	1,862	4,653	983	5,636
Amount.....	\$50,401	\$204,972	\$65,317	\$270,289
Investments:				
Number.....	1,831	4,216	732	4,948
Amount.....	\$49,300	\$176,635	\$45,223	\$221,858
Repurchases.....	\$25,629	\$31,259	\$7,969	\$39,228
Net outstanding in- vestments.....	\$23,671	\$145,376	\$37,254	\$182,630
April 1941:				
Applications:				
Number.....	0	2	1	3
Amount.....	0	\$350	\$50	\$400
Investments:				
Number.....	0	0	0	0
Amount.....	0	0	0	0
Repurchases.....	0	0	\$16	\$16

¹ Refers to number of separate investments, not to number of associations in which investments are made.
² Investments in Federals by the Treasury were made between December 1933 and November 1935.

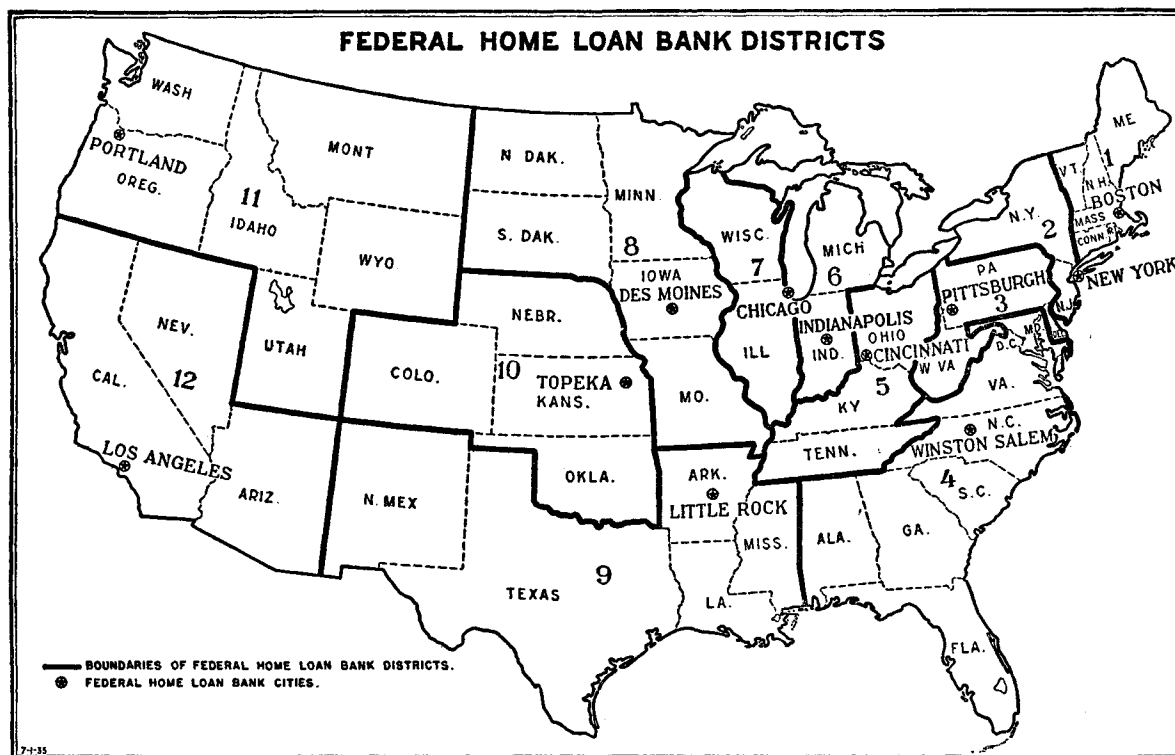
Table 15.—Changes in selected types of private long-term savings

[Amounts are shown in thousands of dollars]

Period	Amounts sold during month			Amounts outstanding at end of month				
	Life in- surance ¹	U. S. savings bonds ²	Insured savings and loans ³	U. S. savings bonds ⁴	Postal savings ⁵	Mutual savings banks ⁶	Insured commercial banks ⁷	Insured savings and loans ⁸
1940: April.....	\$574,453	\$121,504	\$55,809	\$2,817,950	\$1,302,552			\$1,958,417
May.....	571,625	64,267	46,655	2,868,936	1,298,508			1,981,445
June.....	533,086	49,600	43,626	2,904,699	1,293,293	\$10,589,838	\$12,754,750	2,019,809
July.....	566,061	72,997	86,496	2,965,940	1,296,722			2,039,739
August.....	528,330	53,359	51,025	3,008,137	1,297,476			2,059,097
September.....	503,427	47,122	46,203	3,043,626	1,295,432			2,085,410
October.....	573,504	52,221	53,932	3,084,021	1,295,859			2,114,831
November.....	505,474	50,080	49,990	3,123,036	1,298,429			2,143,360
December.....	596,534	82,207	65,586	3,194,793	1,304,382	10,617,759	13,062,315	2,202,135
1941: January.....	522,762	189,276	127,490	3,371,135	1,313,954			2,262,692
February.....	537,557	120,680	65,384	3,480,040	1,316,486			2,296,225
March.....	598,217	131,961	64,633	3,598,546	1,319,959			2,323,041
April.....	597,203	61,968	65,947	3,647,249	1,316,820			2,354,239
Change: Last 6 months.....				+18.26%	+1.62%	+0.26%	+2.41%	+11.32%

¹ Life Insurance Sales Research Bureau. Face amount of policies sold, excluding group insurance.
² U. S. Treasury Daily Statement. Cash sales, including unclassified sales.
³ New private investments; amounts paid in as reported to the FHLBB.
⁴ U. S. Treasury Daily Statement. Current redemption value.

⁵ U. S. Post Office Department. Outstanding principal, represented by certificates of deposit, excluding accrued interest, outstanding savings stamps, and unclaimed deposits. Figures for the last three months are preliminary.
⁶ Month's Work. All deposits.
⁷ FDIC. Time deposits evidenced by savings passbooks.
⁸ Private repurchasable capital as reported to the FHLBB.



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