



**FEDERAL
HOME
LOAN
BANK**

REVIEW

Washington, October 1942

FEDERAL HOME LOAN BANK ADMINISTRATION





FEDERAL

HOME

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BANK

REVIEW

NATIONAL HOUSING AGENCY

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FEDERAL HOME LOAN BANK SYSTEM

FEDERAL SAVINGS AND LOAN ASSOCIATIONS

FEDERAL SAVINGS AND LOAN INSURANCE CORPORATION

HOME OWNERS' LOAN CORPORATION

UNITED STATES HOUSING CORPORATION



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SUBSCRIPTION PRICE OF REVIEW. The REVIEW is the Federal Home Loan Bank Administration'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 Administration. 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 HOME FRONT

Price adjustments on housing projects

The conditions and procedure governing requests from builders for permission to increase specified rentals or sales prices on priority-rated projects have recently been announced by the NHA Administrator.

No increases will be granted in excess of those necessary to cover the increase of costs which have been recognized in the original application for priority rating. The margin of profit cannot be greater than that originally approved; shelter rent must be held to a maximum of \$50; and the sales-price ceiling must remain at \$6,000.

Whether dwelling units have been started, are under construction, or are completed at the time the rate increase is requested, only those increases in cost will be recognized which have been or will be incurred, over which the builder has no control, and for which allowance was *not* made in the first Preference Rating Application (PD-105).

Upon receipt by the local FHA field office of a completely documented request complying with the above conditions, investigations will be made and recommendations submitted through the Regional Office of NHA to the War Production Board where final action is taken.

☆☆☆☆

Conservation of critical building materials in publicly financed housing has now been achieved to the extent that only 2,500 pounds are being used per unit. This is approximately one-fourth of the quantity consumed in pre-war construction.

☆☆☆☆

Defense Homes Corporation transferred to NHA

The transfer of Defense Home Corporation, formerly under the management of the Reconstruction Finance Corporation, to the National Housing Agency was consummated on September 1 in accordance with the Executive Order of last February reorganizing housing agencies.

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DHC, since its creation in October 1941, has completed 19 housing projects throughout the country. Approximately 7,000 units are under construction in their present projects. Cost of the current and completed projects will amount to approximately \$60,000,000.

☆☆☆☆

Lumber industries put under further regulation

Two new regulations have been issued by Federal agencies to meet the increasingly critical lumber situation:

Permission to extend certain priority ratings for inventory replacements was revoked by an amendment to Conservation Order M-208 issued by the War Production Board on September 11. This is expected to create a progressively tighter situation in the lumber supply available for war-housing projects.

Lists B and C which are affected by this amendment include softwood delivered for war-housing projects constructed under preference ratings orders P-19-d and h, P-55 and its amendment, as well as remodeling projects rated under PRO P-110. Other items proscribed are supplies for repairs to buildings damaged by fire, flood, earthquakes, or other catastrophes, and for maintenance and repair of public utilities.

Unified licensing control at distribution levels was instituted on September 17 by the Office of Price Administration. This order, covering substantially the entire lumber, lumber products, and building materials industries, automatically licenses those dealers and distributors making sales covered by specific regulations. Such a license is a required condition of selling items subject to these regulations. Registration with OPA is not required at present.

Labor turn-over in the Washington-Oregon area, which had reached 10 percent a month, will result in the loss of between 5 and 7 million board feet of lumber this year. To prevent the pirating of trained workers, the War

Manpower Commission recently issued its first "labor-freezing" order. This prevents the transfer of employees in the lumber and non-ferrous metal industries in 12 far-western States without certification by the U. S. Employment Service.

☆☆☆☆

War Damage Corporation does an 80-billion-dollar business

The first report to the directors of the War Damage Corporation, largest insurance company in the world, revealed that insurance policies against enemy attack have been written totaling approximately \$80,000,000,000 since its establishment on July 1, 1942. WDC had collected more than \$100,000,000 in premiums by the end of August.

The 3,500,000 individual policies range from a few hundred dollars apiece on private household furnishings to more than \$1,250,000,000 on large industrial corporations. Policies are in effect on such self-liquidating public projects as the bridges and tunnels of the Port of New York Authority and the San Francisco-Oakland Bridge.

☆☆☆☆

Clay products recommended to meet lumber shortage

The use of cement and clay products in both temporary and permanent construction offers the possibility of saving about 2,000,000,000 board feet of lumber, according to recent estimates released by the War Production Board.

Substitution of these products for lumber is being recommended by the Construction Bureau, which reviews material specifications for all types of construction, to alleviate the anticipated shortage of 6 billion board feet of lumber this year.

In urging this change-over, the WPB has announced that adequate supplies of brick, tile, and gypsum board can be produced by stepping up production from its present level of about 30-percent of capacity. Peak production with present facilities is estimated to be equivalent to approximately 13 billion bricks a year.

Technical assistance needed to facilitate this conversion in building materials in temporary Government structures has been offered by representatives of the structural clay products industry.

Federal Home Loan Bank Review

HOW WELL DO YOU KNOW YOUR CITY?

Few executives realize the wealth of local information pertinent to their own business which is available from Census returns. Whether in savings or in lending operations, results of the 1940 Housing Census provide management with a new perspective in forming policies.

■ PROGRESSIVE management today has at its command a new source of tailor-made information about every State, county, township, village, and even about every block in the principal cities throughout the country. The last decennial Population Census, together with data gathered at the same time about housing facilities, is producing a great storehouse of facts which should prove useful to every mortgage lender who will take the trouble to secure the information for his own community, analyze it, and then keep it up to date.

WHAT IS AVAILABLE

How well do you know your city? In answer to this question, the average business man will usually offer vague generalities about population, schools, parks, and perhaps even golf courses! But does he know the extent of home ownership in the community? The concentration of racial groups in this or that section of town? The average size of families? The degree of overcrowding or of unused facilities? The number of structures in need of major repairs? The average rental of properties in certain districts? The variation in values within a given area? The answer to these and many other questions about American cities can be found in the reports of the Bureau of the Census which are now being made public.

Basic information for both housing and population statistics are published by cities, metropolitan districts, and minor civil divisions such as townships, parishes, and towns. In addition, data for 191 cities (those having a population of 50,000 or more in 1930) are available on a block-by-block basis. In 60 of the larger cities, the material has been organized by census tracts, and records for these areas provide the greatest amount of detail thus far available. Reports on cities of 250,000 or more (tract cities), include population items such as sex, age, race, nativity, citizenship, country of birth, highest grade of school completed, employment status, class of worker, and occupation. Among the housing subjects are occupancy status, tenure, value or

monthly rent, age and type of structure, state of repair and plumbing equipment, size of household, race of head of household, persons per room, radio, refrigeration equipment, and heating fuel by type of heating equipment.

ANALYZING THE RESULTS—A TYPICAL EXAMPLE

To demonstrate the usefulness of 1940 census material, the following summaries have been prepared from published reports on the City of Denver, Colorado. Any other of 190 cities might have been chosen, as the type of analysis shown can be applied with equal results to any community for which block-by-block or census tract data are available.

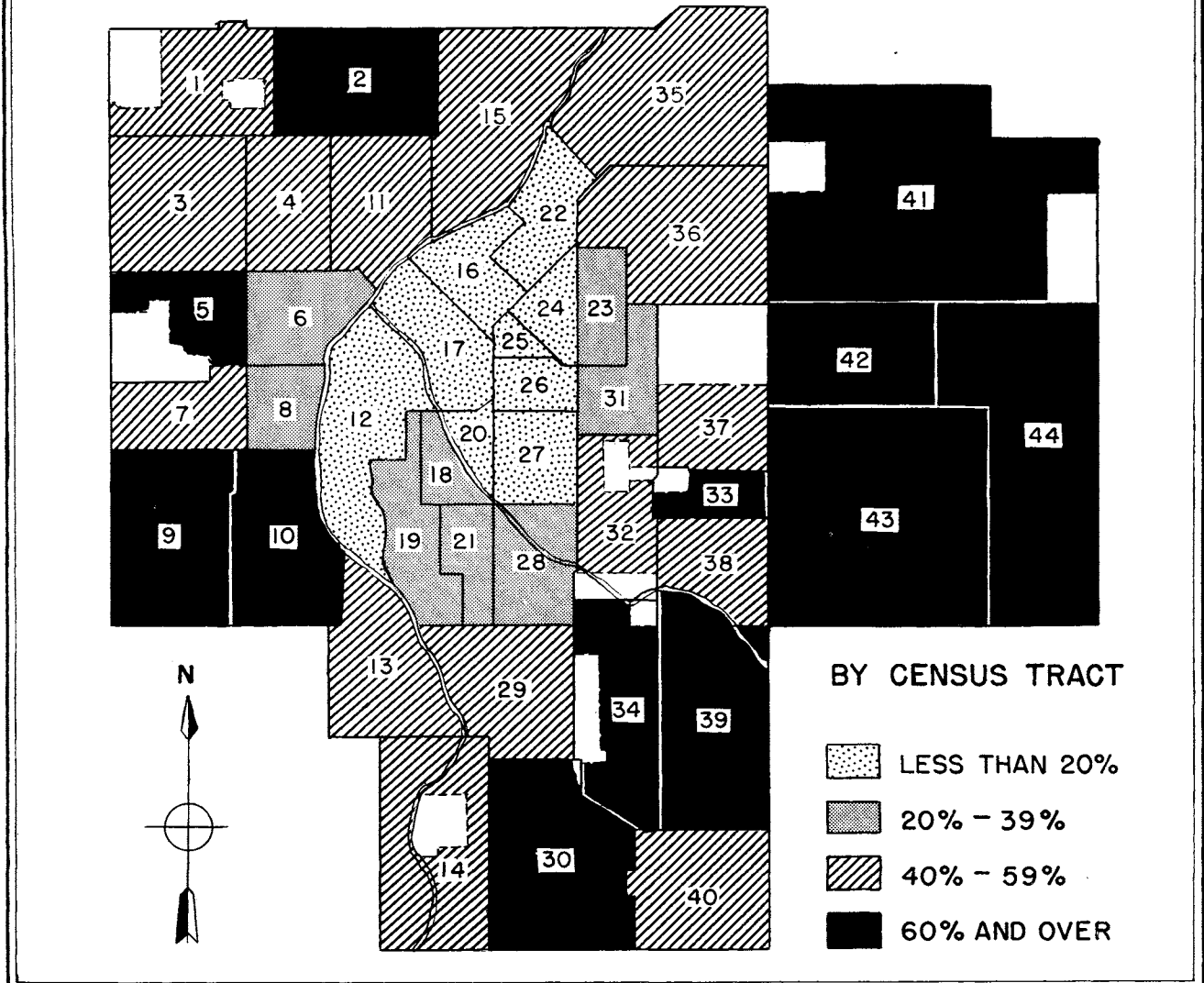
A brief summary of basic facts about Denver is helpful in evaluating the specialized information: At the time of the Census the population was approximately 322,000, of which almost 90 percent were native white residents, 7 percent foreign-born white, and 3 percent nonwhite. Nearly 96,800 occupied dwelling units were tabulated which, divided into the population by Census definition, indicated the average size of a family to be 3½ persons.

More than half the available dwelling units in the city were single-family detached houses and only one out of seven were in apartment units of more than 10 families. More than two-thirds of Denver homes were over 20 years old at the time of the Census, and one-fourth were built prior to 1900. Ten percent of the dwellings were constructed in the past decade. Of those reporting on the structural condition of the housing facilities, one out of every five was in need of major repair. Coal or coke was by far the predominant source of heat for Denver homes, with gas ranking a poor second.

Home-owning families in Denver were in the minority. Slightly less than two out of every five dwelling units were owned by their occupants—a ratio considerably below that for the State of Colorado, but about on a par with the national average for all urban areas. Fifty-two out of every 100 owner-occupied units throughout the city were free

EXTENT OF HOME OWNERSHIP IN DENVER

PERCENT OF OWNER-OCCUPIED UNITS TO TOTAL DWELLING UNITS



Thirty-eight out of every 100 dwelling units in Denver were owned by their occupants, but the ratio of home ownership varied considerably in different sections of the city as is evident from the accompanying map. Owner-occupied dwellings tended to predominate in outlying sections of the city, particularly in the eastern part of town. Greatest degree of home ownership was found in Tract 43, where 72 percent of the homes were owner-occupied. White areas shown on these maps are city parks, playgrounds, cemeteries, and other public properties.

of mortgage debt, which compares favorably with the ratio for all owner-occupied homes in urban communities.

STUDYING VARIATIONS WITHIN A CITY

Statistics which summarize, on a city-wide basis the housing and population characteristics of a community are necessary background for an under-

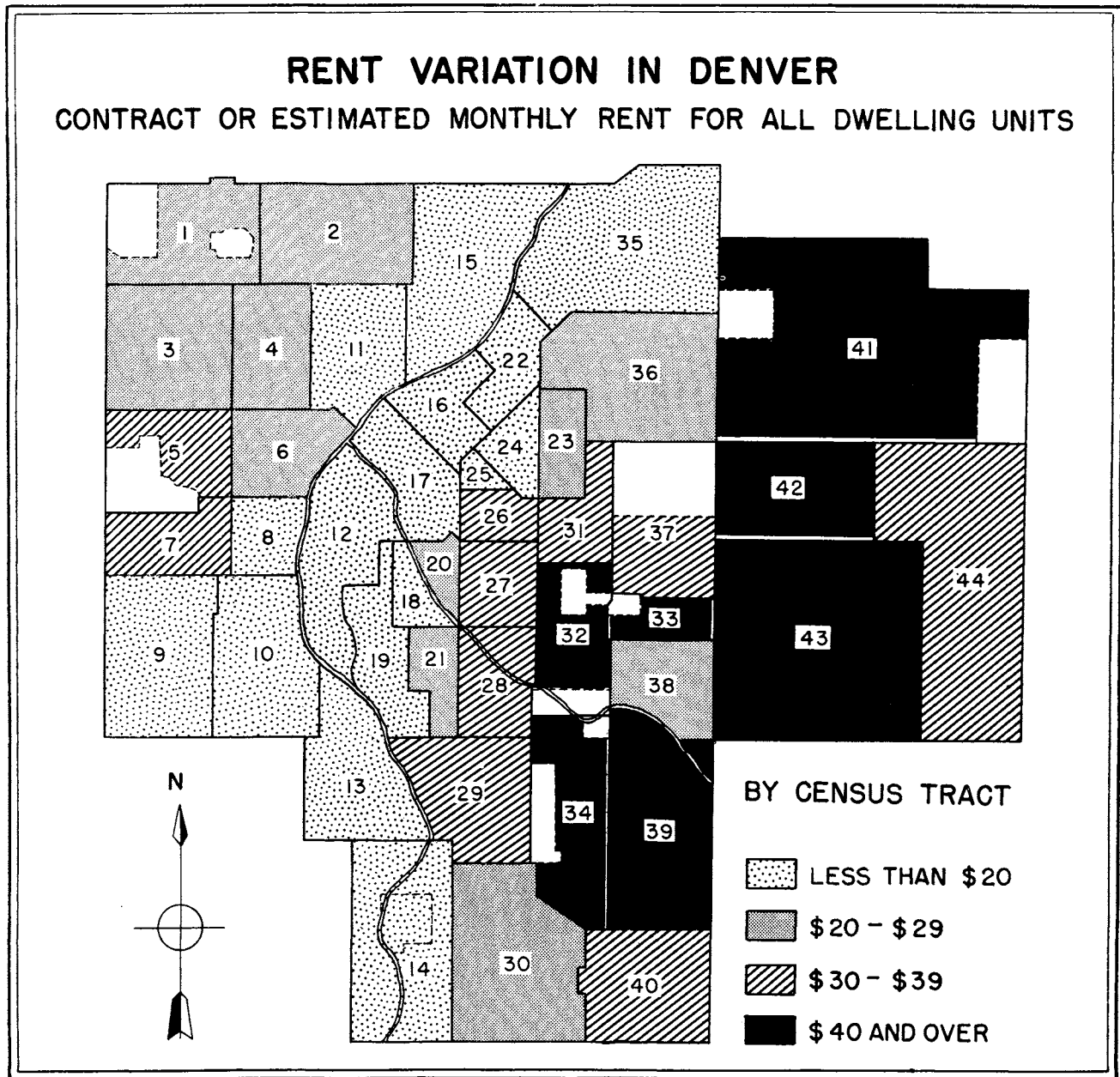
standing of general conditions. However, the value of real estate upon which mortgage lenders advance funds is likely to be affected primarily by the surrounding neighborhood and only secondarily by the development of the city as a whole. For this reason the block-by-block information and census tract data are even more important to thrift and home-financing institutions than city summaries.

Subdivision of a city into these tracts has been governed by several principles: Approximate uniformity in size of population and area; and the homogeneity of population characteristics. The tracts are intended to remain unchanged from Census to Census and therefore make it possible to study changes in social and economic conditions within neighborhoods. Extension of tract summaries to additional cities is contingent upon the interest and cooperation

of local officials whose advice is sought in the establishment of tract boundaries.

To demonstrate the variation of population and housing characteristics within a city, two significant items were chosen from the vast amount of material available from the Housing Census. The map on page 4 shows graphically the degree of home ownership in 44 separate sections of Denver. Owner-occupied dwellings clearly predominate in 12 tracts

The map below provides an excellent guide to real-estate values in Denver and charts similar to this could be prepared for any of the 191 cities for which block-by-block data are available, as well as for tract cities. Concentration of higher-value properties in the eastern portions of the city is evident, as is the grouping of lower rents along the Platte River in the west side of town. Similar maps could be prepared showing the age, types of structure, state of repair, degree of overcrowding and other population and housing characteristics.



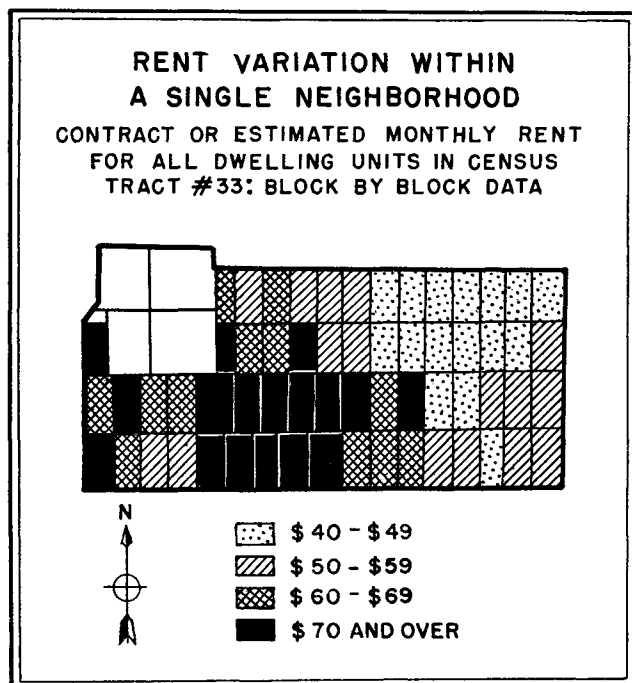
which tend to be located on the outer rim of the city and particularly in the southeast. As might be expected, renting is the more common practice in those areas near the center of town.

An important index of real-estate values can be found in census statistics on the contract rent or estimated rental value of all dwelling units. The average rent for each census tract has been computed and is plotted on the map appearing on page 5. Concentration of the more valuable properties in the southeastern and eastern parts is evident from the black areas. Applying the rule-of-thumb that value is equivalent to 100 times the monthly rent, the average property valuations range from approximately \$1,000 in Tract 12 to \$6,300 in Tract 43.

Similar maps could be prepared showing the degree of vacancy, age of structure, type of structure, state of repair, heating equipment and sanitation facilities, racial distribution, size of family, and degree of overcrowding.

BLOCK-BY-BLOCK CHARACTERISTICS

An even more detailed knowledge of the community may be obtained from the block-by-block data. Despite the effort made to correlate census tracts with homogeneous groups of the population, the



This chart illustrates the practical use of block-by-block census data. Based on information for just one of the 44 tracts shown on p. 5, it shows the extent of variations in values within a single neighborhood. Note the concentration of the black squares (average rent over \$70) and of dotted squares (average rent between \$40 and \$50). The white areas in this district are public grounds.

amount of variation within a single neighborhood is sometimes surprising.

To illustrate this variation, complete detail for a representative tract in one of the better residential sections of Denver has been reproduced in the chart at the bottom of this page. The wide fluctuation of real-estate values within this area which is only 4 blocks wide and 17 blocks long is evident from the map shadings. The average rental value within individual blocks varies from a high of \$125 per month to a low of \$40.

Other pertinent data follow: In one block the ratio of owner-occupied units reached a low of 22 percent, but in several others there would only be one or two rented properties in the whole area. Almost one-third of the new dwellings built in this tract from 1930 to 1940 were located in one block, with the remaining units widely scattered. Although most structures were reported in good physical condition, it is interesting to note that 23 out of the 53 units needing major repairs were found in those blocks with the highest rental value.

THE NEED FOR SUPPLEMENTARY AND CURRENT MATERIAL

On the basis of these data and other information available in census releases, the mortgage lender has an unprecedented opportunity to build up a rather complete description of the housing facilities and the population characteristics for most American cities; but the story is not complete. Census tract and block data are of greatest value when they can be used as a background to which facts collected by others can be related. Pertinent local information on such subjects as the distribution of foreclosures and institutionally owned real estate, assessed valuations and tax delinquencies can add immeasurably to the utility of these statistical reports for an individual mortgage lender.

Also, the census data which present a picture of conditions in April 1940 must be kept up to date to be of maximum use. Neighborhood characteristics in most American cities change too quickly to permit reliance on the decennial Census, and annual or bi-annual surveys, including new construction activity, would afford a real opportunity for cooperative effort by local mortgage-lending institutions. Since the operations of most mortgage lenders extend beyond the city limits, supplementary information on outlying areas should also be secured.

(Continued on p. 21)

THE REAL ESTATE OVERHANG—A PROBLEM OF THE PAST

Institutional holdings of residential properties by the principal mortgage lenders were reduced almost a half-billion dollars during 1941, according to recent estimates. The 26-percent drop in real-estate accounts reflects an active sales market as well as a low rate of foreclosures.

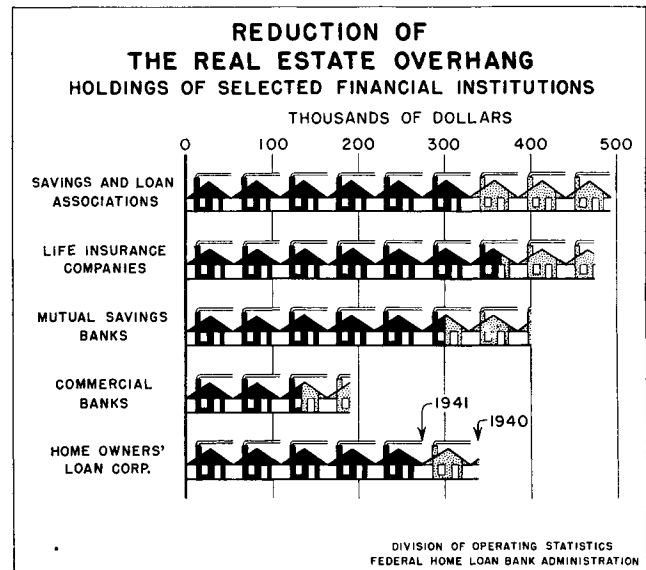
■ SEVERAL factors combined to make 1941 a record year for the disposal of residential real estate owned by the principal mortgage-lending institutions, despite a huge volume of residential construction. The increased rate of reduction in 1941 and the continued progress evident during the first 6 months of 1942 justify the conclusion that in most areas the real-estate overhang is a problem of the past.

Perhaps the most significant reason behind last year's progress was the speed with which the war program got under way. Industrial expansion, with resultant in-migration of wage earners, created an unprecedented demand for housing accommodations in many communities. Generally increased family incomes also broadened the market. For the first time in several years, financial institutions found an opportunity to dispose of older, larger properties. By means of rehabilitation and conversion, many of these properties were made attractive to home seekers and to investors, and by the same token, many additional dwelling units were made available to meet the pressing needs created by mounting employment.

Another important factor was the definite realization on the part of management and directorates that it is highly dangerous to hold real estate indefinitely in an effort to recapture inflated book values on a rising market. During the year, financial institutions acted constructively by pricing owned properties at current market values and by demonstrating a willingness to take losses if necessary. In this manner, many financial institutions converted a substantial portion of their slow, poor-earning assets into sound, higher-earning assets.

HALF-BILLION DOLLAR NET REDUCTION IN 1941

The estimated book value of residential real estate owned by operating commercial and mutual savings banks, savings and loan associations, life insurance companies, and the Home Owners' Loan Corpora-



Reduction of the real-estate overhang held by selected financial institutions is portrayed graphically by the chart above. As indicated by the houses shaded in black, life insurance companies now hold the largest remaining volume, in contrast to the position at the close of 1940 when savings and loan associations owned the greatest share. Houses shaded in grey indicate the reduction during the past year.

tion declined from \$1,894,077,000 to \$1,403,908,000 during the year ended December 31, 1941.¹ This was a reduction of \$490,169,000, or 25.9 percent, and reflected not only a considerable acceleration in the sale of owned real estate over the previous year, but also a low rate of new property acquisitions through foreclosure or voluntary deed. During 1940 the net decline in the residential real-estate overhang held by these institutions had been \$473,653,000, or 20.0 percent. All in all the book value of residential properties owned by these types of mortgage lenders

¹ These estimates do not include real estate owned by individuals, closed banks and other closed financial institutions, mortgage companies, trust departments of commercial banks, and fiduciaries and endowments. Nor do they include the holdings of tax authorities acquired through tax sales. If these property holdings were added to the known figures, the total residential real-estate overhang would exceed by a considerable margin the estimates presented in this article. However, it is reasonable to assume that the same trends would apply to that portion of the overhang.

has dropped \$1,333,000,000 during the past 3 years, or the equivalent of one-half of their holdings at the end of 1938.

HOLDINGS OF THE PRINCIPAL MORTGAGE LENDERS

The table on this page shows the estimated volume of residential real-estate holdings for each of the principal mortgage lenders for the year-end dates of 1940 and 1941. During these 2 years, as for each year since the Bank Administration has prepared these estimates, savings and loan associations registered the largest percentage decline in real estate owned. Commercial banks also accomplished a rapid reduction of their residential property holdings. Mutual savings banks disposed of their owned properties at a lower rate than either of the foregoing types of institutions, which may be explained by their relatively large holdings of apartment houses. Life insurance companies have also shown comparatively slow progress in the sale of repossessed properties. However, both life insurance companies and mutual savings banks recorded more substantial progress in 1941 than during 1940.

The 19-percent decline of HOLC holdings was somewhat below the 1940 drop, but this must be considered in the light of the Corporation's progressive reduction of real-estate holdings in preceding years. By the end of 1941, the HOLC had liquidated

over 71 percent of the value and almost 80 percent of the number of all its acquired properties.

REMAINING REAL ESTATE A SMALL PORTION OF LOAN PORTFOLIO

A reliable measure of the real-estate overhang problem is found in the comparison of residential real estate owned with the volume of residential mortgages held by each type of institution (right-hand columns of the table). For all of the principal *private* mortgage lenders, the real-estate overhang at the end of 1941 was equivalent to only 7.1 percent of their total residential mortgage portfolio—a significant drop from 10.6 percent at the end of 1940. The proportion of real estate owned to mortgages held on December 31, 1941, was 10.8 percent for life insurance companies, 7.4 percent for savings and loan associations, 6.3 percent for mutual savings banks, and 4.1 percent for commercial banks.

Prior to 1941, savings and loan associations owned more residential real estate than other types of lenders. However, because of the steadily increasing rate of liquidation, which represented one-third of total holdings during 1941, these institutions with only \$330,000,000 of real estate at the end of 1941 dropped into second place. The real-estate holdings of life insurance companies, which totaled \$365,300,000 at the year-end, now head the list.

Estimated volume of residential properties held by selected financial institutions

[Amounts are shown in thousands of dollars]

Type of institution	Dec. 31, 1941	Dec. 31, 1940	Decrease during year				Real estate as a percent of residential mortgage holdings	
			1941		1940		Dec. 31, 1941	Dec. 31, 1940
			Amount	Percent	Amount	Percent		
Savings and loan associations ¹	\$330,000	\$492,200	\$162,200	33.0	\$188,600	27.7	7.4	12.1
Life insurance companies ²	365,300	473,600	108,300	22.9	56,100	10.6	10.8	16.4
Mutual savings banks ³	300,000	400,000	100,000	25.0	50,000	11.1	6.3	8.3
Commercial banks ⁴	134,000	190,000	56,000	29.5	55,000	22.4	4.1	6.5
Total private holdings.....	1,129,300	1,555,800	426,500	27.4	349,700	18.4	7.1	10.6
Home Owners' Loan Corporation ⁵ ..	274,608	338,277	63,669	18.8	123,953	26.8	15.5	17.3
Total real estate owned.....	1,403,908	1,894,077	490,169	25.9	473,653	20.0	7.9	11.4

¹ Based on reports of operating associations, received by Federal Home Loan Bank Administration. Estimate for 1940 is revised and for 1941 preliminary.
² Estimates of the Federal Home Loan Bank Administration based on a questionnaire survey of the largest life insurance companies. Figures exclude company-built housing. Estimate for 1940 is revised.
³ Based on reports of the Comptroller of the Currency and "Month's Work."
⁴ Based on reports of the Comptroller of the Currency and the Federal Deposit Insurance Corporation. Estimates exclude trust departments but include an allowance for investments and other assets indirectly representing bank premises or other real estate.
⁵ Capital value.

PROBLEM AREAS STILL EXIST

The rate of decline in the real-estate holdings of the principal mortgage lenders has not been uniform throughout the country. A substantial portion of the balance of property accounts is concentrated in several North Atlantic States, particularly Massachusetts, New York, New Jersey, and Pennsylvania. The real-estate depression struck these States with greater force than the rest of the country, and the market has been slower to recover. It should also be remembered that the concentration of the assets of mortgage lenders is particularly large in these areas.

At the end of 1941, over 89 percent of all the properties owned by mutual savings banks were located in the four States of Massachusetts, New York, New Jersey, and Pennsylvania, and on the basis of capital value of properties owned, 84.6 percent of HOLC real estate was located in these States. For insured commercial banks the corresponding ratio was 73 percent and for savings and loan associations, 53.9 percent. No current data are available on distribution of the holdings of life insurance companies, but at the end of 1940 more than two-fifths of the 1- to 4-family nonfarm homes owned by life insurance companies was to be found in these four States.

Although the dollar volume of real estate owned by financial institutions in the northeastern States continued to decline during 1941, it did not drop at as rapid a rate as in the rest of the country. As a result, the relative proportion of properties held by the principal mortgage lenders in these areas increased. The only exception is the proportion of savings and loan property in this section of the country which shows a small decline primarily because of the transfer of a number of State-chartered associations in Pennsylvania and New Jersey from an operating to a liquidating status during the year.

CONTINUED IMPROVEMENT IN 1942

Although complete data are not yet available for each of the principal mortgage lenders, the current reports of insured savings and loan associations and of the HOLC indicate further progress in the disposition of real estate owned during 1942. This is illustrated in the case of insured savings and loan associations by a decline of more than \$19,400,000, or 18.2 percent, in the book value of properties owned by these institutions during the first 6 months. This rate of decline does not take into account an increase of 31 in the number of insured associations.

October 1942

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During the same six months' period property holdings of the HOLC declined by \$21,374,000, or 7.8 percent of the balance at the beginning of the year.

As the restrictions upon new construction are tightened and the demand for housing becomes greater in war-industry areas, further improvement in the real-estate overhang may be anticipated. However, in many cases the residual real estate constitutes what may be called the "hard core" of the overhang; real estate which because of obsolescence, neighborhood characteristics, and other factors is harder to sell than the average type of property. The disposition of the remainder of the residential real estate may be the toughest part of the job, but a continuous and realistic sales program should bring a solution to the overhang problem inherited from the depression.

Amendment to Rules and Regulations

FHLBA
Bulletin No. 11

AMENDMENT TO THE RULES AND REGULATIONS FOR THE FEDERAL SAVINGS AND LOAN SYSTEM LIMITING THE AUTHORITY OF ASSOCIATIONS TO PURCHASE ASSETS, OFFICE BUILDING, OR LAND THEREFOR WITHOUT PRIOR BANK ADMINISTRATION APPROVAL.

Adopted September 4, 1942; effective September 5, 1942.

Section 203.13 of the Rules and Regulations for the Federal Savings and Loan System has been amended by the adoption of a revised subsection (b) which was proposed by the Federal Home Loan Bank Board on February 11, superseding a less comprehensive proposal of October 5, 1941.

In addition to the restrictions previously contained in this subsection, a Federal association is now required to secure prior approval of the Bank Administration for the purchase of an office building or land therefor from a director, officer, or employee, or from an institution, corporation, or partnership with which such person is officially connected.

Subsection (b) of Section 203.13 now reads:

"(b) *Purchase of assets.* Federal associations shall primarily engage in lending their funds, but may incidentally purchase loans of a type which they are permitted to make; provided that, no Federal association may purchase any mortgage from an affiliated institution or from an officer, director or employee of the association, or of a type that it is not authorized to make originally, without the prior approval of the Federal Home Loan Bank Administration. No Federal association may purchase an office building, or any part thereof, or land upon which to erect an office building, from an affiliated institution, from an officer, director or employee of the association, or from a corporation or association in which any officer, director or employee is a stockholder or is an officer, director or employee, or from a partnership in which any officer, director or employee is a partner, without the prior approval of the Federal Home Loan Bank Administration."

MORTGAGE PORTFOLIOS OF INSURANCE COMPANIES SHOW NEW GAINS

More new mortgages were acquired by life insurance companies during 1941 than in any prior year on record, according to the latest annual survey of the mortgage and real-estate investments of these institutions. Real-estate holdings were considerably reduced as property sales reached a new high.

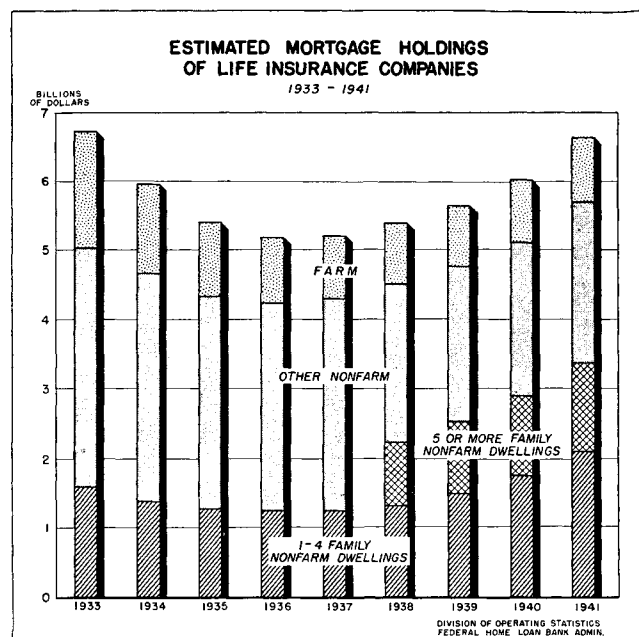
■ NEW mortgage loans made by life insurance companies during 1941 totaled \$1,173,000,000—about four times as much as in 1935. Gains during 1941 followed several years of increase unbroken even by the general business recession of 1937–1938. The resultant rise in the total mortgage portfolio of these institutions was greater than that registered by all other investment accounts—in sharp contrast to the relative changes in previous years during the past decade.

The analysis of mortgage financing by life insurance companies in recent years shows an increasing proportion of loans on homes, while mortgages on farm and commercial properties have remained relatively stationary in an expanding investment program. Loans on apartments, which had shown the greatest gains as recently as 1939, were second to the 1- to 4-family classification in rate of increase in each of the 2 following years.

MORTGAGE HOLDINGS LARGEST SINCE 1933

More new mortgages were acquired by life insurance companies during 1941 than in any prior year in the past decade; as a result of this, the combined mortgage portfolio of all companies expanded by \$634,000,000, or 11 percent, from the end of 1940 to December 31, 1941. This was almost double the growth of \$352,000,000, or 6 percent, during the previous 12-month interval.

Total mortgage loans on the books of life insurance companies at the close of last year exceeded \$6,640,000,000, a figure approximating that reported in 1933 but still nearly \$1,100,000,000 under the all-time high level of 1931. The decrease in farm mortgages accounts for practically all of the reduction from the previous peak. Loans outstanding on farm properties at the close of 1941 were less than one-half of the volume a decade ago, while nonfarm mortgage loans had climbed to within 1 percent of the 1931 level.



The recent return of life insurance companies to the mortgage-financing field is borne out by the accompanying bar chart. Most of the gain has been in nonfarm home mortgages, while loans on farm and other nonfarm properties have remained relatively unchanged. Total holdings at the end of 1941 were almost equal to the 1933 volume.

Home mortgages constituted a higher proportion of the total real-estate mortgage portfolio at the close of 1941 than in any period on record. The total of \$2,101,000,000 in loans on nonfarm 1- to 4-family houses exceeded those in 1933 by about \$500,000,000, and now comprises almost 32 percent of the aggregate mortgages held by life insurance companies, as compared with 23 percent during the early 1930's.

Wider use of mortgages insured under the provisions of the National Housing Act has played an important part in stimulating the home-mortgage investment of life insurance companies. At the close of 1941 FHA loans held by these institutions totaled \$825,000,000, of which \$746,000,000 was secured by 1- to 4-family homes. This latter figure

constituted 36 percent of their total home-mortgage portfolio on that date compared with 29 percent a year previous. Loans insured by FHA accounted for two-thirds of the 1941 growth in their mortgage holdings.

RATIO OF MORTGAGE PORTFOLIO TO TOTAL ASSETS SHOWS SECOND SUCCESSIVE GAIN

The substantial increase in mortgage holdings during the past year raised the ratio of this account to *total* assets above the 20-percent level for the first time since 1936. Gains of the mortgage portfolios, particularly of loans on nonfarm properties, were larger than for any other type of investment. Net additions of 10 percent to corporate security holdings (stocks and other bonds) stood second

Resumption of an upward trend in the ratio of mortgage loans to total assets during 1940 and 1941 comes after 10 years of steady decline from the peak registered in 1929. The importance of the Government bond portfolio which experienced such a rapid rise from 1932 to 1937 has shown relatively little change during the past 2 years as holdings have increased at only a slightly higher rate than total assets.

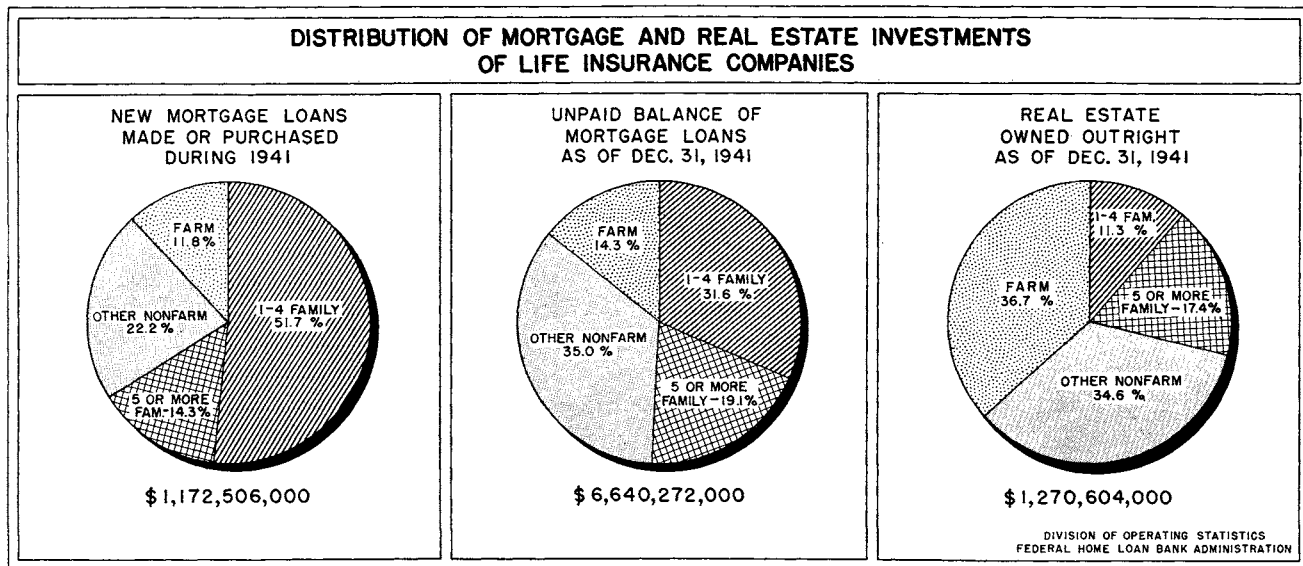
Despite the recent improvements shown in mortgage financing by life insurance companies, it is interesting to note that, whereas more than two-fifths of all assets were invested in real-estate mortgages

in 1929, only one-fifth was so invested at the close of 1941. The changing position of the mortgage in the entire investment picture over the past 12 years is shown in the chart on page 16. The gains made recently by mortgages as related to total assets may, in the near future, be more than offset by reduced opportunities for lending during the War.

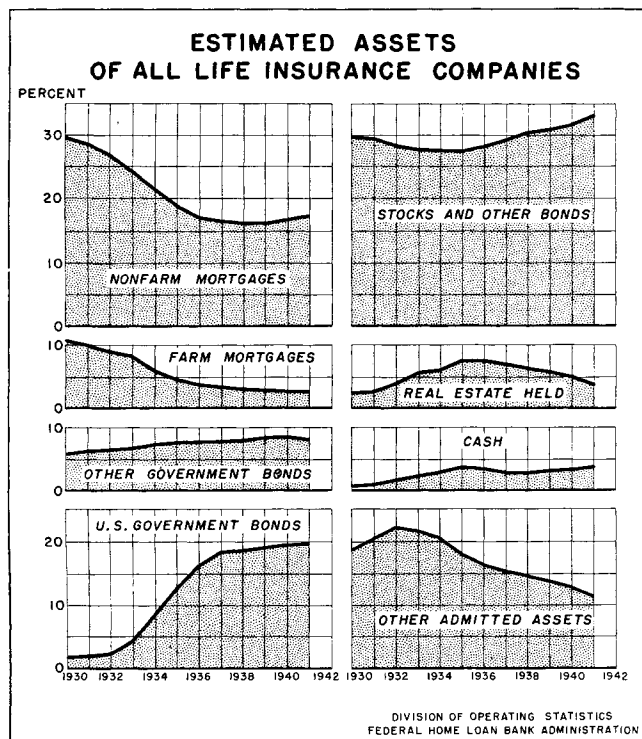
MORE THAN ONE-HALF OF TOTAL NEW LOANS MADE ON HOMES

Paralleling the general expansion of mortgage lending activity in 1941, life insurance companies registered substantial gains in new mortgage investments. For the year as a whole, \$1,173,000,000 was loaned on real-estate security, a rise of 29 percent over the 1940 total.

Over one-half of the amount of all new loans was invested in 1- to 4-family nonfarm properties. The \$606,000,000 in this category represented an increase of 44 percent over the previous year, while each of the other classes of mortgages expanded less than 19 percent. For each year since 1938, when detailed statistics of this type were first collected, the 1- to 4-family group has accounted for a larger proportion of new business than have any of the three remaining types of properties. It was not until 1941, however, that new home mortgages surpassed in volume the combined loans on multi-family, commercial and farm investments made during the year.



The three charts above present a comprehensive picture of the mortgage and real-estate investments of life insurance companies at the end of 1941. The chart on the left shows the emphasis placed on nonfarm home mortgages during the past year as more than one-half of the new loans made were on 1- to 4-family properties of this type. Distribution of the total mortgage holdings of these institutions appears in the middle chart and lends further emphasis to the shift in lending policies shown by 1941 data. Analysis of the total real estate owned is the subject of the third chart and indicates the extent to which life insurance companies have disposed of nonfarm family dwellings.



This chart shows the distribution of life insurance company assets during the period from 1930 to 1941. Nonfarm mortgages, as a percent of total assets, declined steadily from 1930 through 1939, but have recovered somewhat in the past 2 years. Insurance company resources have never failed to show year-to-year gains and now total more than \$32,000,000,000.

Shifts in emphasis toward the home mortgage can be further measured by a comparison of its share of total new lending with the proportion of such home mortgages held by life insurance companies. The percentage chart presented at the bottom of page 15 reveals that although 52 percent of all new loans made in 1941 were made on the basis of home mortgages, only 32 percent of mortgage holdings and 11 percent of total real estate held were of this type. In addition to showing that 1- to 4-family loans are being added in proportions far in excess of current mortgage holdings, this chart demonstrates that the great bulk of the real estate owned is distributed almost equally between farm and commercial properties.

Although nearly two-thirds of all new mortgages obtained by life insurance companies during 1941 represented direct loans in the insurance companies' own names, there has been a distinct tendency in each of the past 2 years (the periods for which this detail is available) for loan purchases to constitute higher proportions of total new mortgage investments.

Since the early Spring months of 1942 mortgage-recording statistics have revealed successive declines

in total real-estate financing by life insurance companies. All evidence points to a continuation of this recession for the duration of the War, particularly in loans on new homes which were most affected by the "Stop-Construction" Order issued by the War Production Board in April of this year.

RECORD REAL-ESTATE SALES INDICATED

Activity in the real-estate market reached new high levels in 1941, according to all available statistics.¹ That life insurance companies took real advantage of the resulting opportunities to negotiate sales of real properties held by them is evident from an examination of the record.

During 1941, approximately \$299,000,000 of real estate was sold as compared with \$223,000,000 in the previous year. Since foreclosures continued downward throughout the year to the lowest point since the mid-1920's, sales in 1941 were offset by but a small volume of new property acquisitions. As a result, the book value of total real-estate holdings declined from \$1,520,000,000 at the close of 1940 to \$1,271,000,000 as of December 31, 1941, or more than 16 percent. It should be noted that this series has now been revised to exclude housing projects built and held as investments. Although all classes of properties showed reductions in book value during 1941, by far the greatest relative decrease was reported in the 1- to 4-family home category.

¹ See "Real-Estate Overhang—A Problem of the Past", page 7.

Directory of Member Institutions

Added during September-October

I. INSTITUTIONS ADMITTED TO MEMBERSHIP IN THE FEDERAL HOME LOAN BANK SYSTEM BETWEEN AUGUST 16, AND SEPTEMBER 15, 1942

DISTRICT NO. 1

CONNECTICUT:
Southington:
The Southington Building and Loan Association.

MAINE:
Brunswick:
Brunswick Savings Institution.

MASSACHUSETTS:
Boston:
Roxbury-Highland Co-operative Bank, 1109 Columbus Avenue.

DISTRICT NO. 2

NEW YORK:
Tonawanda:
The Niagara Savings and Loan Association of Tonawanda, 2 Main Street.

DISTRICT NO. 3

PENNSYLVANIA:
Ridley Park:
Chester Pike Building Association, Ridley Park National Bank.

(Continued on p. 28)

HONOR ROLL OF WAR BOND SALES



This is the sixth consecutive Honor Roll of War Bond Sales published by the REVIEW and, in spite of doubling the original minimum standard of sales equal to 5 percent of assets, the number of member savings and loan associations included in this month's list is half-again as large as the list in May. Associations which, as of August 31, had sold war bonds in an amount at least equal to 10 percent of their assets numbered 322 as compared with 245 on the same basis at the end of July.

Six months ago there were only 16 institutions which had passed the \$500,000-mark, and only one whose sales record exceeded \$1,000,000. At the end of August, 42 associations had sold at least a half-million dollars of bonds and stamps, 16 were in the million-dollar group and one had achieved a cumulative total of more than \$2,000,000. In all, the sales of the 25 leaders alone amounted to almost \$28,000,000.

Total sales by two member associations are now greater than the aggregate assets shown on their own balance sheets! The First Savings and Loan Association of Wilmerding, Pennsylvania, and the George Washington Savings and Loan Association of Chicago, Illinois, had sold amounts equal to 111 percent and 122 percent, respectively, of their assets through August.

As has been the custom, an asterisk before the name of an association indicates sales of 15 percent; each additional asterisk stands for another 5 percent. A name appearing in italics represents sales equal to 100 percent of assets, and each asterisk stands for an additional 5 percent above this amount.

NO. 1—BOSTON

Branford Federal Savings and Loan Association, Branford, Conn.
 Bristol Federal Savings and Loan Association, Bristol, Conn.
 Telephone Workers Building and Loan Association, Providence, R. I.
 Windsor Federal Savings and Loan Association, Windsor, Vt.
 Windsor Locks Building and Loan Association, Windsor Locks, Conn.

NO. 2—NEW YORK

***Amsterdam Federal Savings and Loan Association, Amsterdam, N. Y.
 Bellmore Savings and Loan Association, Bellmore, N. J.
 Black Rock-Riverside Savings and Loan Association, Buffalo, N. Y.
 **Broad Avenue Building and Loan Association, Palisades, N. J.
 Bronx Federal Savings and Loan Association, Bronx, N. Y.
 Caldwell Building and Loan Association, Caldwell, N. J.
 Carthage Savings and Loan Association, Carthage, N. Y.
 ****Center Savings and Loan Association, Clifton, N. J.
 Chemung Valley Savings and Loan Association, Elmira, N. Y.
 *City Savings and Loan Association, Elizabeth, N. J.
 Cranford Savings and Loan Association, Cranford, N. J.
 *First Federal Savings and Loan Association, New York, N. Y.

First Federal Savings and Loan Association, Rochester, N. Y.
 Fourth Federal Savings and Loan Association, New York, N. Y.
 Genesee County Savings and Loan Association, Batavia, N. Y.
 Jackson Heights Savings and Loan Association, Jackson Heights, N. Y.
 *Long Beach Federal Savings and Loan Association, Long Beach, N. Y.
 Middtown Savings and Loan Association, Newark, N. J.
 New Brighton Savings and Loan Association, St. George, N. Y.
 ****Owego Federal Savings and Loan Association, Owego, N. Y.
 Polify Savings and Loan Association, Hasbrouck Heights, N. J.
 Queens County Federal Savings and Loan Association, Jamaica, N. Y.
 Schuyler Building and Loan Association, Kearny, N. J.
 Shepherd Savings and Loan Association, East Orange, N. J.
 *Summit Federal Savings and Loan Association, Summit, N. J.
 Union City Savings and Loan Association, Union City, N. J.
 Volunteer Building and Loan Association, Little Ferry, N. J.
 Walton Savings and Loan Association, Walton, N. Y.

NO. 3—PITTSBURGH

Alvin Progressive Federal Savings and Loan Association, Philadelphia, Pa.
 ***Colonial Federal Savings and Loan Association, Philadelphia, Pa.
 *Ellwood City Federal Savings and Loan Association, Philadelphia, Pa.
 First Federal Savings and Loan Association of Bucks County, Bristol, Pa.
 First Federal Savings and Loan Association, Homestead, Pa.
 First Federal Savings and Loan Association, Logan, W. Va.
 First Federal Savings and Loan Association of South Philadelphia, Pa.
 *First Federal Savings and Loan Association, Wilkes-Barre, Pa.
 ***First Federal Savings and Loan Association, Wilmerding, Pa.*
 *Franklin Federal Savings and Loan Association, Pittsburgh, Pa.
 Girard Federal Savings and Loan Association, Philadelphia, Pa.
 Grand Union Federal Savings and Loan Association, Philadelphia, Pa.
 *Mutual Building and Loan Association, Erie, Pa.
 North Philadelphia Federal Savings and Loan Association, Philadelphia, Pa.
 Reading Federal Savings and Loan Association, Reading, Pa.
 United Federal Savings and Loan Association, Morgantown, W. Va.

NO. 4—WINSTON-SALEM

**Bohemian American Building Association, Baltimore, Md.
 **Bohemian Building Loan And Savings Association "Slavie", Baltimore, Md.
 **First Federal Savings and Loan Association, Bessemer, Ala.
 First Federal Savings and Loan Association, Columbus, Ga.
 ***First Federal Savings and Loan Association, Cordele, Ga.
 *First Federal Savings and Loan Association, Eustis, Fla.
 *First Federal Savings and Loan Association, Decatur, Ala.
 First Federal Savings and Loan Association, Darlington, S. C.
 First Federal Savings and Loan Association, Huntsville, Ala.
 *First Federal Savings and Loan Association, Montgomery, Ala.
 **First Federal Savings and Loan Association, Phenix City, Ala.
 ****First Federal Savings and Loan Association, Winder, Ga.
 **Fort Hill Federal Savings and Loan Association, Clemson, S. C.
 *****Home Building and Loan Association, Easley, S. C.
 Jefferson Federal Savings and Loan Association, Birmingham, Ala.
 Lithuanian Federal Savings and Loan Association, Baltimore, Md.
 *Meriwether Federal Savings and Loan Association, Manchester, Ga.
 *Moultrie Federal Savings and Loan Association, Moultrie, Ga.
 Mutual Building and Loan Association, Martinsville, Va.
 Peoples Mutual Building and Loan Association, Mt. Gilead, N. C.
 Peoples Savings and Loan Association, Ensley, Ala.
 **Southern Pines Building and Loan Association, Southern Pines, N. C.
 Tallahassee Federal Savings and Loan Association, Tallahassee, Fla.
 **Tifton Federal Savings and Loan Association, Tifton, Ga.

NO. 5—CINCINNATI

Anderson Ferry Building Loan Company, Cincinnati, Ohio
 Bedford Savings and Loan Company, Bedford, Ohio
 Bellefontaine Federal Savings and Loan Association, Bellefontaine, Ohio
 Buckeye Loan and Building Company, Cincinnati, Ohio
 Chagrin Falls Savings and Loan Company, Chagrin Falls, Ohio
 Citizens Savings and Loan Company, Akron, Ohio
 Dollar Federal Savings and Loan Association, Hamilton, Ohio
 East Cleveland Savings and Loan Company, East Cleveland, Ohio
 First Federal Savings and Loan Association, Akron, Ohio
 ****First Federal Savings and Loan Association, Bucyrus, Ohio

First Federal Savings and Loan Association, Cleveland, Ohio
 First Federal Savings and Loan Association, Dickson, Tenn.
 First Federal Savings and Loan Association, Galion, Ohio
 *First Federal Savings and Loan Association, Greeneville, Tenn.
 First Federal Savings and Loan Association, Lima, Ohio
 First Federal Savings and Loan Association, Hopkinsville, Ky.
 First Federal Savings and Loan Association, Lorain, Ohio
 **First Federal Savings and Loan Association, Van Wert, Ohio
 First Federal Savings and Loan Association, Warren, Ohio
 Girard Federal Savings and Loan Association, Girard, Ohio
 Great Northern Building and Loan Company, Barberton, Ohio
 H. B. Smith Building and Loan Company, Fremont, Ohio
 *Hancock Savings and Loan Company, Findlay, Ohio
 *Hickman Federal Savings and Loan Association, Hickman, Ky.
 Hopkinsville Federal Savings and Loan Association, Hopkinsville, Ky.
 Lincoln Heights Savings and Loan Company, Cleveland, Ohio
 *Logan Federal Savings and Loan Association, Logan, Ohio
 Marion Federal Savings and Loan Association, Marion, Ohio
 McArthur Savings and Loan Company, McArthur, Ohio
 *Ohio Savings and Loan Association, Fostoria, Ohio
 Orleans Federal Savings and Loan Association, Cleveland, Ohio
 Peoples Savings and Loan Company, Bucyrus, Ohio
 Peoples Savings and Loan Association, Cleveland, Ohio
 Peoples Federal Savings and Loan Association, Leontonia, Ohio
 Pleasant Ridge Building and Loan Company, Cincinnati, Ohio
 *Progress Savings and Loan Company, Cleveland, Ohio
 Savings Building and Loan Company, Sandusky, Ohio
 **Suburban Federal Savings and Loan Association, Covington, Ky.
 ****Tatra Savings and Loan Company, Cleveland, Ohio
 Third Federal Savings and Loan Association, Cleveland, Ohio
 *Ukrainian Savings Company, Cleveland, Ohio
 *Versailles Building Loan Company, Versailles, Ohio
 **Warsaw Savings and Loan Association, Cleveland, Ohio
 West Jefferson Building Loan Company, West Jefferson, Ohio

NO. 6—INDIANAPOLIS

Adrian Federal Savings and Loan Association, Adrian, Mich.
 Atkins Savings and Loan Association, Indianapolis, Ind.
 **Bedford Federal Savings and Loan Association, Bedford, Ind.
 Citizens Federal Savings and Loan Association, Port Huron, Mich.
 Crawfordsville Building Loan Fund and Savings Association, Crawfordsville, Ind.
 Dearborn Federal Savings and Loan Association, Dearborn, Mich.
 Detroit Federal Savings and Loan Association, Detroit, Mich.
 East Chicago Federal Savings and Loan Association, East Chicago, Ind.
 Fayette Federal Savings and Loan Association, Connersville, Ind.
 First Federal Savings and Loan Association, East Chicago, Ind.
 First Federal Savings and Loan Association, Jeffersonville, Ind.
 *First Federal Savings and Loan Association, Kokomo, Ind.
 First Federal Savings and Loan Association, Logansport, Ind.
 *First Federal Savings and Loan Association, Washington, Ind.
 First State Savings and Loan Association, Gary, Ind.
 *Griffith Federal Savings and Loan Association, Griffith, Ind.
 Homestead Loan and Building Association, Albion, Mich.
 *Liberty Savings and Loan Association, Whiting, Ind.
 Loogootee Federal Savings and Loan Association, Loogootee, Ind.
 Marshall County Building and Loan Association, Plymouth, Ind.
 *Muskegon Federal Savings and Loan Association, Muskegon, Mich.
 *Peoples Federal Savings and Loan Association, East Chicago, Ind.
 Peoples Federal Savings and Loan Association, Monroe, Mich.
 *Port Huron Loan and Building Association, Port Huron, Mich.
 Rural Loan and Savings Association, Hartford City, Ind.
 ***Sobieski Federal Savings and Loan Association, South Bend, Ind.
 *Twelve Points Savings and Loan Association, Terre Haute, Ind.
 Wayne County Federal Savings and Loan Association, Detroit, Mich.

NO. 7—CHICAGO

*****Acme Savings and Loan Association, Milwaukee, Wis.
 *Amery Federal Savings and Loan Association, Amery, Wis.
 Austin Federal Savings and Loan Association, Chicago, Ill.
 Avon Building and Loan Association, Avon, Ill.
 *Avondale Building and Loan Association, Chicago, Ill.
 Black Hawk Federal Savings and Loan Association, Rock Island, Ill.
 ***City Savings and Loan Association, Chicago, Ill.
 *Concord Savings and Loan Association, Chicago, Ill.
 *Continental Savings and Loan Association, Chicago, Ill.
 **Cook County Federal Savings and Loan Association, Chicago, Ill.

****Copernicus Building and Loan Association, Chicago, Ill.
 **Cragin Savings and Loan Association, Chicago, Ill.
 Cudahy Savings and Loan Association, Cudahy, Wis.
 *Fairfield Savings and Loan Association, Chicago, Ill.
 ****First Calumet City Savings and Loan Association, Calumet City, Ill.
 First Federal Savings and Loan Association, Des Plaines, Ill.
 First Savings and Loan Association of Hegewisch, Chicago, Ill.
 First Federal Savings and Loan Association, Lansing, Ill.
 *First Federal Savings and Loan Association, Moline, Ill.
 *Flora Mutual Building and Loan and Homestead Association, Flora, Ill.
 Gage Park Savings and Loan Association, Chicago, Ill.
 Gediminas Building and Loan Association, Chicago, Ill.
 ****George Washington Savings and Loan Association, Chicago, Ill.
 *Grand Crossing Savings and Building Loan Association, Chicago, Ill.
 *Guaranty Savings and Loan Association, Chicago, Ill.
 *****Haller Building and Loan Association, Chicago, Ill.
 ****Harvey Federal Savings and Loan Association, Harvey, Ill.
 Hegewisch Federal Savings and Loan Association, Chicago, Ill.
 Hemlock Savings and Loan Association, Chicago, Ill.
 *Homewood Building and Loan Association, Homewood, Ill.
 *****Investors Savings and Loan Association, Chicago, Ill.
 *Jackson County Federal Savings and Loan Association, Black River Falls, Wis.
 ****Jugoslav Savings and Loan Association, Chicago, Ill.
 Lawn Savings and Loan Association, Chicago, Ill.
 *****Lawndale Savings and Loan Association, Chicago, Ill.
 Lawn Manor Building and Loan Association, Chicago, Ill.

Tops in volume

The 25 member associations which have reported the largest cumulative sales of war savings bonds and stamps through August 31

1. First Federal Savings and Loan Association, New York, N. Y.....	\$2,034,608
2. Old Colony Cooperative Bank, Providence, R. I.....	1,719,168
3. Edison Savings and Loan Association, New York, N. Y. . .	1,547,850
4. Home Federal Savings and Loan Association, Tulsa, Okla.....	1,463,021
5. Railroad Federal Savings and Loan Association, New York, N. Y.....	1,342,168
6. Minnesota Federal Savings and Loan Association, St. Paul, Minn.....	1,339,251
7. First Federal Savings and Loan Association, Rochester, N. Y.....	1,330,976
8. Fourth Federal Savings and Loan Association, New York, N. Y.....	1,224,418
9. Worcester Cooperative Federal Savings and Loan Association, Worcester, Mass.....	1,211,916
10. Pacific First Federal Savings and Loan Association, Tacoma, Wash.....	1,170,145
11. Talman Federal Savings and Loan Association, Chicago, Ill.....	1,116,276
12. Harvey Federal Savings and Loan Association, Harvey, Ill.....	1,100,548
13. Perpetual Building Association, Washington, D. C.	1,054,416
14. First Federal Savings and Loan Association, Chicago, Ill. .	1,046,682
15. Railroadmen's Federal Savings and Loan Association, Indianapolis, Ind.....	1,014,791
16. Gem City Building and Loan Association, Dayton, Ohio. .	1,012,475
17. First Federal Savings and Loan Association, Miami, Fla..	1,006,781
18. Home Savings and Loan Company, Youngstown, Ohio. . .	848,948
19. Home Federal Savings and Loan Association, Chicago, Ill. .	812,537
20. First Federal Savings and Loan Association, Youngstown, Ohio.....	811,163
21. Citizens Federal Savings and Loan Association, Dayton, Ohio.....	766,057
22. First Federal Savings and Loan Association, Detroit, Mich.....	751,472
23. Long Beach Federal Savings and Loan Association, Long Beach, Calif.....	751,150
24. Oklahoma City Federal Savings and Loan Association, Oklahoma City, Okla.....	728,971
25. Ninth Federal Savings and Loan Association, New York, N. Y.....	696,981

*Lombard Building and Loan Association of DuPage County, Lombard, Ill.
 *Midwest Savings and Loan Association, Chicago, Ill.
 Morton Park Federal Savings and Loan Association, Cicero, Ill.
 *Naperville Building and Loan Association, Naperville, Ill.
 Naprstek Savings and Loan Association, Chicago, Ill.
 National Savings and Loan Association, Chicago, Ill.
 National Savings and Loan Association, Milwaukee, Wis.
 New City Savings and Loan Association, Chicago, Ill.
 New London Savings and Loan Association, New London, Wis.
 North Side Federal Savings and Loan Association, Chicago, Ill.
 Northwestern Savings and Loan Association, Chicago, Ill.
 Ogden Federal Savings and Loan Association, Berwyn, Ill.
 Peerless Federal Savings and Loan Association, Chicago, Ill.
 Prairie State Savings and Loan Association, Chicago, Ill.
 Prospect Federal Savings and Loan Association, Chicago, Ill.
 **Pulaski Savings and Loan Association, Chicago, Ill.
 ****Richland Center Federal Savings and Loan Association, Richland Center, Wis.
 Ripon Federal Savings and Loan Association, Ripon, Wis.
 Second Federal Savings and Loan Association, Chicago, Ill.
 Security Federal Savings and Loan Association, Chicago, Ill.
 Springfield Building and Loan Association, Springfield, Ill.
 ****St. Anthony Savings and Loan Association, Cicero, Ill.
 Talman Federal Savings and Loan Association, Chicago, Ill.
 Tocin Savings and Loan Association, Berwyn, Ill.
 *Union Federal Savings and Loan Association, Kewanee, Ill.
 ***Universal Savings and Loan Association, Chicago, Ill.
 *Uptown Federal Savings and Loan Association, Chicago, Ill.
 *Valentine Federal Savings and Loan Association, Cicero, Ill.
 Western Federal Savings and Loan Association, Chicago, Ill.
 **West Highland Savings and Loan Association, Chicago, Ill.
 ***West Pullman Savings and Loan Association, Chicago, Ill.

NO. 8—DES MOINES

American Home Building and Loan Association, St. Louis, Mo.
 Ames Building and Loan Association, Ames, Iowa.
 *Burlington Federal Savings and Loan Association, Burlington, Iowa
 First Federal Savings and Loan Association, Fargo, No. Dak.
 First Federal Savings and Loan Association, Jamestown, No. Dak.
 First Federal Savings and Loan Association, Rock Rapids, Iowa
 **First Federal Savings and Loan Association, Sioux City, Iowa
 Independence Savings and Loan Association, Independence, Mo.
 Insurance Plan Savings and Loan Association, Mt. Pleasant, Iowa
 *Owatonna Federal Savings and Loan Association, Owatonna, Minn.
 **Perry Federal Savings and Loan Association, Perry, Iowa
 Postal Employees Building Loan and Savings Association, St. Louis, Mo.
 Sentinel Federal Savings and Loan Association, Kansas City, Mo.
 Wells Federal Savings and Loan Association, Wells, Minn.

NO. 9—LITTLE ROCK

Amory Federal Savings and Loan Association, Amory, Miss.
 *Atlanta Federal Savings and Loan Association, Atlanta, Tex.
 ***Batesville Federal Savings and Loan Association, Batesville, Ark.
 *Bell County Federal Savings and Loan Association, Belton, Tex.
 ***Clay County Federal Savings and Loan Association, West Point, Miss.
 Colorado Federal Savings and Loan Association, Colorado, Tex.
 Delta Federal Savings and Loan Association, Greenville, Miss.
 *Deming Federal Savings and Loan Association, Deming, N. Mex.
 *****Electra Federal Savings and Loan Association, Electra, Tex.
 **El Paso Federal Savings and Loan Association, El Paso, Tex.
 First Federal Savings and Loan Association, Beaumont, Tex.
 First Federal Savings and Loan Association, Belzoni, Miss.
 *First Federal Savings and Loan Association, Big Spring, Tex.
 First Federal Savings and Loan Association, Corinth, Miss.
 **First Federal Savings and Loan Association, Corpus Christi, Tex.
 *First Federal Savings and Loan Association, Dallas, Tex.
 First Federal Savings and Loan Association, Helena, Ark.
 **First Federal Savings and Loan Association, Lubbock, Tex.
 First Federal Savings and Loan Association, McComb, Miss.
 *First Federal Savings and Loan Association, Monroe, La.
 *First Federal Savings and Loan Association, Waco, Tex.
 Gladewater Federal Savings and Loan Association, Gladewater, Tex.
 Hammond Building and Loan Association, Hammond, La.
 Hillsboro Federal Savings and Loan Association, Hillsboro, Tex.
 **Home Building and Loan Association, Plainview, Tex.
 ****Marianna Federal Savings and Loan Association, Marianna, Ark.
 Mineral Wells Building and Loan Association, Mineral Wells, Tex.

****Morrilton Federal Savings and Loan Association, Morrilton, Ark.
 *Mutual Building and Loan Association, Las Cruces, N. Mex.
 Mutual Deposit and Loan Company, Austin, Tex.
 ****Nashville Federal Savings and Loan Association, Nashville, Ark.
 Oak Homestead Association, New Orleans, La.
 Orange Federal Savings and Loan Association, Orange, Tex.
 *Piggott Federal Savings and Loan Association, Piggott, Ark.
 *Pocahontas Federal Savings and Loan Association, Pocahontas, Ark.
 ****Ponchatoula Homestead Association, Ponchatoula, La.
 ****Quannah Federal Savings and Loan Association, Quannah, Tex.
 *Riceland Federal Savings and Loan Association, Stuttgart, Ark.
 Tucumcari Federal Savings and Loan Association, Tucumcari, N. Mex.

NO. 10—TOPEKA

American Building and Loan Association, Oklahoma City, Okla.
 Citizens Federal Savings and Loan Association, Wichita, Kans.
 Erie Building and Loan Association, Erie, Kans.
 *****First Federal Savings and Loan Association, Lamar, Colo.
 First Federal Savings and Loan Association, Seminole, Okla.
 *First Federal Savings and Loan Association, Shawnee, Okla.
 *****First Federal Savings and Loan Association, Sumner County, Wellington, Kans.
 First Federal Savings and Loan Association, Wakeeney, Kans.
 Garnett Savings and Loan Association, Garnett, Kans.
 Hays Building and Loan Association, Hays, Kans.
 Home Federal Savings and Loan Association, Ada, Okla.
 *Home Federal Savings and Loan Association, Grand Island, Nebr.
 *Home Federal Savings and Loan Association, Tulsa, Okla.
 ****Horton Building Loan and Savings Association, Horton, Kans.
 Lyons Building and Loan Association, Lyons, Kans.
 McCurtain County Building and Loan Association, Idabel, Okla.
 Monte Vista Building Association, Monte Vista, Colo.
 *****Osage Federal Savings and Loan Association, Pawhuska, Okla.
 *Peoples Federal Savings and Loan Association, Tulsa, Okla.
 *****Schuyler Federal Savings and Loan Association, Schuyler, Nebr.
 Sumner County Building and Loan Association, Wellington, Kans.

NO. 11—PORTLAND

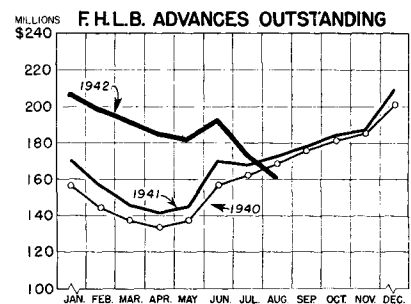
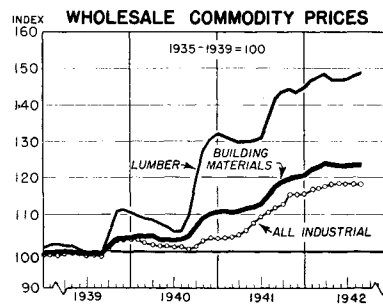
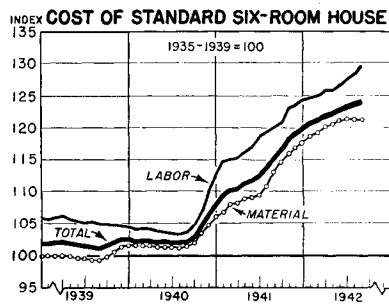
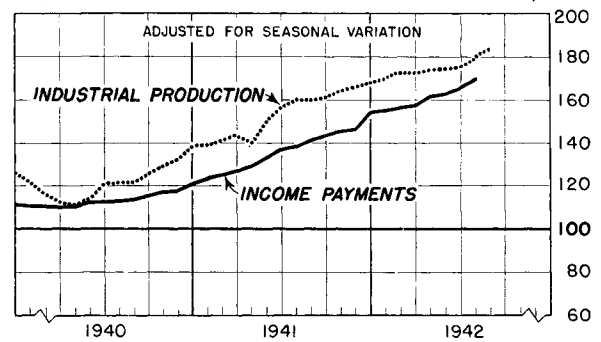
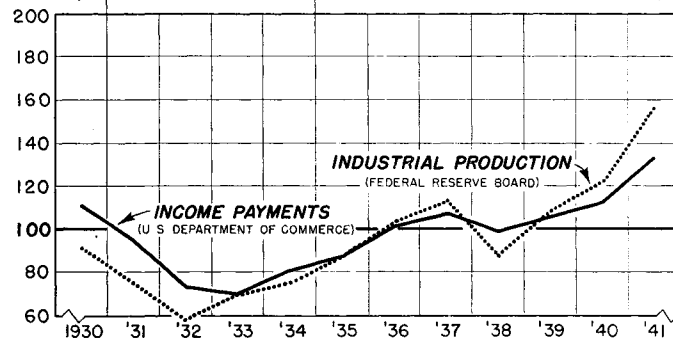
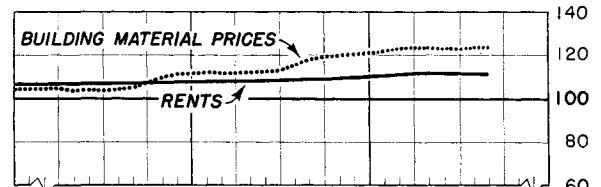
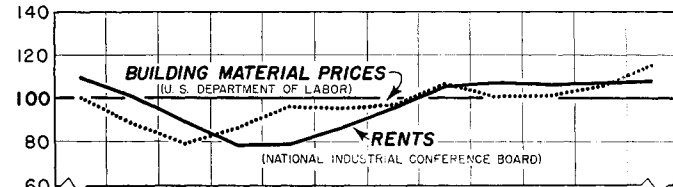
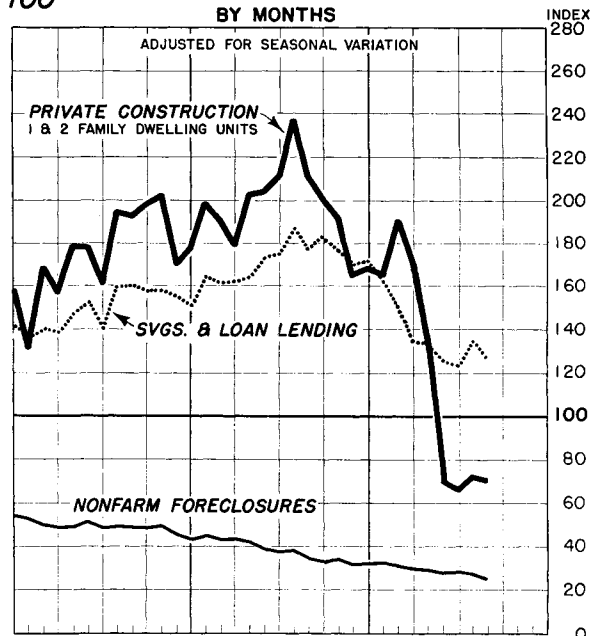
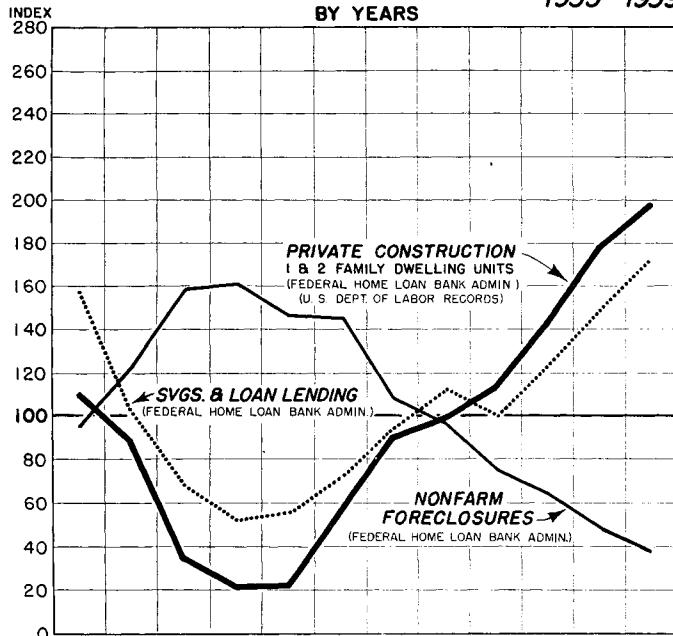
*Auburn Federal Savings and Loan Association, Auburn, Wash.
 *Cheyenne Federal Savings and Loan Association, Cheyenne, Wyo.
 Commercial Savings and Loan Association, Kelso, Wash.
 Deer Lodge Federal Savings and Loan Association, Deer Lodge, Mont.
 *Ellensburg Federal Savings and Loan Association, Ellensburg, Wash.
 First Federal Savings and Loan Association, Boise, Idaho
 *First Federal Savings and Loan Association, Chehalis, Wash.
 First Federal Savings and Loan Association, Everett, Wash.
 First Federal Savings and Loan Association, Idaho Falls, Idaho
 *First Federal Savings and Loan Association, Klamath Falls, Oreg.
 First Federal Savings and Loan Association, Lewiston, Idaho
 *First Federal Savings and Loan Association, McMinnville, Oreg.
 ***First Federal Savings and Loan Association, Mt. Vernon, Wash.
 First Federal Savings and Loan Association, Port Angeles, Wash.
 First Federal Savings and Loan Association, Sheridan, Wyo.
 ****First Federal Savings and Loan Association, The Dalles, Oreg.
 *Liberty Savings and Loan Association, Yakima, Wash.
 Mason County Savings and Loan Association, Shelton, Wash.
 *Polk County Federal Savings and Loan Association, Dallas, Oreg.
 Port Angeles Savings and Loan Association, Port Angeles, Wash.
 *Prudential Savings and Loan Association, Seattle, Wash.
 Rawlins Federal Savings and Loan Association, Rawlins, Wyo.
 Seattle Federal Savings and Loan Association, Seattle, Wash.
 Thurston County Federal Savings and Loan Association, Olympia, Wash.
 Walla Walla Federal Savings and Loan Association, Walla Walla, Wash.
 Wenatchee Federal Savings and Loan Association, Wenatchee, Wash.
 *West Side Federal Savings and Loan Association, Seattle, Wash.
 Yakima Federal Savings and Loan Association, Yakima, Wash.

NO. 12—LOS ANGELES

Central Federal Savings and Loan Association, San Diego, Calif.
 **Century Federal Savings and Loan Association, Santa Monica, Calif.
 First Federal Savings and Loan Association, Honolulu, Hawaii
 *First Federal Savings and Loan Association, Huntington Park, Calif.
 First Federal Savings and Loan Association, Santa Barbara, Calif.
 First Federal Savings and Loan Association, Santa Monica, Calif.
 Hollywood Building and Loan Association, Hollywood, Calif.
 Los Angeles American Building and Loan Association, Los Angeles, Calif.

RESIDENTIAL BUILDING ACTIVITY AND SELECTED INFLUENCING FACTORS

1935-1939 = 100



MONTHLY SURVEY

HIGHLIGHTS

- I. The seasonally adjusted index of privately financed home construction has fluctuated within a narrow range during the past 4 months at a level equal to about one-third of the peak reached in the Summer of 1941.
 - A. Permits issued for all dwelling units during August were somewhat higher than in July primarily as a result of a larger volume of multi-family projects.
 - B. Total construction of 1- and 2-family homes during the first 8 months of this year was only about one-half the volume in the same period last year.
- II. Mortgage-financing activity has been maintained fairly well but the generally improved market for existing properties has not been able to make up for the loss of new construction loans.
 - A. Recordings of all nonfarm mortgages of \$20,000 or less totaled \$337,000,000 in August, but were 5 percent smaller than in the previous month and 21 percent below the corresponding 1941 month.
 - B. Savings and loan lending during August was the lowest for that month since 1938 and was 29 percent under the level of activity at this time a year ago.
- III. Building costs have shown little change in recent months, except in the labor factor which continues to show rising wage rates. Material costs, at retail and on the wholesale market, have been stable since the invoking of price-control regulations.
- IV. Reports from all insured savings and loan associations indicate a growing balance between new lending activity and mortgage repayments. Meanwhile, new savings funds continue to flow into these institutions at a rapid rate, and the August ratio of repurchases to new investments was the lowest on record for that month.
- V. Government expenditures for war purposes only have now passed the rate of \$5 billion per month, and the effects are reaching into every corner of American economic life. Plant facilities, released from nonessential production and fully converted to manufacturing the implements of war, are now turning out the finished goods at the highest rates in history of American industry.

SUMMARY

Production of war materials continued to expand in August, breaking all previous records and considerably more than compensating for curtailments in the manufacture of non-essential civilian goods. The magnitude and distribution of the armament program have, of course, been responsible for most of the current difficulties in the home-financing field. This has caused serious dislocations in the relationship of housing supply and demand through mass migrations of workers, while at the same time requiring unprecedented quantities of raw materials many of which are normally used in residential construction. As a result, drastic building material conservation measures have been taken, and the scant amount of critical materials available for new housing has been channeled into those areas most desperately in need of accommodations for war workers.

Home-building activity has shown a tendency to stabilize somewhat in recent months after the drastic down-hill movement of the past year. The index of private home construction slid from the peak of 237 in July last year to 71 in May of this year—a drop of over two-thirds in volume after adjustment had been

made for normal seasonal changes. Since May the construction index has fluctuated between 66 and 73, indicating a probability that the force of material shortages in reducing home-building activity has been largely spent for the time being.

Mortgage-financing institutions, while maintaining a fairly stable level, were slightly less active in August than in July. Real-estate foreclosures are now being made at an exceedingly nominal rate, after an almost continuous downward trend for 9 years. Costs of building materials were stationary in August—both at retail and on the wholesale

[1935-1939=100]

Type of index	Aug. 1942	July 1942	Percent change	Aug. 1941	Percent change
Home construction, private ¹	71.0	72.5	-2.1	210.4	-66.3
Foreclosures (nonfarm) ¹	24.1	27.4	-12.0	33.5	-28.1
Rental index (NICB).....	111.3	111.3	0.0	108.6	+2.5
Building material prices.....	123.2	123.2	0.0	117.8	+4.6
Savings and loan lending ²	p 126.1	134.2	-6.0	176.7	-28.6
Industrial production ¹	p 183.0	180.0	+1.7	161.0	+13.7
Manufacturing employment ¹	p 147.6	r 148.5	-0.6	135.1	+9.3
Manufacturing payrolls ¹	p 247.8	r 247.8	0.0	183.0	+35.4
Income payments ¹	p 173.2	r 169.9	+1.9	141.1	+22.7

¹ Adjusted for normal seasonal variation.

² Preliminary.

^r Revised.

October 1942

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market. Labor costs again moved upward by more than one-half percent in August, so that the total costs involved in constructing a standard house increased slightly during the month.

BUSINESS CONDITIONS—New production records set

In August, for the first time, total Government expenditures for war purposes alone exceeded \$5 billion, and allowing for continued increases throughout the remainder of the year, it is estimated that the 1942 total will reach more than \$50 billion. There is no clearer evidence of the steady expansion of war production and the dominating role which it plays in every phase of American economic life.

Industrial production, as measured by the Federal Reserve Board's seasonally adjusted index, registered good gains during July and August reaching a new all-time high of 183. A 7-point gain during the past 2 months is almost equal to the rise for the entire first half of the year when the bulk of conversion from peacetime to wartime production was accomplished.

Under the stimulus of Lend-Lease shipments, exports during the first 7 months of this year totaled more than 4 billion dollars—an increase of more than 60 percent over the same period of 1941. Imports, however, were almost 12 percent below last year's volume and stood at \$1,652,000,000 for the January–July period.

A new index based on all forms of U. S. transportation, prepared by the Department of Commerce, provides still another indication of the over-all effects of the War. June transportation, via rail, air, water (domestic), intercity motor truck, and pipe lines, was more than two-thirds greater than in August 1939 and more than 25 percent above the 1941 average. Increased travel by military personnel, and gasoline rationing brought about a 31-percent gain in passenger traffic from last December to June, in contrast to an 18-percent rise in commodity traffic.

Prices in the Government securities market continued steady, despite a recent 3-billion-dollar Treasury cash-financing operation. The Federal Reserve Board reports that the amount of money in circulation has doubled since 1938, and by the end of August had reached more than 13 billion dollars. This sharp increase of money in circulation has been one of the primary factors behind the recent decline in the excess reserves of member banks of the Federal Reserve System. The downward trend was

stopped at least temporarily last month when the reserve requirements were reduced for central reserve city banks.

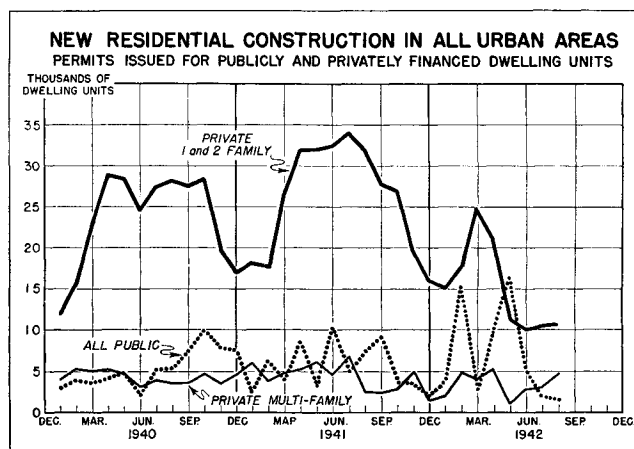
The cost of living continued to rise from July 15 to August 15 as a result of sharp increases for certain unregulated food items. The Bureau of Labor Statistics index of the cost of living is now 19 percent higher than in August 1939. Extension of rent control regulations over wider areas brought about reduction of about 2 percent in this component of the index from mid-May to mid-August.

BUILDING ACTIVITY—Adjusted index shows little change since May

The necessity for channelizing basic materials into war industries and military facilities remains the primary factor in the low level of private and public housing. The seasonally adjusted index of construction for privately financed 1- and 2-family dwellings has varied only slightly from the level established in May when the index was 70 percent of the 1935–1939 average. The index for August stood at 71—down slightly from July and in sharp contrast to 210 in August a year ago.

Permits were issued for more than 17,000 dwelling units during August—an increase of almost 1,900 units over the July total but somewhat smaller than would normally be expected at this stage of the building season. Nearly all of this was accounted for by a gain in private multi-family construction; changes in other private classifications were mixed, and the number of publicly financed projects was down slightly.

The total private 1- and 2-family dwellings constructed in the first 8 months of 1942 show a decrease of 47 percent when compared with the same



period in 1941. New multi-family dwellings have displayed a less marked decrease (29 percent).

As a result of the \$6,000-limitation on new dwellings, permit valuations of 1- and 2-family structures have declined to a greater extent than the number of units built this year. In the former the reduction amounted to 54 percent as against a 47-percent decline in the number of units reported. The variation might be even greater if allowance could be made for the effect of increased building costs on permit valuation statistics. [TABLES 1 and 2.]

BUILDING COSTS—Price ceilings level off material prices

The fixing of price ceilings for many of the materials used in construction has brought about a leveling-off in wholesale building material prices as reported by the U. S. Department of Labor. The combined index of wholesale prices for August registered no change from July and for the past 5 months has maintained a level slightly below the March index.

Construction costs for the standard house

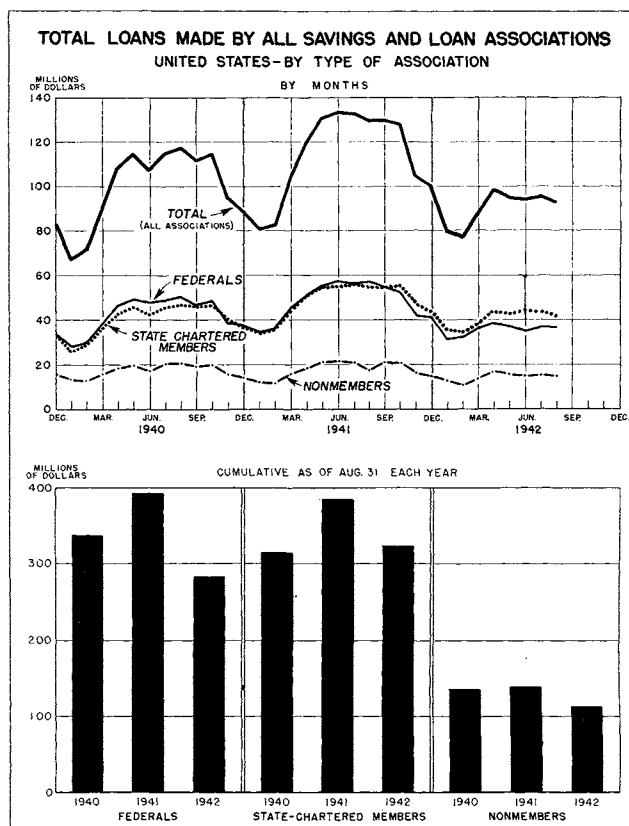
[Average month of 1935-1939=100]

Element of cost	August 1942	July 1942	Per-cent change	August 1941	Per-cent change
Material.....	121. 2	121. 2	0. 0	112. 6	+7. 6
Labor.....	129. 4	128. 5	+0. 7	120. 0	+7. 8
Total.....	124. 0	123. 7	+0. 2	115. 1	+7. 7

The average cost of constructing a standard 6-room frame house rose fractionally during August. Labor charges were the contributing factor since material prices showed no change. In comparison with costs in March 1942, when price ceilings were established on many material items, labor rates have risen nearly 3 percent while building material gained only 1 percent.

Changes in the total cost figures for individual cities during the period from June to September were varied. Eleven of the 27 cities included in this report indicated changes of less than \$25; four cities (Tampa, Milwaukee, Oshkosh, and Omaha) registered gains of more than \$250 largely due to a rise in labor rates, and two cities (Boston and Roanoke) indicated declines of more than \$180. [TABLES 3, 4, and 5.]

October 1942



MORTGAGE LENDING—Lowest August volume since 1938

August lending by all savings and loan associations totaled almost \$92,600,000—down 3 percent from the previous month's volume. This was 29 percent below the activity for the same month of last year and the lowest for this period of the year since 1938. Government restrictions on new construction have, of course, been the principal factor in recent declines in lending volume. Loans for the purchase of existing homes have been maintained in good volume, although other loan classifications have been reduced somewhat from last year's level.

All classes of associations have shared in the drop of loan volume, although Federal associations have been somewhat harder hit than either State-chartered members or non-members. From April 1939 through September of last year, Federal associations tended to show slightly higher loan volumes than did State-chartered members. Since October 1941, however, these positions have been reversed.

Figures for the first 8 months of 1942 show that total loans of State-chartered member associations accounted for 45 percent of all loans as compared with 39 percent for Federals and 16 percent for non-

member savings and loan associations. In the same 1941 period, Federals led slightly with 43 percent of the total, while State members followed with 42 percent and loans of non-members comprised 15 percent of the total. [TABLES 6 and 7.]

MORTGAGE RECORDINGS—Current decline more than offsets July gain

Mortgage recordings of \$20,000 or less for August dropped 5 percent as compared with July, after a temporary upswing in the previous month. The \$337,000,000 total was 21 percent below the amount of recordings in August of last year. Each month since January has shown a smaller volume of mortgage-financing activity than in the comparable 1941 months.

In 8 months so far this year nearly \$2,700,000,000 of mortgages were recorded within the \$20,000 limitation. This is a 13-percent reduction from the same months of last year, although still more than 2 percent above the 1940 volume. Each class of lender participated to some extent in the decline shown for the January–August totals from 1941 to 1942.

In comparing cumulative loan business for the various types of mortgagees in 1940 and 1942, one notes that commercial banks and savings and loan associations were the only types of lenders in which recordings for the first 8 months of 1942 were less than in the comparable period of 1940—the declines in the current year having more than offset increases shown in 1941. Life insurance companies and individual lenders displayed net rises of over 15 percent, while remaining classifications expanded less than 8 percent during the 2 years. [TABLES 8 and 9.]

Mortgage recordings by type of mortgagee

[Amounts are shown in thousands of dollars]

Type of lender	Per- cent change from July 1942	Per- cent of Aug. 1942 amount	Cumula- tive re- cordings (8 months)	Per- cent of total record- ings
Savings and loan asso- ciations.....	- 2. 0	30. 5	\$806, 757	29. 9
Insurance companies....	-11. 3	8. 4	248, 465	9. 2
Banks, trust companies..	-10. 2	21. 5	613, 387	22. 8
Mutual savings banks....	- 5. 6	4. 4	113, 809	4. 2
Individuals.....	- 3. 1	18. 6	489, 614	18. 2
Others.....	+ 0. 2	16. 6	423, 807	15. 7
Total.....	- 4. 7	100. 0	2, 695, 839	100. 0

FORECLOSURES—August activity sets new low mark

Nonfarm foreclosures for August 1942, continuing their swing downward, showed a decrease of 14 percent from July 1942. This is considerably greater than the 2-percent reduction usually expected during this interval, and the seasonally adjusted foreclosure index dropped from 27 to 24. Only 3,072 foreclosure cases were reported during August—almost 500 less than in July and 1,200 fewer than in August of last year.

That the rate of decline has not yet leveled off is indicated by the fact that the 28-percent reduction in August 1942 from the same month a year ago is about equal to the decrease shown in the 1940–1941 interval.

Figures for the first 8 months of this year reveal that the highest rate of nonfarm foreclosures occurred in the larger cities with those of the smaller communities showing progressively lower rates in relation to population. [TABLE 10.]

BANK SYSTEM—Downward trend of advances continues

The balance of FHLB advances outstanding declined further during August to approximately \$160,000,000—about equal to the 1939 volume for that month. With the exception of June, each month so far this year has been featured by an excess of repayments over new advances made. While this is normal for the first half of the year, a downward trend during the third quarter is a relatively new experience as 1938 was the only other period to show a movement of this character.

New advances made during August (\$4,300,000) were the second smallest for this month in the history of Bank operations, while repayments (\$17,700,000), on the other hand, were the largest yet recorded in this period of the year and almost three times as heavy as in August 1941. Every Bank District, with the exception of Little Rock, reported a smaller volume of repurchases in August than in July. The volume of new advances was also lower in all Districts except Chicago and Los Angeles.

The net decline from the July balance of advances amounted to approximately \$13,400,000. The Winston-Salem and Los Angeles Banks reported the largest net reductions while Topeka showed the smallest.

There was little change in the combined assets of all Federal Home Loan Banks during the month.

The decline in advances to member institutions was offset by an equivalent rise in cash and holdings of Government securities. Member deposits in the Banks were down about a million dollars most of which was offset by the gain registered in capital items. [TABLE 12.]

INSURED ASSOCIATIONS—August activity shows seasonal gains

Rebounding from the seasonal effect of share repurchases following dividend payments, insured savings and loan associations experienced an inflow of capital in August that has been unequaled in volume at that season in any previous year since the inception of the Federal Savings and Loan Insurance Corporation. More than \$70,000,000 of new investments were received during the month, compared with \$62,000,000 in August 1941. Repurchases of shares during the month totaled \$42,000,000—and were equivalent to 59 percent of the new funds received. This is the lowest repurchase ratio for August in the 4-year period for which this information is available and compares with a ratio of 77 percent in August of last year.

The net expansion of \$41,000,000 in private share capital held by insured savings and loan associations during the month of August was primarily the result of the large margin of new investments over repurchases, but some \$12,000,000 was added through new insurance of two associations. Had it not been for the addition to the insured system of these institutions with \$16,000,000 in mortgage holdings, the combined mortgage portfolio of all insured associations would have increased only about \$2,000,000. This indicates the near-balance existing between curtailed new lending activity and stimulated mortgage repayments.

FEDERAL SAVINGS AND LOAN ASSOCIATIONS

Bank advances, in the net amount of \$10,200,000 were repaid by Federal savings and loan associations in August, accounting for about three-fourths of the total decline in advances outstanding to the entire membership. This is due to the relatively large spread in new share receipts over repurchases experienced by Federals at a time when mortgage repayments were practically equaling new mortgages made.

Assets of Federals increased \$16,000,000 in August, bringing the total for all such institutions to

Progress in number and assets of Federals

[Amounts are shown in thousands of dollars]

Class of association	Number		Approximate assets	
	Aug. 31, 1942	July 31, 1942	Aug. 31, 1942	July 31, 1942
New.....	641	641	\$696, 818	\$690, 782
Converted.....	823	824	1, 501, 539	1, 491, 555
Total.....	1, 464	1, 465	2, 198, 357	2, 182, 337

\$2,198,000,000 as of the end of that month. Meanwhile, the number of Federals in operation declined by one as a result of a merger of two associations. [TABLE 15.]

Census Data

(Continued from p. 6)

Work of this type could well fall within a program of cooperative research sponsored by a local group of mortgage-lending institutions. Denver has been particularly fortunate in this respect because of the leadership of the Bureau of Business and Social Research in the University of Denver. A recently published report¹ anticipated many phases of the census material, enlarged their scope, and related the material to the social and economic problems raised by present housing conditions existing in the community.

Some additional statistical information will be forthcoming from the Census Bureau, particularly more detailed data on the present mortgages on residential properties. For additional guidance in the application of census data, it is suggested that those interested secure from the Census Bureau a copy of "Key to the Published and Tabulated Data for Small Areas." Many useful facts are tabulated which the Bureau does not feel justified in publishing because they are of value only to a few groups or individuals. These tabulated data are available for the nominal charge of copying or reproducing. Other facts on housing and population are punched on cards but not tabulated. Special tabulations can be made at the expense of those who want them for tracts, blocks, and enumeration districts.

¹ *Housing in Denver*, Business Study No. 99, Bureau of Business and Social Research, University of Denver. This is a report on the real property and low income housing survey prepared with the cooperation of the Housing Authority of the City and County of Denver and the Work Projects Administration.

Table 1.—BUILDING ACTIVITY—Estimated number and valuation of new family dwelling units provided in all urban areas in August, 1942, 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	
	August 1942	August 1941	August 1942	August 1941	August 1942	August 1941	August 1942	August 1941
UNITED STATES	17,076	41,622	\$53,444	\$160,324	10,391	31,333	\$34,062	\$124,509
No. 1—Boston	1,252	4,456	4,135	18,712	668	2,062	2,361	9,704
Connecticut	559	2,938	2,003	12,109	231	614	900	3,266
Maine	198	183	594	564	74	157	253	499
Massachusetts	444	1,046	1,383	4,799	312	1,014	1,053	4,734
New Hampshire	5	102	3	432	5	102	3	432
Rhode Island	45	153	150	651	45	141	150	616
Vermont	1	34	2	157	1	34	2	157
No. 2—New York	1,239	3,522	3,668	15,523	879	2,573	2,918	11,929
New Jersey	846	1,338	2,401	6,071	508	1,092	1,679	5,054
New York	383	2,184	1,267	9,452	371	1,481	1,239	6,875
No. 3—Pittsburgh	751	5,454	2,968	22,495	548	2,311	2,141	9,936
Delaware	181	26	767	127	1	26	2	127
Pennsylvania	541	5,053	2,122	21,090	518	1,924	2,060	8,577
West Virginia	29	375	79	1,278	29	361	79	1,232
No. 4—Winston-Salem	4,209	6,598	11,218	21,064	767	4,323	1,664	14,302
Alabama	103	559	111	1,164	103	503	111	1,069
District of Columbia	2,568	1,360	7,103	5,125	38	241	129	1,495
Florida	80	1,138	84	3,865	80	880	84	3,300
Georgia	228	562	476	1,175	196	540	423	1,150
Maryland	68	776	142	2,416	68	776	142	2,416
North Carolina	68	587	106	1,763	40	534	40	1,612
South Carolina	22	317	31	848	22	185	31	462
Virginia	1,072	1,299	3,165	4,708	220	664	704	2,798
No. 5—Cincinnati	988	3,008	3,562	12,839	810	2,362	3,025	10,797
Kentucky	39	626	104	1,932	35	199	94	503
Ohio	904	2,053	3,418	10,052	730	1,849	2,891	9,452
Tennessee	45	329	40	855	45	314	40	842
No. 6—Indianapolis	1,446	3,255	5,470	14,338	1,430	3,246	5,420	14,316
Indiana	557	861	1,836	3,225	557	855	1,836	3,204
Michigan	889	2,394	3,634	11,113	873	2,391	3,584	11,112
No. 7—Chicago	978	2,080	3,652	10,885	822	2,051	3,028	10,797
Illinois	662	1,399	2,513	7,929	570	1,378	2,143	7,862
Wisconsin	316	681	1,139	2,956	252	673	885	2,935
No. 8—Des Moines	278	1,914	784	7,579	258	1,835	732	7,393
Iowa	59	515	157	1,993	59	488	157	1,945
Minnesota	77	704	226	3,107	74	695	214	3,080
Missouri	137	557	397	2,006	120	518	357	1,904
North Dakota	1	62	2	252	1	58	2	244
South Dakota	4	76	2	221	4	76	2	220
No. 9—Little Rock	1,368	3,181	3,235	8,521	964	3,071	1,951	8,338
Arkansas	78	237	99	554	78	217	99	527
Louisiana	88	478	160	1,428	88	471	160	1,422
Mississippi	446	312	1,310	460	46	305	35	453
New Mexico	15	161	14	436	15	161	14	436
Texas	741	1,993	1,652	5,643	737	1,917	1,643	5,500
No. 10—Topeka	546	1,363	1,355	4,013	426	1,317	1,141	3,942
Colorado	7	298	8	942	7	280	8	914
Kansas	202	362	459	840	114	343	277	813
Nebraska	106	214	328	734	106	214	328	733
Oklahoma	231	489	560	1,497	199	480	528	1,482
No. 11—Portland	1,302	1,431	4,393	4,787	579	1,375	1,728	4,664
Idaho	11	88	6	272	11	85	6	269
Montana	9	99	9	333	9	96	9	332
Oregon	140	353	460	1,108	120	322	417	1,021
Utah	124	224	333	719	121	217	326	702
Washington	1,015	615	3,583	2,182	315	603	968	2,167
Wyoming	3	52	2	173	3	52	2	173
No. 12—Los Angeles	2,729	5,360	9,004	19,568	2,240	4,807	7,953	18,391
Arizona	36	109	120	349	36	103	120	338
California	2,604	5,188	8,688	19,002	2,149	4,645	7,698	17,840
Nevada	89	63	196	217	55	59	135	213

Table 2.—BUILDING ACTIVITY—Estimated number and valuation of new family dwelling units provided in all urban areas of the United States

[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.-Aug. totals		Monthly totals			Jan.-Aug. totals	
	Aug. 1942	July 1942	Aug. 1941	1942	1941	Aug. 1942	July 1942	Aug. 1941	1942	1941
Private construction.....	15,273	13,304	34,029	148,420	267,520	\$47,000	\$42,295	\$131,220	\$488,803	\$1,000,332
1-family dwellings.....	9,102	9,163	29,356	108,614	211,862	29,363	29,389	119,136	379,381	846,721
2-family dwellings ¹	1,289	1,147	1,977	11,730	16,067	4,699	3,241	5,373	32,600	41,184
3-and more-family dwellings ²	4,882	2,994	2,696	28,076	39,591	12,938	9,665	6,711	76,822	112,427
Public construction.....	1,803	1,882	7,593	57,144	50,821	6,444	6,066	29,104	188,639	168,169
Total urban construction.....	17,076	15,186	41,622	205,564	318,341	53,444	48,361	160,324	677,442	1,168,501

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

Table 3.—BUILDING COSTS—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 Administration]

Federal Home Loan Bank District and city	Cubic foot cost		Total cost							
	1942	1941	1942			1941		1940	1939	1938
	Sept.	Sept.	Sept.	June	Mar.	Dec.	Sept.	Sept.	Sept.	
No. 1—Boston:										
Hartford, Conn.....	\$0.316	\$0.299	\$7,579	\$7,584	\$7,490	\$7,204	\$7,166	\$5,881	\$5,836	\$5,807
New Haven, Conn.....	.308	.297	7,402	7,390	7,286	7,171	7,131	5,869	5,673	5,620
Portland, Me.....	.230	.226	5,509	5,486	5,483	5,493	5,424	5,277	5,254	5,307
Boston, Mass.....	.312	.297	7,486	7,667	7,490	7,353	7,122	6,489	6,336	6,298
Manchester, N. H.....	.250	.245	6,002	5,983	5,993	5,969	5,884	5,421	5,332	5,431
Providence, R. I.....	.286	.273	6,856	6,925	6,822	6,701	6,554	6,122	5,949	5,910
Rutland, Vt.....	.285	.263	6,830	6,681	6,602	6,361	6,316	5,428	5,354	5,547
No. 4—Winston-Salem:										
Birmingham, Ala.....	.298	.291	7,155	7,155	7,153	7,107	6,978	5,332	5,150	5,857
Washington, D. C.....	.288	.257	6,919	6,919	6,682	6,396	6,170	5,894	5,737	5,833
Tampa, Fla.....	.275	.258	6,593	6,293	6,284	6,229	6,186	5,717	5,579	5,545
Atlanta, Ga.....	.258	.256	6,187	6,179	6,197	6,194	6,138	4,882	4,792	5,063
Baltimore, Md.....	.267	.257	6,400	6,366	6,306	6,280	6,180	4,914	4,706	4,709
Cumberland, Md.....	.280	.261	6,723	6,634	6,282	6,287	6,264	5,477	5,477	5,511
Asheville, N. C.....	.250	.241	6,004	6,004	5,940	5,939	5,779	4,941	4,855	5,090
Raleigh, N. C.....	.273	.254	6,547	6,536	6,534	6,155	6,088	5,197	4,853	5,298
Columbia, S. C.....	.262	.247	6,282	6,282	6,271	7,000	5,935	4,679	4,721	4,868
Richmond, Va.....	.249	.248	5,974	6,017	5,935	5,940	5,944	4,949	4,982	5,057
Roanoke, Va.....	.256	.251	6,151	6,415	6,300	6,157	6,034	5,155	5,155	5,087
No. 7—Chicago:										
Chicago, Ill.....	.335	.324	8,042	7,940	7,940	7,863	7,783	6,841	6,768	6,805
Peoria, Ill.....	.322	.320	7,727	7,727	7,727	7,707	7,686	7,110	6,639	6,469
Springfield, Ill.....	.323	.327	7,749	7,826	7,826	7,881	7,838	7,168	6,778	6,812
Milwaukee, Wis.....	.300	.271	7,193	6,926	6,926	6,632	6,500	5,527	5,261	5,071
Oshkosh, Wis.....	.298	.268	7,154	6,702	6,701	6,544	6,431	5,431	5,484	5,486
No. 10—Topeka:										
Denver, Colo.....	.293	.281	7,031	6,953	6,928	6,826	6,754	6,131	6,276	6,569
Wichita, Kan.....	.274	.255	6,567	6,528	6,483	6,376	6,126	5,942	6,005	6,005
Omaha, Neb.....	.291	.261	6,978	6,458	6,400	6,288	6,275	5,914	5,942	5,808
Oklahoma City, Okla.....	.342	.295	8,202	8,030	7,772	7,772	7,069	6,097	5,893	5,827

^r Revised.

¹ The house on which costs are reported is a detached 6-room home of 24,000 cubic 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, and 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.—BUILDING COSTS—Index of building costs for the standard house

[Average month of 1935-1939=100]

Element of cost	Aug. 1942	July 1942	June 1942	May 1942	Apr. 1942	Mar. 1942	Feb. 1942	Jan. 1942	Dec. 1941	Nov. 1941	Oct. 1941	Sept. 1941	Aug. 1941
Material.....	121.2	121.2	121.3	121.0	120.5	120.0	119.3	118.6	117.7	116.9	116.0	114.4	112.6
Labor.....	129.4	128.5	127.8	126.4	125.9	126.0	125.0	124.5	124.2	123.9	123.3	120.7	120.0
Total cost.....	124.0	123.7	123.5	122.8	122.3	122.0	121.2	120.6	119.9	119.2	118.5	116.5	115.1

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

[1935-1939=100; converted from 1926 base]

[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
1940: August.....	104.2	99.2	99.4	109.6	103.5	105.8	103.5	101.0
1941: August.....	117.8	104.7	101.1	142.0	114.7	114.0	103.5	108.0
September.....	118.8	105.3	101.2	143.8	116.4	114.4	103.5	108.4
October.....	119.8	106.3	101.7	144.2	118.0	115.3	103.5	109.8
November.....	120.0	106.3	102.2	143.3	117.2	115.5	103.5	111.6
December.....	120.4	106.4	102.5	144.1	118.6	117.1	103.5	110.8
1942: January.....	122.0	106.6	102.5	146.5	121.8	123.0	103.5	111.5
February.....	122.9	106.8	102.5	147.8	122.8	128.6	103.5	111.9
March.....	123.4	106.9	102.7	148.2	123.9	129.0	103.5	112.3
April.....	123.1	107.9	103.3	146.8	123.7	129.4	103.5	112.3
May.....	122.9	107.9	103.4	146.4	123.7	129.4	103.5	112.3
June.....	122.9	108.0	103.4	146.7	123.3	129.4	103.5	112.3
July.....	123.2	107.9	103.4	148.0	123.8	123.6	103.5	112.3
August.....	123.2	108.6	103.4	148.1	123.1	123.6	103.5	112.3
Percent change:								
August 1942-July 1942.....	0.0	+0.6	0.0	+0.1	-0.6	0.0	0.0	0.0
August 1942-August 1941.....	+4.6	+3.7	+2.3	+4.3	+7.3	+8.4	0.0	+4.0

Table 6.—MORTGAGE LENDING—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
1940.....	\$398,632	\$426,151	\$198,148	\$63,583	\$113,065	\$1,199,579	\$509,713	\$483,499	\$206,367
January-August.....	254,989	279,093	136,809	42,427	76,966	790,284	338,315	314,415	137,554
August.....	42,488	40,567	17,762	6,079	10,726	117,622	50,305	46,807	20,510
1941.....	437,065	580,503	190,573	61,328	109,215	1,378,684	584,220	583,804	210,660
January-August.....	298,168	370,616	130,655	41,646	74,770	915,855	393,835	383,721	138,299
August.....	42,987	55,973	15,785	5,571	9,411	129,727	57,592	54,542	17,593
September.....	40,782	58,052	15,871	5,884	9,345	129,934	54,786	54,303	20,845
October.....	37,722	59,874	16,283	5,361	8,698	127,938	52,507	54,930	20,501
November.....	30,103	48,816	13,340	4,267	8,223	104,749	41,910	46,890	15,949
December.....	30,290	43,145	14,424	4,170	8,179	100,208	41,182	43,960	15,066
1942.....									
January-August ^p	149,670	373,742	111,819	29,187	55,771	720,189	283,742	323,614	112,833
January.....	22,791	34,127	12,854	3,190	6,571	79,533	31,142	35,312	13,079
February.....	20,799	33,769	12,325	3,138	6,725	76,756	31,919	33,939	10,898
March.....	21,775	40,930	13,225	3,547	7,890	87,367	36,325	38,030	13,012
April.....	20,488	52,196	14,508	4,083	7,772	99,047	38,484	43,937	16,626
May.....	17,610	53,095	13,607	3,866	6,831	95,009	36,966	43,005	15,038
June.....	15,930	52,112	15,184	3,566	7,303	94,095	35,279	44,265	14,551
July.....	17,709	52,190	16,097	3,671	6,130	95,797	37,007	43,665	15,125
August ^p	12,568	55,323	14,019	4,126	6,549	92,585	36,620	41,461	14,504

^p Preliminary.

Table 7.—LENDING—Estimated volume of new loans by savings and loan associations

[Amounts are shown in thousands of dollars]

Federal Home Loan Bank District and type of association	New loans			Cumulative new loans (8 months)		
	August 1942	July 1942	August 1941	1942 ^p	1941	Percent change
UNITED STATES.....	\$92,585	\$95,797	\$129,727	\$720,189	\$915,855	-21.4
Federal.....	36,620	37,007	57,592	283,742	393,835	-28.0
State member.....	41,461	43,665	54,542	323,614	383,721	-15.7
Nonmember.....	14,504	15,125	17,593	112,833	138,299	-18.4
Boston.....	10,470	10,358	14,559	70,699	94,711	-25.4
Federal.....	3,042	3,014	5,203	21,398	32,779	-34.7
State member.....	5,921	5,591	7,575	38,335	48,928	-20.3
Nonmember.....	1,507	1,753	1,781	10,966	13,840	-20.8
New York.....	9,268	9,955	12,234	73,500	87,524	-16.0
Federal.....	2,034	2,109	4,291	17,199	25,499	-32.6
State member.....	3,895	3,562	4,077	26,664	28,928	-1.0
Nonmember.....	3,339	4,284	3,866	29,637	33,097	-15.6
Pittsburgh.....	9,142	9,243	9,788	66,153	71,617	-7.6
Federal.....	3,624	4,017	4,002	24,613	28,049	-12.2
State member.....	2,376	2,730	2,450	19,668	18,797	+4.8
Nonmember.....	3,142	2,496	3,327	21,842	24,771	-11.8
Winston-Salem.....	11,511	12,780	18,883	98,506	125,510	-21.5
Federal.....	5,105	4,806	9,511	41,732	61,274	-31.9
State member.....	5,213	6,376	7,852	45,884	53,429	-14.1
Nonmember.....	1,193	1,598	1,520	10,890	10,807	+0.8
Cincinnati.....	16,881	16,582	21,242	130,795	157,119	-16.8
Federal.....	6,310	6,443	8,043	49,221	58,593	-16.0
State member.....	8,751	8,665	10,464	68,631	78,433	-12.5
Nonmember.....	1,820	1,474	2,735	12,943	20,093	-35.6
Indianapolis.....	4,953	5,116	6,953	38,939	46,867	-16.9
Federal.....	2,500	2,644	3,492	19,375	23,900	-18.9
State member.....	2,204	2,179	3,261	17,462	21,195	-17.6
Nonmember.....	249	293	290	2,102	1,772	+18.6
Chicago.....	8,434	9,156	12,293	71,029	92,425	-23.1
Federal.....	2,875	3,141	4,927	25,489	35,747	-28.7
State member.....	4,194	4,417	6,016	34,566	43,939	-21.3
Nonmember.....	1,365	1,598	1,350	10,974	12,739	-13.9
Des Moines.....	4,927	4,997	7,943	35,532	50,461	-29.6
Federal.....	2,329	2,128	3,905	16,484	25,332	-34.9
State member.....	1,719	2,232	2,556	13,193	16,531	-20.2
Nonmember.....	879	637	1,482	5,855	8,598	-31.9
Little Rock.....	3,934	4,281	6,338	34,660	44,919	-22.8
Federal.....	1,331	1,406	2,738	13,032	19,019	-31.5
State member.....	2,499	2,785	3,505	20,984	24,789	-15.3
Nonmember.....	104	90	95	644	1,111	-42.0
Topeka.....	3,919	4,031	5,563	31,062	37,037	-16.1
Federal.....	2,236	1,969	3,125	17,110	20,441	-16.3
State member.....	1,057	1,323	1,399	8,925	8,854	+0.8
Nonmember.....	626	739	1,039	5,027	7,742	-35.1
Portland.....	2,815	2,738	4,357	22,616	33,918	-33.3
Federal.....	1,792	1,803	2,783	14,241	22,193	-35.8
State member.....	797	842	1,412	6,926	10,664	-35.1
Nonmember.....	226	93	162	1,449	1,061	+36.6
Los Angeles.....	6,331	6,560	9,574	46,698	73,747	-36.7
Federal.....	3,442	3,527	5,572	23,848	41,009	-41.8
State member.....	2,835	2,963	3,966	22,346	32,070	-30.3
Nonmember.....	54	70	36	504	668	-24.6

^p Preliminary.

October 1942

Table 8.—RECORDINGS—Estimated nonfarm mortgage recordings, \$20,000 and under

[August 1942]
[Thousands of dollars]

Federal Home Loan Bank District and State	Savings and loan associations	Insurance companies	Banks and trust companies	Mutual savings banks	Individuals	Other mortgagees	Total
UNITED STATES.....	\$102,628	\$28,299	\$72,480	\$14,793	\$62,824	\$55,826	\$336,850
Boston.....	10,766	1,456	3,360	7,839	5,429	2,473	31,323
Connecticut.....	1,270	1,034	1,209	1,611	1,463	1,093	7,680
Maine.....	522	50	605	618	383	92	2,270
Massachusetts.....	8,102	306	1,090	4,588	2,830	984	17,900
New Hampshire.....	196	9	101	432	214	28	980
Rhode Island.....	558	52	294	330	411	259	1,904
Vermont.....	118	5	61	260	128	17	589
New York.....	7,216	1,702	5,966	4,933	9,450	6,300	35,567
New Jersey.....	3,671	914	3,878	470	4,047	3,510	16,490
New York.....	3,545	788	2,088	4,463	5,403	2,790	19,077
Pittsburgh.....	7,132	1,756	6,864	573	4,201	4,159	24,685
Delaware.....	107	37	137	36	210	68	595
Pennsylvania.....	6,325	1,300	5,538	527	3,493	3,924	21,107
West Virginia.....	700	419	1,189	10	498	167	2,983
Winston-Salem.....	13,302	4,510	6,257	147	8,532	6,989	39,737
Alabama.....	644	476	515	-----	1,111	509	3,255
District of Col.....	2,170	360	235	-----	1,027	873	4,665
Florida.....	509	641	495	-----	1,347	449	3,441
Georgia.....	1,237	651	977	-----	844	878	4,587
Maryland.....	3,933	216	1,246	147	1,342	2,200	9,084
North Carolina.....	2,076	494	796	-----	696	563	4,625
South Carolina.....	513	307	475	-----	413	386	2,094
Virginia.....	2,220	1,365	1,518	-----	1,752	1,131	7,986
Cincinnati.....	19,771	3,520	7,874	654	4,166	4,509	40,494
Kentucky.....	2,318	538	861	-----	205	253	4,175
Ohio.....	16,703	2,416	6,419	654	3,686	2,516	32,400
Tennessee.....	744	566	594	-----	275	1,740	3,919
Indianapolis.....	6,438	2,824	8,127	20	2,552	5,396	25,357
Indiana.....	4,261	1,127	3,222	20	856	1,336	10,822
Michigan.....	2,177	1,697	4,905	-----	1,696	4,060	14,535
Chicago.....	9,981	1,538	6,072	11	4,956	8,782	31,340
Illinois.....	7,585	982	4,022	-----	2,674	7,376	22,639
Wisconsin.....	2,396	556	2,050	11	2,282	1,406	8,701
Des Moines.....	6,183	2,302	5,107	139	3,692	3,583	21,006
Iowa.....	1,279	228	1,236	-----	411	335	3,489
Minnesota.....	2,317	1,004	736	139	1,115	588	5,899
Missouri.....	2,376	1,036	2,931	-----	2,057	2,624	11,024
North Dakota.....	108	27	49	-----	55	24	263
South Dakota.....	103	7	155	-----	54	12	331
Little Rock.....	6,363	4,189	1,621	-----	3,653	4,364	20,190
Arkansas.....	414	473	360	-----	190	376	1,813
Louisiana.....	1,922	577	71	-----	571	417	3,558
Mississippi.....	355	319	294	-----	437	297	1,702
New Mexico.....	157	12	157	-----	168	19	513
Texas.....	3,515	2,808	739	-----	2,287	3,255	12,604
Topeka.....	5,184	911	1,731	-----	2,578	2,584	12,988
Colorado.....	742	63	231	-----	1,224	781	3,041
Kansas.....	1,273	90	650	-----	240	485	2,738
Nebraska.....	958	345	242	-----	466	142	2,153
Oklahoma.....	2,211	413	608	-----	648	1,176	5,056
Portland.....	3,359	980	2,862	477	1,707	2,230	11,615
Idaho.....	108	23	69	-----	82	81	363
Montana.....	218	63	81	-----	137	10	509
Oregon.....	712	267	233	30	643	588	2,473
Utah.....	724	71	838	-----	222	75	1,930
Washington.....	1,476	556	1,574	447	498	1,457	6,008
Wyoming.....	121	-----	67	-----	125	19	332
Los Angeles.....	6,933	2,611	16,639	-----	11,908	4,457	42,548
Arizona.....	202	26	340	-----	391	3	962
California.....	6,682	2,579	16,216	-----	11,421	4,452	41,350
Nevada.....	49	6	83	-----	96	2	236

Table 9.—MORTGAGE RECORDINGS—Estimated volume of nonfarm mortgages recorded

[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	Combined total	Per cent
1941: August	\$139,156	32.5	\$35,995	8.4	\$105,153	24.6	\$19,213	4.5	\$69,002	16.1	\$59,580	13.9	\$428,099	100.0
September	135,754	31.9	36,250	8.5	100,712	23.7	20,802	4.9	70,377	16.6	61,034	14.4	424,929	100.0
October	138,670	31.0	39,896	8.9	106,109	23.7	22,788	5.1	74,891	16.7	65,636	14.6	447,990	100.0
November	113,353	30.0	32,527	8.6	92,316	24.4	19,653	5.2	64,024	17.0	55,810	14.8	377,683	100.0
December	112,764	28.7	37,185	9.5	99,855	25.5	19,253	4.9	64,524	16.4	58,774	15.0	392,355	100.0
1942: January	90,572	28.2	31,062	9.7	77,631	24.1	13,523	4.2	59,033	18.4	49,575	15.4	321,396	100.0
February	86,752	29.3	28,546	9.7	70,221	23.7	10,405	3.5	53,383	18.0	46,734	15.8	296,041	100.0
March	100,296	29.9	32,650	9.7	78,086	23.3	12,162	3.6	60,322	18.0	52,120	15.5	335,636	100.0
April	108,582	30.2	34,466	9.6	82,082	22.8	15,310	4.2	62,707	17.4	56,821	15.8	359,968	100.0
May	107,937	30.8	31,780	9.1	77,563	22.2	15,904	4.5	63,807	18.2	53,196	15.2	350,187	100.0
June	105,278	30.8	29,764	8.7	74,588	21.8	16,043	4.7	62,730	18.3	53,847	15.7	342,250	100.0
July	104,712	29.6	31,898	9.0	80,736	22.8	15,669	4.4	64,808	18.4	55,688	15.8	353,511	100.0
August	102,628	30.5	28,299	8.4	72,480	21.5	14,793	4.4	62,824	18.6	55,826	16.6	336,850	100.0

Table 10.—FORECLOSURES—Estimated nonfarm real-estate foreclosures, 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
1941: Jan.-August	41,058	4,437	6,285	8,823	21,513
August	4,283	399	668	980	2,336
September	4,374	515	654	975	2,230
October	4,408	544	697	945	2,222
November	4,204	448	705	890	2,161
December	4,337	524	659	1,028	2,126
1942: Jan.-August	29,704	3,153	4,781	6,589	15,181
January	4,000	439	635	814	2,112
February	3,630	370	592	808	1,860
March	3,935	669	678	863	1,944
April	3,856	461	561	867	1,967
May	3,813	333	623	968	1,889
June	3,850	367	637	835	2,011
July	3,558	333	565	727	1,933
August	3,072	401	499	707	1,465

Table 11.—FHA—Home mortgages insured¹

[Premium-paying; thousands of dollars]

Period	Monthly volume			Total insured at end of period
	Title I Class 3	Title II	Title VI	
1941: August	\$1,126	\$70,227	\$560	\$3,339,317
September	1,552	73,083	1,143	3,415,095
October	1,536	85,290	2,190	3,504,111
November	1,361	76,920	3,578	3,585,970
December	1,850	87,516	5,294	3,680,630
1942: January	1,885	87,167	6,556	3,776,238
February	1,455	70,799	8,483	3,856,975
March	1,502	67,780	12,273	3,938,530
April	1,967	55,448	11,424	4,007,369
May	1,887	60,177	13,554	4,082,967
June	1,781	65,810	15,676	4,166,434
July	919	62,728	20,621	4,250,702
August	1,246	51,813	25,030	4,328,791

¹ Figures represent gross insurance written during the period and do not take account of principal repayments on previously insured loans.

Table 12.—FHL BANKS—Lending operations and principal assets and liabilities

[Thousands of dollars]

Federal Home Loan Bank	Lending operations August 1942		Principal assets August 31, 1942			Capital and principal liabilities August 31, 1942			Total assets August 31, 1942 ¹
	Advances	Repayments	Advances outstanding	Cash ¹	Government securities	Capital ²	Debentures	Member deposits	
Boston	\$179	\$1,400	\$9,991	\$6,639	\$8,288	\$18,696	\$4,000	\$2,292	\$25,021
New York	640	1,792	25,589	2,650	8,355	26,100	8,500	2,083	36,767
Pittsburgh	431	1,118	13,791	4,274	7,247	15,928	9,000	394	25,422
Winston-Salem	384	2,361	20,953	10,946	2,374	17,017	16,750	562	34,400
Cincinnati	161	1,524	12,388	5,040	14,168	23,252	2,500	5,985	31,767
Indianapolis	304	812	11,046	2,901	10,246	11,686	9,000	3,576	24,311
Chicago	1,210	2,156	25,131	11,247	6,393	21,568	16,000	5,258	42,915
Des Moines	122	995	10,356	6,782	5,139	11,257	10,000	1,051	22,366
Little Rock	105	1,608	6,964	2,988	4,640	12,146	2,500	1	14,663
Topeka	252	513	6,030	2,293	4,420	10,074	2,000	727	12,817
Portland	15	1,202	4,045	3,497	3,753	8,185	3,000	128	11,324
Los Angeles	461	2,175	13,917	7,241	3,201	14,689	8,250	1,490	24,465
August 1942 (all banks)	4,264	17,656	160,201	66,498	78,224	190,598	91,500	23,547	306,238
July 1942	7,931	26,983	173,593	55,402	76,446	189,772	91,500	24,668	306,479
August 1941	10,872	6,390	172,628	51,801	63,730	184,462	75,500	26,366	289,387

¹ Includes interbank deposits.

² Capital stock, surplus, and undivided profits.

Table 13.—SAVINGS—Sales of war bonds ¹

[Thousands of dollars]

Period	Series E ²	Series F	Series G	Total
1941	\$1,622,496	\$207,681	\$1,184,868	\$3,015,045
August	117,603	20,318	127,685	265,606
September	105,241	18,099	108,987	232,327
October	122,884	22,963	124,866	270,713
November	109,475	18,977	105,035	233,487
December	341,085	33,272	154,242	528,599
1942: January	687,411	77,559	315,577	1,060,547
February	337,989	51,820	253,391	703,200
March	337,599	41,070	179,223	557,892
April	326,660	40,003	163,839	530,502
May	421,851	42,465	170,060	634,357
June	433,223	41,041	159,681	634,945
July	508,118	73,691	319,053	900,862
August	453,967	52,268	191,020	697,255

¹ U. S. Treasury War Savings Staff. Actual deposits made to the credit of the U. S. Treasury.

² Prior to May 1941: "Baby bonds."

Table 14.—SAVINGS—Held by institutions

[Thousands of dollars]

End of period	Insured savings and loans ¹	Mutual savings banks ²	Insured commercial banks ³
1940: June	\$2,020,123	\$10,589,838	\$12,754,750
December	2,202,556	10,617,759	13,062,315
1941: June	2,433,513	10,606,224	13,107,022
August	2,466,175		
September	2,487,146		
October	2,518,158		
November	2,552,037		
December	2,597,525	10,489,679	13,261,402
1942: January	2,589,466		
February	2,600,172		
March	2,612,736		
April	2,633,014		
May	2,660,098		
June	2,736,258	10,354,533	13,030,610
July	2,757,929		
August	2,798,621		

¹ Private repurchasable capital as reported to the FHLB Administration.

² Month's Work. All deposits.

³ FDIC. Time deposits evidenced by savings passbooks.

Table 15.—INSURED ASSOCIATIONS—Progress of institutions insured by the FSLIC

[Amounts are shown in thousands of dollars]

Period and class of association	Number of associations	Total assets	Net first mortgages held	Private repurchasable capital	Government investment	Federal Home Loan Bank advances	Operations			
							New mortgage loans	New private investments	Private repurchases	Repurchase ratio
ALL INSURED										
1940: June	2,237	\$2,709,184	\$2,130,124	\$2,020,123	\$236,913	\$124,133	\$67,751	\$43,626	\$20,418	46.8
December	2,277	2,932,305	2,343,047	2,202,556	220,789	171,347	56,363	65,586	22,865	34.9
1941: August	2,322	3,187,935	2,638,165	2,466,175	195,572	147,044	84,794	62,374	48,010	77.0
September	2,330	3,223,510	2,673,826	2,487,146	195,584	153,897	82,093	61,495	42,800	69.6
October	2,332	3,262,886	2,712,697	2,518,158	195,787	159,298	80,767	67,132	40,142	59.8
November	2,343	3,303,296	2,738,311	2,552,037	196,059	161,199	65,241	60,818	33,263	54.7
December	2,343	3,362,942	2,751,938	2,597,525	196,240	193,275	63,506	74,801	35,728	47.8
1942: January	2,349	3,313,418	2,754,777	2,589,466	191,769	180,360	49,549	105,792	118,666	112.2
February	2,353	3,323,180	2,763,579	2,600,172	186,254	172,260	49,387	53,449	47,229	88.4
March	2,358	3,335,101	2,774,108	2,612,736	185,664	167,535	56,934	56,701	47,086	83.0
April	2,363	3,356,213	2,790,135	2,633,014	185,651	161,571	62,015	58,193	40,443	69.5
May	2,363	3,384,344	2,800,673	2,660,098	185,710	157,870	59,006	53,808	31,503	58.5
June	2,374	3,461,228	2,827,956	2,736,258	185,783	170,066	58,642	72,788	26,152	35.9
July	2,380	3,439,097	2,837,925	2,757,929	176,995	152,302	61,062	103,821	87,059	83.9
August	2,380	3,482,056	2,856,888	2,798,621	169,493	139,670	58,785	70,262	41,534	59.1
FEDERAL										
1940: June	1,421	1,725,817	1,403,289	1,266,041	197,268	90,489	47,435	29,404	11,022	37.5
December	1,437	1,871,379	1,544,494	1,386,823	181,431	127,255	37,715	44,531	12,135	27.3
1941: August	1,458	2,051,305	1,750,843	1,580,623	159,622	106,624	57,592	40,730	30,443	74.7
September	1,459	2,076,618	1,775,117	1,595,179	159,614	112,033	54,786	40,254	26,765	66.5
October	1,458	2,103,674	1,801,033	1,615,812	159,775	116,723	52,507	44,341	23,799	53.7
November	1,462	2,127,561	1,815,666	1,637,238	159,925	117,666	41,910	39,212	18,984	48.4
December	1,460	2,173,326	1,824,646	1,668,415	160,060	144,049	41,182	48,872	20,400	41.7
1942: January	1,461	2,131,212	1,824,376	1,658,444	156,079	132,843	31,142	70,962	81,663	115.1
February	1,461	2,133,251	1,820,218	1,662,269	151,295	127,235	31,919	35,670	30,714	86.1
March	1,461	2,137,579	1,832,341	1,667,983	150,776	123,748	36,325	37,377	30,000	80.3
April	1,464	2,151,862	1,842,422	1,683,232	150,776	118,639	38,484	38,301	24,088	62.9
May	1,464	2,170,868	1,846,790	1,701,065	150,776	116,327	36,966	35,759	18,515	51.6
June	1,464	2,205,921	1,849,400	1,735,932	150,776	127,623	35,279	47,495	14,794	31.1
July	1,465	2,182,337	1,852,972	1,748,584	143,324	113,347	37,007	69,919	58,508	83.7
August	1,464	2,198,357	1,856,269	1,767,665	136,779	103,180	36,620	45,724	26,707	58.4
STATE										
1940: June	816	983,367	726,835	754,082	39,645	33,644	20,316	14,222	9,396	66.1
December	840	1,060,926	798,553	815,733	39,358	44,092	18,648	21,055	10,730	51.0
1941: August	864	1,136,630	887,322	885,552	35,950	40,420	27,202	21,644	17,567	81.2
September	871	1,146,892	898,709	891,967	35,970	41,864	28,207	21,241	16,055	75.5
October	874	1,159,212	911,664	902,346	36,012	42,575	28,260	22,731	16,343	71.7
November	881	1,175,735	922,645	914,799	36,134	43,533	23,331	21,606	14,279	66.1
December	883	1,189,616	927,292	923,110	36,180	49,226	22,324	25,929	15,328	59.1
1942: January	888	1,182,206	930,401	931,022	35,690	47,517	18,407	34,830	37,003	106.2
February	892	1,189,929	934,361	937,903	34,959	45,025	17,468	17,779	16,515	92.9
March	897	1,197,522	941,767	944,753	34,886	43,787	20,009	19,324	17,086	88.4
April	899	1,204,351	947,713	949,732	34,875	43,099	23,531	19,892	16,355	82.2
May	899	1,213,476	953,883	959,033	34,934	41,543	22,040	18,049	12,988	72.0
June	910	1,255,307	978,556	1,000,326	35,007	42,443	25,363	25,293	11,358	44.9
July	915	1,256,760	984,953	1,009,345	33,671	38,955	24,005	33,902	28,551	84.2
August	916	1,283,699	1,000,319	1,030,956	32,714	36,490	22,165	24,538	14,827	60.4

Directory

(Continued from p. 12)

DISTRICT NO. 5

KENTUCKY:

Newport:
Security Savings Loan and Building Association, Eighth and Monmouth Streets.

TERMINATIONS OF MEMBERSHIP IN THE FEDERAL HOME LOAN BANK SYSTEM BETWEEN AUGUST 16, AND SEPTEMBER 15, 1942

INDIANA:

Hammond:
Calumet Building and Loan Association, 423 Fayette Street (merger with Calumet Federal Savings and Loan Association of Hammond).

KANSAS:

Overland Park:
The Overland Park Savings and Loan Association.

Topeka:
The First Federal Savings and Loan Association of Topeka, 204 West Sixth Avenue (merger with Shawnee Federal Savings and Loan Association, Topeka).

NEBRASKA:

Blair:
Blair Building and Loan Association.

NEW JERSEY:

Newark:
Court South End Building and Loan Association, Springfield Avenue at South Tenth Street (liquidation).

PENNSYLVANIA:

Philadelphia: (Roxborough)
Reserve Building and Loan Association, 1617 Pennsylvania Boulevard (merger with Edmunds-Bouvier Savings and Loan Association, Philadelphia).

Philadelphia:
Southwestern Business Men's Building and Loan Association, 1300 Point Breeze Avenue (merger with Albert Lawrence Building and Loan Association, Philadelphia).

WISCONSIN:

Wauwatosa:
Suburban Building and Loan Association, 6604 West North Avenue (liquidation).

II. FEDERAL SAVINGS AND LOAN ASSOCIATIONS CHARTERED BETWEEN AUGUST 16, AND SEPTEMBER 15, 1942

DISTRICT NO. 2

PENNSYLVANIA:

Philadelphia:
Locomotive Engineers Federal Savings and Loan Association, 532 Real Estate Trust Building.

Pittsburgh:
Home Federal Savings and Loan Association, 816 Warrington Avenue.
Progressive-Home Federal Savings and Loan Association, 1411 Carson Street.

CANCELLATION OF FEDERAL SAVINGS AND LOAN ASSOCIATION CHARTER BETWEEN AUGUST 16, AND SEPTEMBER 15, 1942

PENNSYLVANIA:

Altoona:
First Federal Savings and Loan Association of Altoona, 2501 Fourth Street.

III. INSTITUTIONS INSURED BY THE FEDERAL SAVINGS AND LOAN INSURANCE CORPORATION BETWEEN AUGUST 16, AND SEPTEMBER 15, 1942

DISTRICT NO. 2

NEW JERSEY:

Crestmont:
Crestmont Savings and Loan Association.

NEW YORK:

Tonawanda:
The Niagara Savings and Loan Association of Tonawanda, 2 Main Street.

Troy:
The Pioneer Building-Loan and Savings Association of Troy, 30 Second Street.

DISTRICT NO. 5

KENTUCKY:

Newport:
Security Saving, Loan and Building Association, Eighth and Monmouth Streets.

DISTRICT NO. 7

ILLINOIS:

Edwardsville:
Clover Leaf Loan, 406 National Bank Building.

INSURANCE CERTIFICATE CANCELLED BETWEEN AUGUST 16, AND SEPTEMBER 15, 1942

PENNSYLVANIA:

Altoona:
First Federal Savings and Loan Association of Altoona, 2501 Fourth Street.

Wartime Savings in Britain

■ DESPITE paying approximately two-fifths of their national income in taxation, the British increased the national total of their savings during 1941-1942 to almost \$7,800,000,000, a gain of more than \$2 billion over the preceding year.

Two kinds of savings are promoted. Corresponding to our Series E war bonds, the British have "small savings" (Savings Certificates, Defense Bonds, and deposits in savings banks) from which, between November 1939 and April 1942, more than \$5,750,000,000 was realized. During the same period, savings designed to appeal to wealthier individuals and corporate bodies (comparable to our Series F and G bonds) produced approximately \$8,600,000,000.

Some of the \$14,396,000,000 voluntarily loaned to the government for the prosecution of the War represents a transfer of capital from other investments, but most of it is new money invested for the first time in government securities. These savings have been raised at an average interest rate of about 3 percent, in contrast to the last War when the interest rate rose as high as 6 percent.

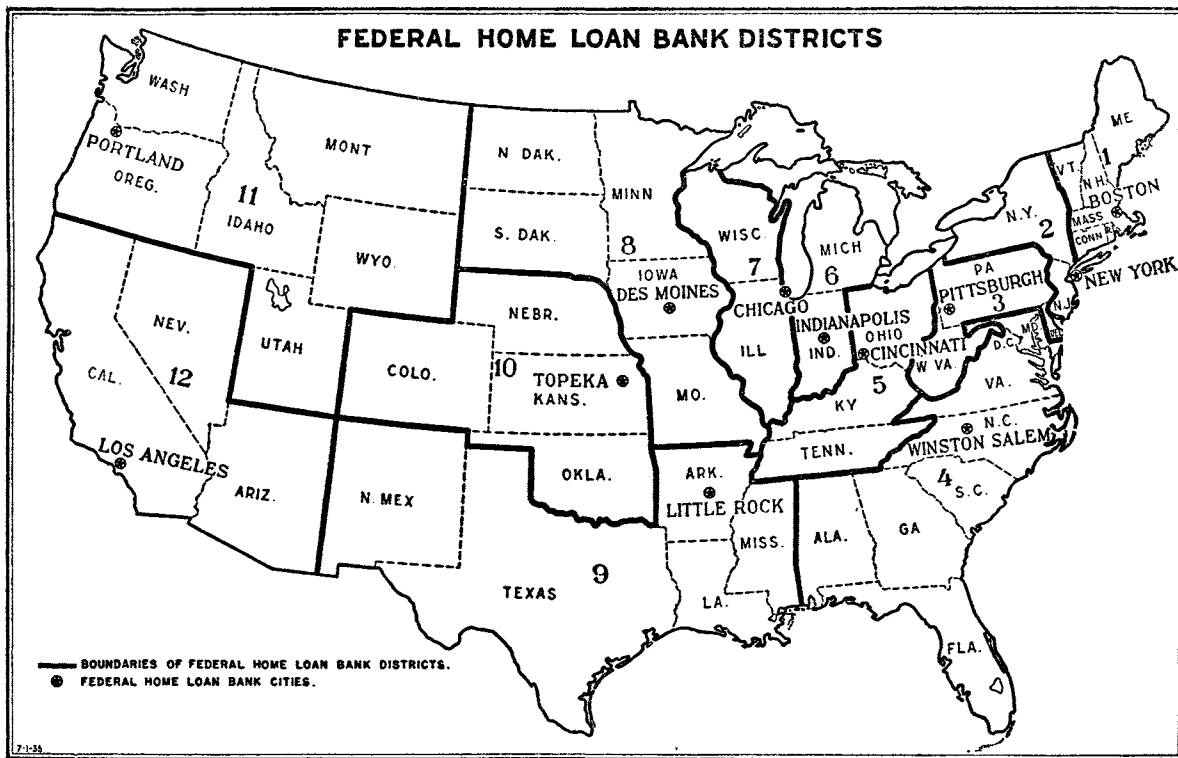
"Small savers" alone include nearly half the population with 18 million separate accounts in savings banks. There are 15 million holders of savings certificates many of whom do not have a savings-bank account as well.

A National Savings Committee is in charge of subscriptions for government loans. It is composed of appointed and elected representatives and is supplemented by a Savings Parliament drawn from every important of industry and occupation, as well as by advisory committees to cover schools, local authorities, transport, and agriculture, among other fields. This national committee has been in continuous operation since its establishment in 1916 when it was organized to help finance World War I and during the intervening years devoted its efforts to the promotion of thrift.

According to *Bulletins from Britain*, from which this information is taken, special efforts of the Committee include advertising, meetings, and, above all, special campaigns with particular titles. The two campaigns so far conducted have been "War Weapons Weeks" and "Warships Weeks." For example, Birmingham sets itself to raise the cost of a battleship which it will be entitled to adopt. These "Weeks" alone brought in about \$4,000,000,000.

Federal Home Loan Bank Review

U. S. GOVERNMENT PRINTING OFFICE: 1942



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