

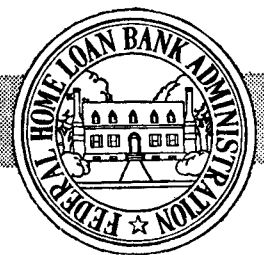


**FEDERAL
HOME
LOAN
BANK**

REVIEW

Washington, November 1943

FEDERAL HOME LOAN BANK ADMINISTRATION



HELICOPTER LAND BOOM: “. . . Country land within a hundred-mile radius of a big city, with its fresh air, trees, birds and flowers, and a total absence of crowding, will constitute the new suburban development area of tomorrow; its value will skyrocket as thousands of helicopter owners seek new home sites.

“The question of natural interest to real estate investors will be this: the area within a hundred-mile radius of any city is vast; which specific portions of it will be in greatest demand on the part of the home-buying public? Here are the factors which will determine this: scenic value—lakes, rivers, trees, hills, meadows, etc.; the availability of telephone connections, electricity, water, gas, sewage and garbage disposal; the condition of the land with respect to drainage and fertility for gardens; proximity to attractive towns and villages, and nearness to public transportation. Concerning this last factor it might be noted that many railroad and bus companies have already applied to the Civil Aeronautics Board for permits to operate post-war helicopter bus routes. Large-scale subdivision operators may institute their own helicopter bus service to connect their community with the nearest main line air station. . . .”

Harold S. Kahn,
Barron's, October 18, 1943.

INSURANCE PROTECTION CLARIFIED: “Some mortgagees have assumed that the FHA insurance protection terminates with the maturity of the mortgage and, consequently, fear that unless the maturity were extended and the National Housing Act amended to permit such extension they might be left without insurance protection, under the provisions of Section 700 of the (Soldiers and Sailors) Relief Act. Such an assumption is clearly in error.

“While the obligation to pay mortgage insurance premiums ceases upon the maturity of the mortgage by reason of the fact that such premium is calculated upon the unpaid principal ‘without taking into account delinquent payments or prepayments’ and therefore is reduced to zero at maturity, the insurance continues until the mortgage is paid in full. Consequently, if the

mortgage should remain unpaid long after its maturity pursuant to an order under the Relief Act, the mortgagee would still be protected under the insurance contract.”

Burton C. Bovard, FHA
General Counsel, *Insured
Mortgage Portfolio*, Third
Quarter 1943.

SYSTEM: “We propose to maintain a dual system, because it provides our operations with a broader, safer base, with the insurance of checks and balances, and the unmeasured benefit of many interests and diverse expert minds converging on the same problems. There need be no loss of energy or of efficiency provided the excellent plan of organization is followed with mutual forbearance and good leadership.”

James Twohy, before 42nd
Annual Meeting of National
Association of Supervisors
of State Banks.

COMMUNITIES: “Better housing implies not only better structures, but better neighborhoods and communities . . . It involves correlation of industrial employment with community planning, taking stock of productive capacity and the outlook for reducing construction costs.”

Tomorrow's Town, October
1943.

THE PEOPLE'S PLAN: “Most city plans have borne but little fruit for lack of public funds or at least for lack of public interest and support. But if it is the people's plan it will have the public backing, receive the public funds, and will be assured of action.”

Wilson W. Wyatt, *The
Mortgage Banker*, October
1943.

POST-WAR BOOKSHELF

Although inclusion of title does not necessarily mean recommendation by the Review, the following recent publications will be of interest.

WARTIME SAVINGS AND POST-WAR MARKETS: Article by S. Morris Livingston, Chief of National Economics Unit, Bureau of Foreign and Domestic Commerce, in the September 1943 issue of *Survey of Current Business*. Reprints available from Bureau of Foreign and Domestic Commerce, United States Department of Commerce, Washington 25, D. C.

WHAT THE POSTWAR SMALL HOME WILL LOOK LIKE: Fact-Finders Associates' certified report. Factual guide to postwar planning containing detailed information as to future builders' preferences in all phases of home building, equipment, and furnishings. Available at \$5 per copy from National Home-builders Bureau, Inc., 572 Madison Avenue, New York 22, N. Y., or 2129 S Street NW., Washington 8, D. C.

THE OUTLOOK FOR DOMESTIC AIR TRANSPORT: 30-page pamphlet (No. 21), September 1943, by Ernest W. Williams, Jr. Available at 25 cents from National Planning Association, 800 Twenty-first Street NW., Washington 6, D. C.

BIBLIOGRAPHY ON POSTWAR PLANNING: Compiled by the Construction and Civic Development Department of the Chamber of Commerce. (17 pp.) Available from the Chamber of Commerce of the United States, Washington 25, D. C.

LANHAM ACT AS AMENDED TO JULY 15, 1943: The basic national public war housing legislation. July 1943. (10 pp. and index.) Available from Office of the General Counsel, Federal Works Agency, Washington 25, D. C.

PLANNING, 1943: Proceedings of the annual meeting of the American Society of Planning Officials, held in New York City, May 17-19, 1943. (175 pp.) Available at \$2.00 from American Society of Planning Officials, 1313 East 60th Street, Chicago, Ill.

ACTION FOR CITIES: A Guide for Community Planning. (77 pp.) Available at \$1.00 from Public Administration Service, 1313 East 60th Street, Chicago, Ill.

PLANNING LEGISLATION, 1943: State Planning and Post-War Planning, Public Works Reserves, Urban Redevelopment, Zoning, etc., August 1943. 20 pp. mimeo. (Gen-39). (Available on request at 50¢ each from American Society of Planning Officials, 1313 East 60th Street, Chicago, Illinois.)



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John B. Blandford Jr., Administrator

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FEDERAL HOME LOAN BANK ADMINISTRATION

John H. Fahey, Commissioner

★ ★ ★

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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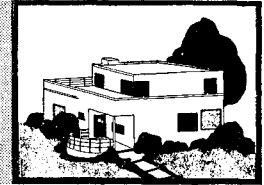
APPROVED BY THE BUREAU OF THE BUDGET

November 1943

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THE HOME FRONT



FHA insurance program extended

The FHA mortgage-insurance program has received a new lease on life by recent legislation providing an expansion of funds and an extension of time limitations on Titles I, II, and VI.

An additional \$400 million had been authorized for Title VI insurance—sufficient to provide protection for financing approximately 100,000 family-dwelling units already allocated to private builders under the NHA war-housing program. From funds previously allocated, more than 270,000 dwelling units so financed had been completed or were under construction by the end of September. At the same time that the top limit for this insurance was raised to \$1,600 million, the FHA's authority to provide this war-housing mortgage insurance was extended for 1 year—until July 1, 1945.

The currently approved legislation also includes a 2-year extension of authority to insure mortgages on existing properties under Title II, as well as a 3-year increase for repair and improvement loans covered by Title I of the National Housing Act. These provisions will now expire July 1, 1946, and July 1, 1947, respectively. Title I insurance is expected to be a valuable instrument for immediate provision of post-war employment when deferred home improvements will again be possible.

☆☆☆☆

Future procedures for low-rent housing

In the post-war program of publicly financed housing, first consideration will be given to low-rent projects which were suspended for the duration, according to FPHA Commissioner Herbert Emmerich. Proposed programs must be initiated by responsible local authorities to fill a need that can be met only with public funds.

To be acceptable for review by regional FPHA offices, the local housing authority must certify that the

undertaking will be consistent with a sound program for the locality and could be put under construction promptly—at least within 2 years of the availability of funds and materials. It was emphasized that it is not the intention of the FPHA to encourage the undertaking of architectural work or site acquisitions at this time, but rather to hold the work as a reservoir of useful employment and material demands for future needs.

☆☆☆☆

Plastic pipe, developed by manufacturers in cooperation with the technical division of the Federal Public Housing Authority, has been approved for use in public housing projects. Both hot and cold water can be piped through this tubing.

☆☆☆☆

Mutual Ownership Plan in action

A new example of nonprofit, tenant-controlled management has just been initiated in a 500-unit war-housing project near Dayton, Ohio. An association of the residents of Greenmont Village leased their development from the FPHA and entered into an optional agreement for purchase after 2 years. This is one of several projects built under the Mutual Ownership Plan originated in 1941 to provide permanent homes for workers likely to retain their present employment after the War.

The lease signed by the Greenmont Mutual Housing Corporation provides for management by the Corporation under a program and budget adopted by its Board of Trustees and approved by the FPHA. Rentals range from \$28 for a 1-bedroom unit to \$33 for a 3-bedroom apartment, exclusive of utilities. Books and records of the Corporation are to be open at all times to the inspection of the FPHA.

In the event of purchase by the Corporation, the price will be determined through a joint appraisal by a representative of the Government and

one of the citizens' association, with resort to an independent appraiser if the former fail to agree on a "fair market value." The Corporation will receive credit on the purchase price for any savings effected during its term of management and will take a 45-year amortized mortgage. After a tenant has completed payments for the amortization on his home, the only expense will be his share of the costs of management, operation, and taxes. He may at any time sell his equity to the Corporation or to an individual acceptable to that body. If he moves from the project he cannot retain his membership in the tenants' association nor control of his house.

☆☆☆☆

Repair and reconditioning loans increase

The upward trend in the volume of repair and improvement loans insured by the FHA during the first 7 months of 1943, showed decided acceleration during August and September, according to figures released by that agency. The average for this period of 21,800 Title I loans in the amount of \$6,726,800 was exceeded in August when the number of loans insured rose to 32,810 for \$10,356,813. The September volume gained by approximately 5,000 with a dollar increase of \$2,000,000 during the month.

This upturn is largely accounted for by the concerted campaign of the building industry and Government agencies urging property owners to provide for fuel conservation. This campaign, based on an amendment to Title I designed to encourage prompt action, got under way in early summer but sizable results were apparent only in August.

During the January-July period of 1943, savings and loan associations were also increasing their business in reconditioning loans, although on a scale substantially below last year. The volume of loans for this purpose reached \$2,807,000 in July, a rise from

(Continued on p. 56)

HOME-PURCHASE LOANS SWELL THE 1943 VOLUME OF MORTGAGE LENDING

A sharp advance in home-purchase loans raises total lending above last year's level. The increase, running counter in several respects to the trend in 1942, seems to reflect high market activity in congested areas as well as increases in the size of the average loan.

■ THE trend of mortgage-lending activity by savings and loan associations for the first 8 months of 1943, in comparison with the same months of last year, shows a striking change. While construction loans continued their sharp decline, the swelling volume of home-purchase loans boosted the total financing activity of savings and loan associations in 1943 to an increase of 4 percent over the same period of 1942. This is a reversal of the earlier trend, as in 1942 the total volume of new mortgage loans had declined from the previous year.

The decline in construction loans from 1942 to 1943, following closely the curve in private building, is so far 55 percent, from \$149,670,000 to \$68,002,000; the rise in home-purchase loans is 33 percent, but in volume the increase is from \$373,720,000 to \$495,387,000.

A Danger Signal?

Such a sharp rise in the volume of loans for the purchase of existing structures at this time to many observers seems, if not a danger signal, at least a "Stop, Look and Listen" sign.

This is the second year that savings and loan associations have reported opposite trends in their loans for building new homes and loans for the purchase of existing structures. Ever since late 1941, with the first restrictions on private building, the estimated dollar amounts advanced on new construction have been below the corresponding figures for the previous year, while beginning with the spring of 1941, loans made to acquire existing properties showed considerable increases. By the summer and fall preceding Pearl Harbor they had already reached a level nearly twice that of 1939. During the first 4 months of 1942, the rate of advance over the comparable periods began to slow down. For 1942 as a whole, the first full year of war-time restrictions upon building, the volume of loans for purchase of existing structures was actually less than for 1941. The total was \$573,732,000 in 1942, compared with \$580,503,000 in 1941.

A year ago some observers expected that home-purchase loans might well continue to decline in volume, or at least gain only moderately. Growing millions of prospective home owners were being called to the colors, while workers migrating into war-industry centers during the later stages of a war are less apt to consider their moves as permanent. It has not, however, turned out that way. If the present upward trend continues, the 1943 volume of home-purchase loans by year's end will exceed that for 1942 and also for 1941.

The Geography of War-time Lending

A quick glance at the volume of the two principal types of loans made so far during 1943, by Federal Home Loan Bank Districts, suggests the conclusion that most of the current lending, both for construction and home purchase, is in regions where the principal population centers are swollen by war. Only in the Boston and New York Districts were there appreciable declines in the cumulative volume of new loans in 1943 as compared with 1942, and the metropolis of each of these areas has lost population during the War, according to the Census Bureau estimate made on March 1, 1943. In the Boston region, where the total loan volume declined 17 percent, construction loans were off 73 percent and home purchase loans declined 3 percent. In the New York area, construction loans were down 79 percent and home-purchase loans decreased by 17 percent, the decline in total volume being 26 percent. In the Winston-Salem District, the drop in total volume was 8 percent, caused by the 51-percent decline in building loans, while loans for home purchase rose by 19 percent. The extremely crowded war centers of Baltimore, Washington, and Norfolk are leading cities of this District.

In the highly industrial Pittsburgh District, which also registered a small decline in total loan volume, there was a sharp drop of 71 percent in construction loans, but a rise of 10 percent in loans for home purchase. All remaining Districts showed

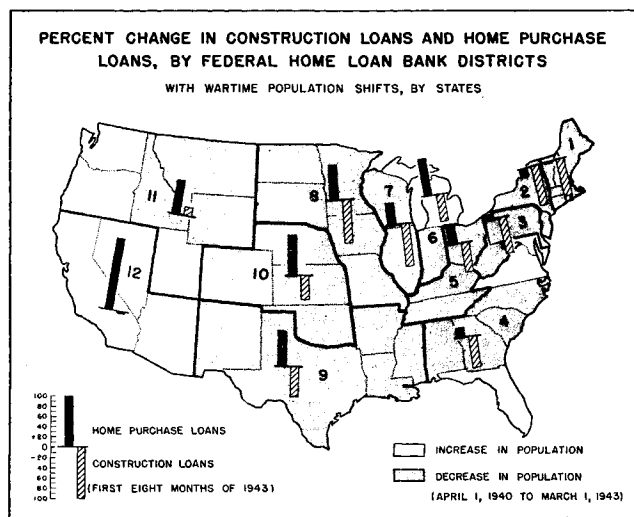
an increase both in total volume and in home purchase loans, and all but one registered a drop in loans for construction.

In the shipbuilding and war-plant areas of the West Coast, the Los Angeles District led the United States with an increase in total volume of loans of 52 percent, showing a slight decline of 2 percent in new construction and a tremendous increase of 142 percent in loans for purchase of existing structures. In Portland, where total volume gained 28 percent, associations registered a 19-percent increase in new construction loans as well as a gain of 68 percent in the volume of loans for the purchase of existing structures.

The accompanying map shows the 1943 percentage increase or decrease in construction and home purchase loans by Districts, together with the population trend in each State from the time of the 1940 Census to the spring of 1943.

In the July 1942 REVIEW, the pattern of mortgage lending by Districts was analyzed in comparison with that of 1941. It was pointed out that those Districts where construction loans had previously been of more-than-average importance in the lending pattern of savings and loan associations experienced the sharpest declines in financing activity during the first part of 1942. In contrast, those areas where home-purchase loans were predominant seemed only mildly affected by war conditions.

This relationship seems now to be reversed. In 1943, the Districts which had in the previous year the highest proportion of home-purchase loans—Boston, New York, and Pittsburgh—are among the four which report a decline in total lending volume for the current year so far.



Trends in Other Types of Loans

The widespread increase in home-purchase mortgage loans in 1943 contrasts not only with the sharp drop in construction loans, but with the trends in other types of financing activity by savings and loan associations. Refinancing loans showed but a moderate national increase of 2 percent, while reconditioning loans were off 34 percent and loans for other purposes, 13 percent. The gain in refinancing is a reflection of the increased competition among mortgage lenders.

The falling off in reconditioning loans is in one sense a disappointment, as the remodeling or reconditioning of homes and other structures to provide additional housing for war workers is a current objective of the war effort on the home front. However, as all but war conversion is now subject to severe restrictions, it is perhaps too much to expect that the total volume of loans in this category would not fall off sharply.

Three Types of Institutions

By types of associations—Federal, State member, and nonmember—the current pattern of mortgage-lending activity likewise shows a striking contrast with what occurred in 1942 and 1941. In the first 8 months of 1943, Federal associations showed the sharpest rise in total lending activity, their gain being 12 percent over the same period last year. State member institutions showed a rise of 5 percent, and nonmember institutions, a decline of 23 percent. In the January-August period of 1942, on the other hand, the Federals suffered a greater shrinkage in lending volume than State-chartered associations, because construction loans played a larger part in their total financing activity. The aggregate volume for Federals in the first 8 months of 1942 declined 28 percent while that of State-chartered members of the Bank System decreased only 16 percent, and that of nonmember savings and loan associations dropped 18 percent.

While this year the story for the country as a whole is different, there is a pronounced regional variation. For example, in the New York District, Federals showed a decline of 23 percent and nonmembers were off 56 percent in total lending activity, while State members increased their total financing volume 7 percent, swimming against the tide in that region.

In *dollar volume*, the State-chartered member associations for the country as a whole continued in

(Continued on p. 43)

SAVINGS AND LOAN REHABILITATION IN NEW JERSEY

The story of the New Jersey program for State-wide rehabilitation of savings and loan associations by insurance of accounts is of more than local interest. The problems encountered, the "community approach" employed in the execution of the program, and the results accomplished are summarized in this article.

■ AFTER 7 years of continuous effort the over-all program for rehabilitation of New Jersey savings and loan associations is approaching conclusion. The Federal Savings and Loan Insurance Corporation has considered insurance applications of 553 institutions and has approved 333 which, because of mergers and consolidations, resulted in 110 insured associations operating on September 30, 1943. Their assets totaled almost \$134,000,000, or close to 50 percent of the estimated assets of all operating associations in the State.

Equally important are the indirect effects: the strengthening of public confidence in thrift and home-financing institutions, and the development of sound savings and mortgage-lending facilities adequate to meet the needs in their communities.

Of the remaining 220 applications for insurance, 28 have been conditionally approved by the Insurance Corporation and, if the programs are completed, will result in 10 new insured units; an additional 13 are in various stages of processing. The balance of applications filed since the beginning of the program have either been withdrawn or rejected.

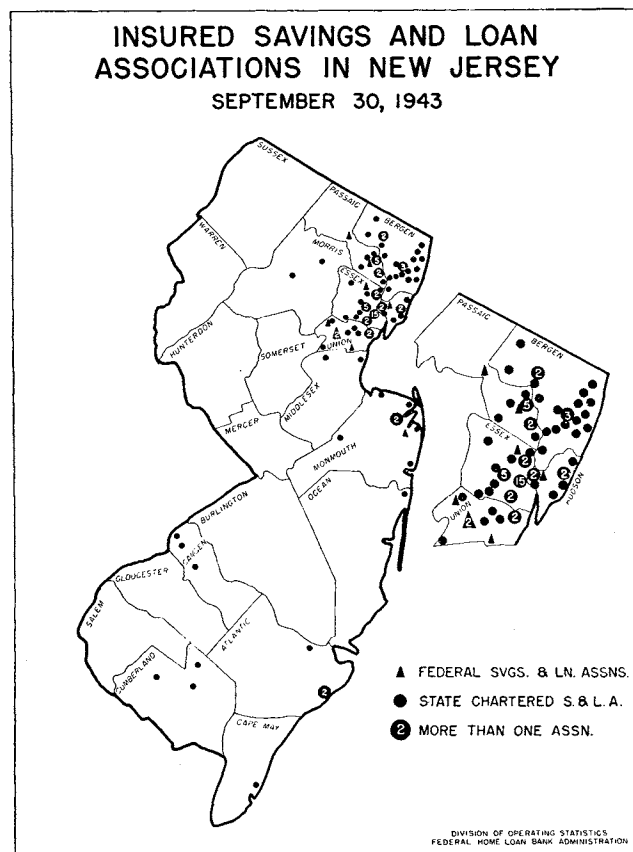
Depression Difficulties

The depression in the early thirties affected the New Jersey savings and loan industry with particular violence, partly because of the over-extension of savings and loan operations during the twenties. From 1919 to 1930 the number of institutions had increased from 851 to 1,561, and the combined assets, from less than \$200,000,000 to over \$1,200,000,000. Moreover, New Jersey associations had developed certain weaknesses and, as a group, were therefore unable to withstand the terrific strain on the economic system. Only a small number of associations escaped "freezing up" during the depression.

In an effort to preserve the industry, State emergency legislation in 1933 gave the Commissioner of Banking and Insurance broad powers. By a series of special orders, the Commissioner required all

associations to establish certain minimum reserves, in many cases by recapturing previously apportioned and credited dividends. The special orders also provided for restricted payment of withdrawals and maturities for associations unable to meet all such demands on a normal basis.

Meanwhile, the condition of New Jersey savings and loan associations generally continued to grow worse. At the end of 1936, operating associations were reduced to 1,498, total assets to little over \$833,000,000, and the number of shareholders from almost 1,200,000 to 642,000. The institutions owned \$351,000,000 of real estate, equivalent to more than 40 percent of total assets, and unpaid



withdrawals and maturities reached such proportions that they threatened the survival of the industry.

The Program Unfolds

Although insurance protection for associations was made available by Congress in 1934, two more years passed before the institutions in New Jersey were ready to accept a program of insurance and to participate in a comprehensive rehabilitation undertaking. The plan was announced in letters sent out simultaneously by the New Jersey Department of Banking and Insurance and the New Jersey Savings and Loan League on October 14, 1936. Because the success of the program depended greatly upon insurance of accounts, the Federal Savings and Loan Insurance Corporation through the Federal Home Loan Bank of New York, its District agent, assumed the responsibility of coordinating the efforts of applicant institutions and interested State and Federal agencies.

The Department of Banking and Insurance assumed responsibility for the development of community programs, and the active participation by the associations. State legislation clarifying doubt as to the right of associations to apply and qualify for insurance was enacted early in 1937. Progress was slow at first because few applicant institutions were found immediately eligible for insurance and because the community-program approach interposed great difficulties. While it was commonly recognized that there were more associations in the State than were needed, the development of appropriate and acceptable mergers and consolidations took time.

The New York Bank agreed to furnish the Commissioner of Banking and Insurance with community

Insurance applications processed

[Dollar amounts are shown in thousands]

Period	Applications		Approved and qualified		
	Number	Assets at time of application	Number	Actually insured	Assets as of September 30, 1943
1936	50	\$81,805			
1937	113	81,037	23	22	\$21,100
1938	67	44,709	34	25	21,797
1939	75	35,718	29	16	38,176
1940	121	55,652	43	13	15,686
1941	65	22,159	58	10	9,789
1942	31	17,159	72	12	11,734
1943 (to September 30)	31	9,997	74	14	15,413
	¹ 553	348,236	² 333	³ 112	133,696

¹ 587 actually processed but 34 were duplicate filings where original programs failed.

² Due to 221 mergers the actual number insured was 112.

³ Two of the 112 merged and the actual number insured as of September 30, 1943, is 110.

surveys from which the Department could develop programs. Those programs, after approval by the Insurance Corporation, became the blueprints for the communities concerned.

This approach was modified for associations located in Newark, Jersey City, and Camden, where the many institutions made formal community programs impracticable. It was determined that associations would be insured in those cities when they could produce sound units with sufficient assets to provide reasonable assurance of success.

Analysis of insurance applications approved and qualified

October 15, 1936-September 30, 1943

Method	Approved and qualified	Insured as of September 30, 1943
Qualified as independent units, 100%.....	48	¹ 46
Merged but qualified 100%.....	22	² 9
Reorganized as independent units.....	19	19
Reorganized and consolidated.....	168	² 36
Purchases of assets.....	³ 76	
Total.....	333	110

¹ Two associations merged after becoming insured.

² Represents number of resulting units.

³ Of the 76 cases where insured associations purchased assets for insured shares, 51 were after reorganization and 25 were 100% cases.

Associations were graded into three classes: (a) Those functioning normally in all respects and apparently able to qualify for insurance; (b) those needing some form of reorganization in order to qualify; and (c) those in such poor financial condition that it appeared to the associations or to the Department of Banking and Insurance that they should be placed in voluntary or in involuntary liquidation. The Department of Banking and Insurance invited all of the (a) associations to join in any insurance activity in the community. As to the (b) group, the Department assumed the responsibility of guiding them into reorganization programs or liquidation. In regard to the (c) group, the Department took the necessary steps toward their liquidation. Pending insurance applications were reviewed periodically with the Department to keep it informed of progress being made and to obtain its assistance in the development of community programs.

Handling of Reorganizations

Through September 30, 1943, only 48 of the applicant associations have been found insurable as independent units. The other 285 have qualified either on the basis of merger or reorganization, or both.

Reorganizations were accomplished either by write-down of share capital or by external segrega-

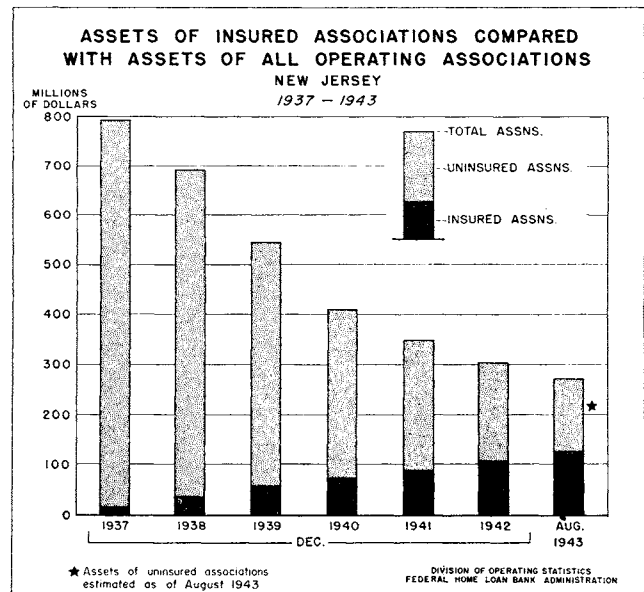
tion of assets, depending upon the condition of the association. To provide reorganized associations with sufficient liquidity, arrangements were made with the RFC for auxiliary financing through advances secured by the assets left in the liquidating associations. The cash proceeds of the RFC loans were transferred to the reorganized going institutions. This method not only furnished adequate liquidity but made it possible for shareholders to have a far higher percentage of their accounts in the reorganizing associations transferred to the insured institutions. Approximately 200 reorganized associations required auxiliary financing of this type. In addition, many reorganized institutions were assisted by share investments of the HOLC.

Through August 31, 1943, the RFC had advanced \$16,625,128 to assist the reorganization programs in New Jersey. The outstanding balance on these advances was less than \$2 million and no liquidating association had defaulted on its obligation to the RFC.

In the 238 reorganized institutions a total share capital was involved of \$135,149,670. Of this amount, \$76,501,976, or over 56 percent, was released from all restrictions and made available to shareholders in accounts in normally functioning, insured institutions. In addition, shareholders are receiving liquidation dividends as the assets of liquidating associations are being disposed of.

The work involved in the handling of these cases is indicated by the fact that as many as 147 individual reorganization cases have been in process at one time at the Federal Home Loan Bank of New York. Every possible assistance was rendered to applicant associations, particularly to those participating in reorganization programs. Conferences were constantly held with reorganizing associations to coordinate all phases of the programs.

When reorganization plans were presented to shareholders, staff members of the Bank and of the Insurance Corporation attended the meetings and, with representatives of the New Jersey Savings and



This chart illustrates the progress of the New Jersey insurance program by showing the assets of insured associations against the background of total assets of all operating associations in the State. The rapid shrinkage of aggregate resources is due in part to liquidations and to the transfer of slow assets to liquidating corporations in the case of reorganizations.

Loan League, explained the purpose of the program and the functions of the State and Federal agencies participating. The record for 238 reorganization cases shows that of a total of 53,248 votes, only 480 were cast against reorganization.

Withdrawal experience after reorganization has on the whole been most favorable. Generally within 6 months the withdrawals ran their course and the associations were able to show an increase of receipts over disbursements. As more and more programs were worked out successfully, public acceptance of the general plan became assured.

Results to Date

The progress of the New Jersey program and the resulting considerable change in the savings and loan structure in that State are illustrated in the tables and charts in this article. From the beginning of

(Continued on p. 49)

Trend in free private share capital in insured associations

Year insured	No.	Dec. 31, 1937	Dec. 31, 1938	Dec. 31, 1939	Dec. 31, 1940	Dec. 31, 1941	Dec. 31, 1942	Aug. 31, 1943
1937	22	\$8,593,812	\$8,587,855	\$9,201,876	\$10,037,577	\$12,071,885	\$14,402,143	\$16,501,770
1938	25		11,880,285	12,090,676	12,991,132	14,546,614	15,377,165	16,238,961
1939	16			17,717,638	18,791,729	21,975,576	25,508,255	29,018,213
1940	13				7,519,776	9,132,945	11,068,418	12,911,176
1941	10					5,485,849	6,121,098	7,576,526
1942	12						8,277,443	9,623,820
1943	14							13,096,201
	¹ 112	8,593,812	20,468,120	39,010,190	49,340,214	63,212,869	80,752,522	104,966,667

¹ Subsequent to insurance two associations merged with other insured associations, so that actual number insured as of September 30, 1943, was 110.

WAR CLEARS UP THE OVERHANG

The active real-estate market of 1942 resulted in a sharp decline in the residential real-estate holdings of all types of mortgage-lending institutions. Savings and loan associations led all other types of lenders in the percentage of their reduction.

■ MORTGAGE-lending institutions during 1942 disposed of more than one-fourth of the residential real estate in their possession, according to estimates prepared by the Division of Operating Statistics.

In many sections of the country, this reduction of the "overhang" was spurred by an active real-estate market resulting from war's unprecedented demands for housing. Throughout the year, industrial expansion, rising family incomes, and in-migration of wage earners continued in these sections, while the stoppage of all but war-housing projects intensified the demand for existing homes.

In other areas, less favored by war contracts, the real-estate market by 1942 had recovered sufficiently from the abnormal low of previous years to present the first opportunity to sell residences. This is true particularly for cities in some of the northeastern States where a large volume of real estate owned by mortgage lending institutions has been concentrated.

In spite of increased real-estate activity, the disposition of property in many cases still entailed losses but the institutions as well as supervisory authorities have long since recognized the wisdom of removing these slow assets from the balance sheet, even at a loss.

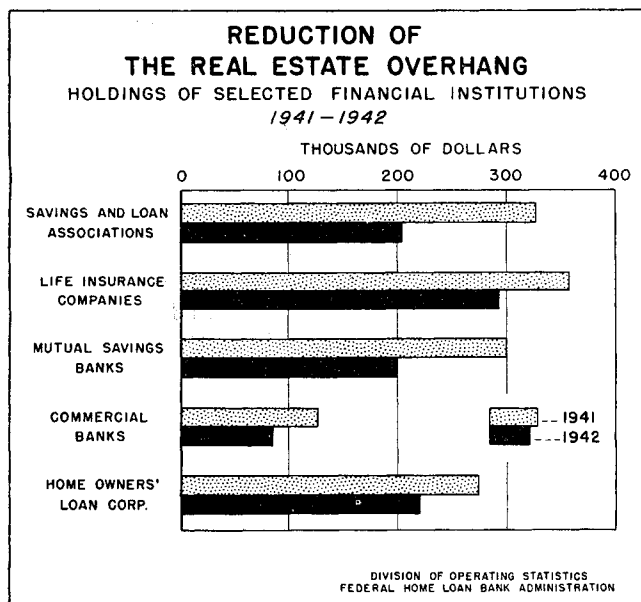
Approaching a Clean Market

As a result of these underlying market conditions, the estimated book value of residential real estate owned by operating savings and loan associations, commercial and mutual savings banks, life insurance companies, and the Home Owners' Loan Corporation declined from \$1,387,000,000 to \$1,005,000,000, a decrease of 27.5 percent. This was an even larger percentage reduction than during the previous year. However, the actual net decline in 1942 (\$382,000,000) was considerably smaller than that in 1941 (\$504,000,000).

Little more than one-third of the amount of residential real estate, measured by its dollar value, which was held by these mortgage lenders at the close of 1938 was on their books at the end of 1942. Savings and loan associations by a clear-cut margin led all types of lenders in the speed with which they disposed of their overhang during the year. Much real estate in the last four years has, of course, been in liquidating associations. Operating associations will face the post-war world with very nearly a clean slate compared with the enormous overhang of five to ten years ago. Their holdings declined from \$327,620,000 at the end of 1941 to \$203,819,000 at the close of 1942, or a drop of 37.8 percent. Mutual savings banks and commercial banks ranked second, each registering a decrease of some 33 percent, while life insurance companies, which now hold the largest amount of residential real estate, again, as in 1941, showed the smallest percentage decline, 17.6.

HOLC Reduces Holdings at Rapid Rate

During the year the Home Owners' Loan Corporation reduced its holdings 19.3 percent, from \$274,608,000 to \$221,512,000. Liquidation of property by the HOLC has been accelerated during the present year, and on August 30 the capital value of real



The small reduction effected during 1942 in the real-estate overhang of life insurance companies left them with the largest remaining volume at the year end, the same position they held in 1941. Savings and loan associations, in spite of the greatest relative decline in real-estate owned (38 percent) ranked second among types of financial institutions shown in the above chart.

estate owned was down to \$165,667,000, a decline of 25.2 percent from the close of 1942. By the end of August, the HOLC had liquidated almost 84 percent of the value and 89 percent of the number of all its acquired properties. The recent gains in HOLC sales have been chiefly in the Northeast.

For the principal private mortgage lenders covered in this survey, the value of their owned real estate was equal to less than one-twentieth of their total mortgage portfolios by the end of 1942, a ratio much healthier than in recent years, though far from what might be considered ideal. By classes of lenders, the life insurance companies had the highest ratio of overhang to mortgages, 8.1; savings and loans, 4.5; mutual savings banks, 7.1; and commercial banks, 2.6.

Concentration in Northeast Hangs On

The problem of the real-estate overhang, during the depression and since, has been particularly acute in the northeastern States. New York, Massachusetts, New Jersey, and Pennsylvania still show a high degree of concentration. The problem for savings and loan associations is of particular importance in the latter two States; operating associations in New Jersey and Pennsylvania held more than one-third of the total real estate owned by the entire savings and loan industry at the close of 1942, al-

though only about 10 percent of all mortgages outstanding were located there.

Holdings of residential real estate were reduced by savings and loan associations during 1942 in every State except Delaware, Florida, and Wyoming. On an area basis, however, each of the Federal Home Loan Bank Districts reported a contraction of at least 12 percent. Largest relative declines, over 40 percent, were in the Boston, Chicago, and Cincinnati Districts, while associations in the Los Angeles and Portland areas showed drops of less than 15 percent.

Down to Hard Rock

During 1943 the principal types of mortgage lenders have continued to dispose of their residential real-estate holdings at a rapid rate. Real estate still on the books of savings and loan associations and other lending institutions must now consist largely of properties which for one reason or another are harder to sell than the average. Energetic efforts undoubtedly will make further progress toward removal of the overhang while the market is still favorable. With the coming of peace, however, the disposition of this "hard core" will be even more difficult, as normal home building is resumed. It will not be surprising if some of these properties which have become involved in the general problem of neighborhood blight remain on the books until that problem yields to a concerted attack.

Estimated volume of residential properties held by selected financial institutions

[Dollar amounts are shown in millions]

Type of institution	Dec. 31, 1942	Dec. 31, 1941	Dec. 31, 1940	Dec. 31, 1939	Dec. 31, 1938	Real estate as a percent of residential mortgage holdings	
						Dec. 31, 1942	Dec. 31, 1941
Savings and loan associations ¹	\$204	\$328	\$492	\$681	\$890	4.5	7.2
Mutual savings banks ²	200	300	400	450	500	⁵ 7.1	⁵ 9.3
Commercial banks ³	85	127	187	235	290	2.6	3.9
Life insurance companies ⁴	295	358	474	530	567	8.1	11.1
Total private holdings.....	784	1,113	1,553	1,896	2,247		
Home Owners' Loan Corporation.....	221	274	338	462	489	14.1	15.5
Total real estate owned.....	1,005	1,387	1,891	2,358	2,736		

¹ Based on reports of operating associations, received by FHLBA. Estimate for 1941 is revised and for 1942 preliminary.

² Based on reports of the Comptroller of the Currency and "Month's Work."

³ 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. Figures for years 1939, 1940, 1941 revised.

⁴ Estimates of the FHLBA based on a questionnaire survey of the largest life insurance companies. Excludes investment housing projects. Figures for years 1938, 1939, 1940, 1941 revised.

⁵ Total real estate owned as a percent of total mortgage holdings.

PROSPECTS FOR POST-WAR SIMPLIFICATION OF BUILDING MATERIALS

■ THE character, extent, and timing of the post-war housing activity may be influenced, observers believe, by the degree to which the building-supply industries are able to retain the benefits of simplified schedules adopted during the War. In some of the War Production Board orders, the principle of simplification, or a reduction in the number of varieties and types of a given product, often has necessarily been "scrambled" with other strict wartime limitations directed toward conservation, substitution, or salvage, which industries will gladly throw overboard after the War. Yet many of the approximately 600 industry orders issued by the WPB, it is believed, contain the basis for voluntary peacetime programs.

Manufacturers of one important building material, through their trade association, have already approached, in this regard, the Division of Simplified Practice of the National Bureau of Standards, which has worked closely with WPB's Conservation Division.

Simplification After World War I

Simplification of types and varieties of many products, including building supplies, one of the fruits of the First World War, has often been credited with giving impetus to mass production and pre-fabrication methods.

There was a lag of several years after the ending of wartime measures, however, before industry as a whole, viewing the growth of wasteful diversification, asked for Government aid in simplifying types and varieties.

In the 1920's, the Division of Simplified Practice, established in the National Bureau of Standards, began to assist industries in working out Simplified Practice Recommendations to be followed voluntarily by the trades concerned. A tabulation as of June 4, 1942, listed some of the accomplishments in the building field: steel reinforcing bars, reduced from 32 to 11 varieties; brick (common, and rough and smooth face) from 75 varieties to 2; metal lath (expanded and sheet) from 201 to 57; pipes, ducts, and fittings for warm-air heating and air conditioning, from 5,580 to 759; roofing slate, from 1,260 possible sizes to 309; concrete building units, from 45 varieties to 22; hot-water storage tanks, from 120 dimensions and varieties to 14; and hollow building tiles, 36 to 22. Good progress was also made in

reducing the number of possible varieties of many of the lumber products which go into the modern house.

Simplification During World War II

Because of differences in method and purpose, simplification of products brought about under WPB orders now in force is not comparable with that following the last War, but significant wartime reductions in types and sizes have, nevertheless, been made. According to a War Production Board summary issued July 3, 1943, for example, the following reductions have been made in types and sizes of asphalt and tarred roofing products and asphalt shingles: smooth finish rolled roofing, from 44 to 4; mineral surfaced roofing from 44 to 3; asphalt siding from 35 to 2; and asphalt shingles from 155 to 4. Similarly:

Builders' finishing hardware was reduced from approximately 27,000 items to some 3,500.

Portland cement, from manufacture of more than a dozen different formulæ to 3 types.

Incandescent lighting fixtures, reduced in number of sizes and shapes from about 15,000 to some 9,000.

Douglas fir plywood, types and sizes reduced from 4,300 to 300.

Water heaters, 80 percent of sizes eliminated.

Simplification, it has been pointed out, also appears in more orders than meet the eye. While few, if any, industries would desire to keep all the stringent WPB restrictions and limitations on uses of materials, in many cases they have speeded the evolution of desirable substitutes and contributed to simplified practices. National Bureau of Standards officials are hoping that this time the post-war interval, during which over-diversification begins to spread, may be avoided through prompt, voluntary action to bridge the gap.

Lower Cost "Standardization"

Some architects, 2 decades ago, feared that a movement toward increased simplification of the types and varieties of numerous building products would result in an undesirable degree of "standardization." It was pointed out, however, that even when the varieties of each of the thousands of elements which go into these products are limited, it is still possible for architects and builders to combine

the elements in an infinite number of permutations and combinations. In fact, simplification of parts is considered one answer to the old question of how to achieve lower cost without sacrifice of individuality.

A current project jointly sponsored by the American Institute of Architects and the Producers Council looks to reduction of post-war building costs through both standardization and simplification. The project is said to provide "a means for specifying standard sizes of building materials and equipment that can be used in the finished structure with a minimum of cutting and fitting." A practical application of "dimensional coordination," it is reported, has already been started for masonry units, while specific studies are under way with regard to wood and metal doors and windows and other materials. Sectional Committee A62 of the American Standards Association, a private organization, has this project in hand. Simplified practice recommendations by industry groups will continue, as in the past, to be evolved in cooperation with the Division of Simplified Practice of the National Bureau of Standards, Department of Commerce, Washington, D. C.

New Requisitioning Powers in Britain

■ AS might well be expected, Great Britain is finding the housing of its people one of the major home front problems to be overcome under present war-time conditions. The practical cessation of construction activity, the destruction of existing homes by enemy action, the migration of war and agricultural workers, and the housing of evacuees have increased the necessity for more widespread power by local authorities in requisitioning houses.


Until recently, requisitioning was permitted only for use by evacuees, persons bombed out of their homes, and essential war workers. The Minister of Health has now extended the power of requisitioning to provide improved accommodations for *inadequately* housed persons.

The granting of additional powers gives the local authorities the opportunity of bringing into occupation, either for use in existing condition or by conversion, houses which would otherwise remain empty or be held merely for occasional use. In such instances the owner or tenant is given an opportunity to rent the property or re-occupy it before requisitioning is resorted to. Local authorities, however, have been

instructed to deal first with houses which would require a minimum of labor and materials to convert them into more suitable accommodations.

Although the relationship between the local authority and the person occupying the property will not, under the law, be that of landlord and tenant, a reasonable, economic rent is to be charged based on conversion costs and prevailing rents.

The Ministry of Health is already taking into consideration the difficult problem of the release, at the conclusion of hostilities, of requisitioned houses. It is clear that special arrangements will have to be made to overcome the hardships that would otherwise result upon the return of owners who wish to re-occupy their homes.




DIRECTORY CHANGES

SEPTEMBER 16—OCTOBER 15, 1943

Key to Changes

- * Admission to Membership in Bank System.
- ** Termination of Membership in Bank System.
- # Federal Charter Granted.
- ## Cancellation of Federal Charter.
- ∅ Insurance Certificate Issued.
- ∅∅ Insurance Certificate Canceled.



- | | |
|---|-----------------|
| NEW JERSEY: | DISTRICT No. 2 |
| Jersey City: | |
| ∅ The First Savings and Loan Association of Jersey City, New Jersey, 26 Journal Square. | |
| PENNSYLVANIA: | DISTRICT No. 3 |
| Pittsburgh: | |
| **.# Lemington Federal Savings and Loan Association of Pittsburgh, 1425 Lincoln Avenue (merger with East End Federal Savings and Loan Association of Pittsburgh). | |
| OHIO: | DISTRICT No. 5 |
| Dayton: | |
| **.#∅ Permanent Federal Savings and Loan Association, 22 North Ludlow Street (merger with Washington Federal Savings and Loan Association of Dayton). | |
| INDIANA: | DISTRICT No. 6 |
| Oxford: | |
| ∅ Oxford Building and Loan Association. | |
| ILLINOIS: | DISTRICT No. 7 |
| Cicero: | |
| ∅ Clyde Savings and Loan Association, 5823 West Cermak Road. | |
| SOUTH DAKOTA: | DISTRICT No. 8 |
| Redfield: | |
| ** Redfield Building Loan and Savings Association, The Law Building. | |
| CALIFORNIA: | DISTRICT No. 12 |
| San Luis Obispo: | |
| ** First Federal Savings and Loan Association of San Luis Obispo, 1135 Chorro Street. | |

THE THIRD WAR LOAN HONOR ROLL

MEMBER associations of the Federal Home Loan Bank System may well take pride in their accomplishments during the Third War Loan drive. Complete reports have been received from only eight Bank Districts to date. These figures show that the Bank System accounted for approximately \$6.5 million—more than double the original quota assigned them although somewhat below their desired goal of \$1 billion. This includes \$205 million of sales to the public, \$341 million of investments of their own funds, and \$100 million which will go to their credit on the Treasury's records as a result of war-bond purchases by the Federal Savings and Loan Insurance Corporation.

Bond sales and purchases equalled 11.5 percent of the total assets of the System compared with the 16.59 percent for which they aimed. The drive was carried out through the presidents of the 12 FHL Banks. Working through their boards of directors, they contacted savings and loan executives in the 2,000 cities and towns served by members of the Bank System and succeeded in putting every State ahead of its quota.

Plans for the campaign were coordinated by Mr. John L. Conner, temporary assistant to the Governor of the Bank System. Mr. Conner travelled 25,000 miles by airplane, making 90 speeches, many of them before leaders of member institutions gathered at airports where he could stop only briefly.

The *Honor Roll* in this issue is based entirely on members' participation in the Third War Loan. The goal for the Bank System members was set on

the basis of *sales and purchases* equal to 16.59 percent of assets. Therefore, eligibility for the current listing is on that basis instead of *sales only* as in the preceding months of this year. The minimum goal was met by 326 associations. It was at least doubled by the 101 institutions whose sales and purchases equalled 33 percent or more of their assets. The asterisks in this list start at that figure, each additional star indicating another 5 percent. In this Honor Roll, a name in *italics* indicates sales and purchases of 100 percent; CAPITAL AND SMALL CAPITAL letters, 200 percent. Asterisks are given for each additional 5 percent.

The "Tops in Volume" box this time is a "Tops in Percent" list. The special character of this month's *Honor Roll* is a recognition of the efforts of member associations in meeting their percentage quota, and is not on the cumulative-sales basis that it has been in the past.

New Entrance Requirements Hereafter

Following the Third War Loan, the monthly *Honor Roll* will start all over again. Beginning with the October list to be published in the December REVIEW, the requirements for admission will be on a monthly basis instead of on a cumulative basis. As in the past, only sales to the public, not purchases by the institution will be included. All institutions, regardless of their previous standing, which during October sell an amount of war bonds equivalent to 1 percent of their assets will be listed on the *Honor Roll* for that month. For November and subsequent months the *Honor Roll* will be made up likewise, only the monthly sales being considered.







NO. 1—BOSTON

Boston Federal Savings and Loan Association, Boston, Mass.
 Branford Federal Savings and Loan Association, Branford, Conn.
 First Federal Savings and Loan Association, Providence, R. I.
 *Rollinsford Savings Bank, Salmon Falls, N. H.
 West End Savings and Loan Association, Bridgeport, Conn.
 *Windsor Locks Building and Loan Association, Windsor Locks, Conn.
 Worcester Co-operative Federal Savings and Loan Association, Worcester, Mass.

NO. 2—NEW YORK

Bankers Federal Savings and Loan Association, New York, N. Y.
 Bay Shore Federal Savings and Loan Association, Bay Shore, N. Y.
 Bellmore Savings and Loan Association, Bellmore, N. Y.
 Black Rock-Riverside Savings and Loan Association, Buffalo, N. Y.
 Boiling Springs Savings and Loan Association, Rutherford, N. J.
 Bronx Federal Savings and Loan Association, Bronx, N. Y.
 Bronxville Federal Savings and Loan Association, Bronxville, N. Y.
 Carteret Savings and Loan Association, Newark, N. J.
 Carthage Savings and Loan Association, Carthage, N. Y.
 Center Savings and Loan Association, Clifton, N. J.
 City Savings and Loan Association, Elizabeth, N. J.
 *****Community Savings and Loan Association, Ridgewood, N. J.
 *****East Paterson Building and Loan Association, East Paterson, N. J.
 Economica Savings and Loan Association, Trenton, N. J.
 First Federal Savings and Loan Association, New York, N. Y.
 First Federal Savings and Loan Association, Port Washington, N. Y.

**WHAT YOUR BONDS
WILL BUY NOW**

1		\$100 BOND	=	1		GARAND RIFLE
5		\$100 BONDS	=	1		MOTOR- CYCLE
10		\$100 BONDS	=	2		DIVING OUTFITS

PRESENT VALUE \$75.00

First Federal Savings and Loan Association, Syracuse, N. Y.
 *****Guardian Savings and Loan Association, Atlantic City, N. J.
 *Haven Savings and Loan Association, Hoboken, N. J.
 Hill City Savings and Loan Association, Summit, N. J.
 Home Federal Savings and Loan Association, Ridgewood, N. Y.
 Irving Savings and Loan Association, Paterson, N. J.
 Maywood Savings and Loan Association, Maywood, N. J.
 Onida Federal Savings and Loan Association, Onida, N. Y.
 Prospect Park Savings and Loan Association, Prospect Park, N. J.
 ***Robert Treat Savings and Loan Association, Newark, N. J.
 *****Saranac Lake Federal Savings and Loan Association, Saranac Lake, N. Y.
 *****Trenton Saving Fund Society, Trenton, N. J.
 Walton Savings and Loan Association, Walton, N. Y.
 Warwick, Monroe & Chester Building and Loan Association, Monroe, N. Y.
 West Essex Savings and Loan Association, Caldwell, N. J.
 Young Men's Building and Loan Association, Bridgeton, N. J.

NO. 3—PITTSBURGH

Benjamin Franklin Federal Savings and Loan Association, Philadelphia, Pa.
 *Capital Building and Loan Association, Philadelphia, Pa.
 Colonial Federal Savings and Loan Association, Philadelphia, Pa.
 Ellwood City Federal Savings and Loan Association, Ellwood City, Pa.
 ****First Federal Savings and Loan Association, Logan, W. Va.
 First Federal Savings and Loan Association, New Castle, Pa.
 First Federal Savings and Loan Association, Pittston, Pa.
 Metropolitan Federal Savings and Loan Association, Philadelphia, Pa.
 *****Mid-City Federal Savings and Loan Association, Philadelphia, Pa.
 *North Philadelphia Federal Savings and Loan Association, Philadelphia, Pa.
 *****Real Estate Loan Association, Philadelphia, Pa.
 *Reliance Federal Savings and Loan Association, Philadelphia, Pa.
 ***Roxborough-Manayunk Federal Savings and Loan Association, Philadelphia, Pa.
 Third Federal Savings and Loan Association, Philadelphia, Pa.
 *****United Federal Savings and Loan Association, Morgantown, W. Va.







NO. 4—WINSTON-SALEM

Aberdeen Building and Loan Association, Aberdeen, N. C.
 Atlantic Building and Loan Association, Wilson, N. C.
 ****Baxley Federal Savings and Loan Association, Baxley, Ga.
 Belmont Building and Loan Association, Belmont, N. C.
 Birmingham Federal Savings and Loan Association, Birmingham, Ala.
 *****Bohemian American Building Association, Baltimore, Md.
 Brehm Building Association, Baltimore, Md.
 *****Brevard Federal Savings and Loan Association, Brevard, N. C.
 *Canton Building and Loan Association, Canton, N. C.
 Dade Federal Savings and Loan Association, Miami, Fla.
 Donalsonville Federal Savings and Loan Association, Donalsonville, Ga.
 ***Enfield Building and Loan Association, Enfield, N. C.
 *****First Federal Savings and Loan Association, Andalusia, Ala.
 First Federal Savings and Loan Association, Atlanta, Ga.
 First Federal Savings and Loan Association of Brooklyn, Baltimore, Md.
 First Federal Savings and Loan Association, Bessemer, Ala.
 **First Federal Savings and Loan Association, Birmingham, Ala.
 First Federal Savings and Loan Association, Charleston, S. C.
 *****First Federal Savings and Loan Association, Cordele, Ga.
 First Federal Savings and Loan Association, Darlington, S. C.
 *First Federal Savings and Loan Association, Decatur, Ala.
 First Federal Savings and Loan Association, Eustis, Fla.
 **First Federal Savings and Loan Association, Jasper, Ala.
 First Federal Savings and Loan Association, Miami, Fla.
 First Federal Savings and Loan Association, Panama City, Fla.
 First Federal Savings and Loan Association, Petersburg, Va.
 First Federal Savings and Loan Association, Phenix City, Ala.
 First Federal Savings and Loan Association, Rocky Mount, N. C.
 *****First Federal Savings and Loan Association, Sumter, S. C.
 First Federal Savings and Loan Association, Vero Beach, Fla.
 First Federal Savings and Loan Association, Waycross, Ga.
 First Federal Savings and Loan Association, West Palm Beach, Fla.
 *****Fitzgerald Federal Savings and Loan Association, Fitzgerald, Ga.
 *****Fort Hill Federal Savings and Loan Association, Clemson, S. C.
 Gate City Building and Loan Association, Greensboro, N. C.
 Gwinnett County Building and Loan Association, Buford, Ga.
 Hamlet Building and Loan Association, Hamlet, N. C.
 Home Building and Loan Association, Dunn, N. C.
 Home Building and Loan Association, Easley, S. C.
 Home Federal Savings and Loan Association, Fayetteville, N. C.
 Home Federal Savings and Loan Association, Greensboro, N. C.
 Home Mutual Building and Loan Association, Washington, D. C.
 Irvington Federal Savings and Loan Association, Baltimore, Md.
 Jefferson Federal Savings and Loan Association, Birmingham, Ala.
 Leeds Federal Savings and Loan Association, Arbutus, Md.
 Lexington County Building and Loan Association, West Columbia, S. C.
 Lithuanian Federal Savings and Loan Association, Baltimore, Md.
 Martin County Building and Loan Association, Williamston, N. C.
 ***Miami Beach Federal Savings and Loan Association, Miami Beach, Fla.
 Moultrie Federal Savings and Loan Association, Moultrie, Ga.
 Palatka Federal Savings and Loan Association, Palatka, Fla.
 Peoples Building and Loan Association, Wilmington, N. C.
 Peoples Building and Loan Association, York, S. C.
 **Pilot Life Insurance Company, Greensboro, N. C.
 Punta Gorda Federal Savings and Loan Association, Punta Gorda, Fla.
 Randolph County Federal Savings and Loan Association, Cuthbert, Ga.
 Southern Pines Building and Loan Association, Southern Pines, N. C.
 Stephens Federal Savings and Loan Association, Toccoa, Ga.
 Tallahassee Federal Savings and Loan Association, Tallahassee, Fla.
 *****Tifton Federal Savings and Loan Association, Tifton, Ga.
 United Federal Savings and Loan Association, Glen Burnie, Md.
 Workmen's Federal Savings and Loan Association, Mount Airy, N. C.

NO. 5—CINCINNATI

Athens Federal Savings and Loan Association, Athens, Tenn.
 Bedford Savings and Loan Company, Bedford, Ohio

WHAT YOUR BONDS WILL BUY AT MATURITY (AT PRESENT PRICES)

1		\$100 BOND	=		WASHING MACHINE
5		\$100 BONDS	=		REPAIRS TO HOME
10		\$100 BONDS	=		DOWN PAYMENT ON A HOME

MATURITY VALUE \$100.00

Bridgeport Savings, Loan and Building Association, Bridgeport, Ohio
 Citizens Building Association Company, Tiffin, Ohio
 Citizens Federal Savings and Loan Association, Covington, Ky.
 Cookeville Federal Savings and Loan Association, Cookeville, Tenn.
 *Dyer County Federal Savings and Loan Association, Dyersburg, Tenn.
 Elizabethton Federal Savings and Loan Association, Elizabethton, Tenn.
 Favorite Federal Savings and Loan Association, Newport, Ky.
 First Federal Savings and Loan Association, Ashland, Ky.
 First Federal Savings and Loan Association, Bucyrus, Ohio
 *****First Federal Savings and Loan Association, Canton, Ohio
 First Federal Savings and Loan Association, Defiance, Ohio
 *****First Federal Savings and Loan Association, Greeneville, Tenn.
 First Federal Savings and Loan Association, Hopkinsville, Ky.
 First Federal Savings and Loan Association, Ironton, Ohio
 ***First Federal Savings and Loan Association, Lexington, Ky.
 First Federal Savings and Loan Association, Lima, Ohio
 First Federal Savings and Loan Association, Pineville, Ky.
 First Federal Savings and Loan Association, Sidney, Ohio
 ***First Federal Savings and Loan Association, Warren, Ohio
 ***Greater Louisville First Federal Savings and Loan Association, Louisville, Ky.
 Guernsey Building and Loan Company, Cambridge, Ohio
 H. B. SMITH BUILDING AND LOAN COMPANY, FREMONT, OHIO
 ***Hicksville Building, Loan and Savings Company, Hicksville, Ohio
 Home Builders Loan and Savings Company, Cincinnati, Ohio
 Home Federal Savings and Loan Association, Marion, Ohio
 Lincoln Heights Savings and Loan Company, Cleveland, Ohio
 Louisville Home Federal Savings and Loan Association, Louisville, Ky.
 ***McKinley Federal Savings and Loan Association, Niles, Ohio
 Mt. Washington Loan, Building and Deposit Company, Cincinnati, Ohio
 ****Mutual Federal Savings and Loan Association, Bowling Green, Ohio
 Newport Federal Savings and Loan Association, Newport, Tenn.
 North Hill Savings and Loan Company, Akron, Ohio
 Peoples Federal Savings and Loan Association, Hamilton, Ohio
 *Peoples Loan and Savings Company, Sandusky, Ohio
 Ripley Federal Savings and Loan Association, Ripley, Ohio
 Roumanian Savings and Loan Company, Cleveland, Ohio
 ***South End Federal Savings and Loan Association, Louisville, Ky.
 South Side Federal Savings and Loan Association, Cleveland, Ohio
 Tatra Savings and Loan Company, Cleveland, Ohio
 Third Equitable Building and Loan Company, Cadiz, Ohio
 Tri-County Savings and Loan Company, Galion, Ohio
 Union Building and Loan Company, St. Marys, Ohio
 West Jefferson Building and Loan Company, West Jefferson, Ohio
 Wm. H. Evans Building and Loan Association, Akron, Ohio

NO. 6—INDIANAPOLIS

Ann Arbor Federal Savings and Loan Association, Ann Arbor, Mich.
 Capitol Savings and Loan Company, Lansing, Mich.
 Detroit and Northern Michigan Building and Loan Association, Hancock, Mich.
 First Federal Savings and Loan Association, Evansville, Ind.
 First Federal Savings and Loan Association, Kalamazoo, Mich.
 First Federal Savings and Loan Association, Michigan City, Ind.
 Fort Branch Federal Savings and Loan Association, Fort Branch, Ind.
 Griffith Federal Savings and Loan Association, Griffith, Ind.
 **Loogootee Federal Savings and Loan Association, Loogootee, Ind.
 *****Midland Federal Savings and Loan Association, Midland, Mich.
 Monon Building, Loan and Savings Association, Monon, Ind.
 Muskegon Federal Savings and Loan Association, Muskegon, Mich.
 North Vernon Building and Savings Association, North Vernon, Ind.
 Ottawa County Building and Loan Association, Holland, Mich.
 Peoples Building and Loan Association, Delphi, Ind.
 Peoples Building and Loan Association of Saginaw County, Saginaw, Mich.
 Peoples Federal Savings and Loan Association, Detroit, Mich.
 ***Peoples Federal Savings and Loan Association, Monroe, Mich.
 Union Federal Savings and Loan Association, Evansville, Ind.
 Union Federal Savings and Loan Association, Indianapolis, Ind.
 *Wabash Federal Savings and Loan Association, Wabash, Ind.
 Warsaw Building and Loan Association, Warsaw, Ind.
 West End Building and Loan Association, Richmond, Ind.

NO. 7—CHICAGO

Black Hawk Federal Savings and Loan Association, Rock Island, Ill.
 Citizens Building and Loan Association, Peoria, Ill.
 ***Consolidated Savings and Loan Association, Milwaukee, Wis.
 First Federal Savings and Loan Association, Barrington, Ill.
 **First Federal Savings and Loan Association, Chicago, Ill.
 First Federal Savings and Loan Association, Lansing, Ill.
 Guaranty Building and Loan Association, Milwaukee, Wis.
 Guaranty Savings and Loan Association, Chicago, Ill.
 *****HALLER SAVINGS AND LOAN ASSOCIATION, CHICAGO, ILL.
 Home Federal Savings and Loan Association, Chicago, Ill.
 Kinnickinnic Federal Savings and Loan Association, Milwaukee, Wis.
 ****Libertyville Federal Savings and Loan Association, Libertyville, Ill.
 Menomonic Federal Savings and Loan Association, Menomonic, Wis.
 Merchants & Mechanics Building and Loan Association, Springfield, Ill.
 Naperville Building and Loan Association, Naperville, Ill.
 Standard Building and Loan Association, Wood River, Ill.
 Standard Federal Savings and Loan Association, Chicago, Ill.

NO. 8—DES MOINES

*Aberdeen Federal Savings and Loan Association, Aberdeen, S. Dak.
 Butler Building and Loan Association, Butler, Mo.
 First Federal Savings and Loan Association, Jamestown, N. Dak.
 First Federal Savings and Loan Association, St. Paul, Minn.
 *First Federal Savings and Loan Association, Thief River Falls, Minn.
 **Guthrie and Adair County Building and Loan Association, Stuart, Iowa
 *****Home Building and Loan Association, Marion, Iowa
 Home Federal Savings and Loan Association, Spring Valley, Minn.
 Independence Savings and Loan Association, Independence, Mo.
 *****Mankato Savings and Building Association, Mankato, Minn.
 Minnesota Federal Savings and Loan Association, St. Paul, Minn.
 *****Montevideo Building and Loan Association, Montevideo, Minn.
 Oelwein Federal Savings and Loan Association, Oelwein, Iowa
 *****Pioneer Federal Savings and Loan Association, Mason City, Iowa
 St. Paul Federal Savings and Loan Association, St. Paul, Minn.

NO. 9—LITTLE ROCK

*Alamogordo Federal Savings and Loan Association, Alamogordo, N. Mex.
 Algiers Homestead Association, New Orleans, La.
 American Homestead Association, New Orleans, La.

Tops in Percent

The 25 member institutions which were leaders during the Third War Loan in sales and purchases of war bonds as a percentage of their assets

	Percent
1. Haller Savings and Loan Association, Chicago, Ill.	230.1
2. H. B. Smith Building and Loan Company, Fremont, Ohio	201.5
3. First Federal Savings and Loan Association, Andalusia, Ala.	166.9
4. Corsicana Federal Savings and Loan Association, Corsicana, Tex.	163.4
5. Guardian Savings and Loan Association, Atlantic City, N. J.	148.5
6. Dallas Federal Savings and Loan Association, Dallas, Tex.	148.2
7. Electra Federal Savings and Loan Association, Electra, Tex.	138.4
8. Buffalo Federal Savings and Loan Association, Buffalo, Wyo.	136.2
9. Riceland Federal Savings and Loan Association, Stuttgart, Ark.	132.2
10. Jennings Federal Savings and Loan Association, Jennings, La.	127.8
11. Atlanta Federal Savings and Loan Association, Atlanta, Tex.	123.6
12. Midland Federal Savings and Loan Association, Midland, Mich.	98.3
13. Fitzgerald Federal Savings and Loan Association, Fitzgerald, Ga.	91.3
14. Home Building and Loan Association, Marion, Iowa	90.4
15. Navasota Federal Savings and Loan Association, Navasota, Tex.	89.6
16. First Federal Savings and Loan Association, Dallas, Tex.	81.4
17. First Federal Savings and Loan Association, Paris, Tex.	77.8
18. Oak Homestead Association, New Orleans, La.	77.6
19. United Federal Savings and Loan Association, Morgantown, W. Va.	74.6
20. Inter-City Federal Savings and Loan Association, Louisville, Miss.	72.3
21. St. Tammany Homestead Association, Covington, La.	72.1
22. Community Savings and Loan Association, Ridgewood, N. J.	71.4
23. Schuyler Federal Savings and Loan Association, Schuyler, Nebr.	70.7
24. Montevideo Building and Loan Association, Montevideo, Minn.	69.1
25. West Coast Federal Savings and Loan Association, Marshfield, Ore.	68.2

To the Members of the Bank System:

The membership of the Federal Home Loan Bank System cannot obtain proper credit for its efforts in the Government bond drive unless you report your sales and purchases regularly each month.

Please forward your monthly report of sales and purchases of Government bonds and war stamps to your District Bank promptly.

**Amory Federal Savings and Loan Association, Amory, Miss.
 ****Atlanta Federal Savings and Loan Association, Atlanta, Tex.
 Batesville Federal Savings and Loan Association, Batesville, Ark.
 Citizens Federal Savings and Loan Association, Jonesboro, Ark.
 Columbia Homestead Association, New Orleans, La.
 Commonwealth Federal Savings and Loan Association, Little Rock, Ark.
 *Continental Building and Loan Association, New Orleans, La.
 *****Corsicana Federal Savings and Loan Association, Corsicana, Tex.
 *****Dallas Federal Savings and Loan Association, Dallas, Tex.
 Davy Crockett Federal Savings and Loan Association, Crockett, Tex.
 *****Electra Federal Savings and Loan Association, Electra, Tex.
 Equitable Building and Loan Association, Roswell, N. Mex.
 Fifth District Homestead Association, New Orleans, La.
 *****First Federal Savings and Loan Association, Belzoni, Miss.
 First Federal Savings and Loan Association, Breckenridge, Tex.
 First Federal Savings and Loan Association, Canton, Miss.
 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, El Paso, Tex.
 **First Federal Savings and Loan Association, Little Rock, Ark.
 First Federal Savings and Loan Association, Longview, Tex.
 First Federal Savings and Loan Association, Lubbock, Tex.
 First Federal Savings and Loan Association, Natchitoches, La.
 First Federal Savings and Loan Association, New Braunfels, Tex.
 *****First Federal Savings and Loan Association, Paris, Tex.
 First Federal Savings and Loan Association, Temple, Tex.
 First Federal Savings and Loan Association, Wichita Falls, Tex.
 First Homestead and Savings Association, New Orleans, La.
 Fredericksburg Federal Savings and Loan Association, Fredericksburg, Tex.
 Gilmer Building and Loan Association, Gilmer, Tex.
 *****Gladewater Federal Savings and Loan Association, Gladewater, Tex.
 Graham Federal Savings and Loan Association, Graham, Tex.
 **Greater New Orleans Homestead Association, New Orleans, La.
 Home Building and Loan Association, New Orleans, La.
 *****Inter-City Federal Savings and Loan Association, Louisville, Miss.
 Jackson Homestead Association, New Orleans, La.
 Jasper Federal Savings and Loan Association, Jasper, Tex.
 *****Jennings Federal Savings and Loan Association, Jennings, La.
 **Morilton Federal Savings and Loan Association, Morilton, Ark.
 Mutual Building and Loan Association, Las Cruces, N. Mex.
 Nashville Federal Savings and Loan Association, Nashville, Ark.
 *****Navasota Federal Savings and Loan Association, Navasota, Tex.
 North Texas Federal Savings and Loan Association, Wichita Falls, Tex.
 *****Oak Homestead Association, New Orleans, La.
 Olney Federal Savings and Loan Association, Olney, Tex.
 *Peoples Building and Loan Association, Little Rock, Ark.
 *Peoples Federal Savings and Loan Association, Bay St. Louis, Miss.
 *****Peoples Federal Savings and Loan Association, Fort Smith, Ark.
 **Piggott Federal Savings and Loan Association, Piggott, Ark.
 *Ponchatoula Homestead Association, Ponchatoula, La.
 Pulaski Federal Savings and Loan Association, Little Rock, Ark.
 *****Quannah Federal Savings and Loan Association, Quannah, Tex.
 *****Riceland Federal Savings and Loan Association, Stuttgart, Ark.
 San Antonio Building and Loan Association, San Antonio, Tex.
 Sixth District Building and Loan Association, New Orleans, La.
 *****St. Tammany Homestead Association, Covington, La.
 **Sulphur Springs Loan and Building Association, Sulphur Springs, Tex.
 ****Travis Building and Loan Association, San Antonio, Tex.
 ****Tucumcari Federal Savings and Loan Association, Tucumcari, N. Mex.

NO. 10—TOPEKA

Brighton Federal Savings and Loan Association, Brighton, Colo.
 *****Capitol Federal Savings and Loan Association, Topeka, Kans.
 Century Building and Loan Association, Trinidad, Colo.
 Claremore Federal Savings and Loan Association, Claremore, Okla.
 First Federal Savings and Loan Association, Beloit, Kans.
 First Federal Savings and Loan Association, Lamar, Colo.
 First Federal Savings and Loan Association, Liberal, Kans.
 First Federal Savings and Loan Association, Lincoln, Nebr.
 First Federal Savings and Loan Association of Dawson County, Cozad, Nebr.
 Garden City Building and Loan Association, Garden City, Kans.
 Garnett Savings and Loan Association, Garnett, 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.
 Longmont Federal Savings and Loan Association, Longmont, Colo.
 Nebraska City Federal Savings and Loan Association, Nebraska City, Nebr.
 *Pauls Valley Building and Loan Association, Pauls Valley, Okla.
 Peoples Federal Savings and Loan Association, Tulsa, Okla.
 Sabetha Savings and Loan Association, Sabetha, Kans.
 *****Schuyler Federal Savings and Loan Association, Schuyler, Nebr.

Aberdeen Federal Savings and Loan Association, Aberdeen, Wash.
 Bellingham First Federal Savings and Loan Association, Bellingham, Wash.
 Benjamin Franklin Federal Savings and Loan Association, Portland, Ore.
 *****Buffalo Federal Savings and Loan Association, Buffalo, Wyo.
 **Cheyenne Federal Savings and Loan Association, Cheyenne, Wyo.
 Deer Lodge Federal Savings and Loan Association, Deer Lodge, Mont.
 First Federal Savings and Loan Association, Eugene, Ore.
 First Federal Savings and Loan Association, Everett, Wash.
 First Federal Savings and Loan Association, Logan, Utah
 First Federal Savings and Loan Association, Medford, Ore.
 First Federal Savings and Loan Association, Mt. Vernon, Wash.
 ***First Federal Savings and Loan Association, Oregon City, Ore.
 ****First Federal Savings and Loan Association, Salt Lake City, Utah
 First Federal Savings and Loan Association, The Dalles, Ore.
 Great Western Savings and Loan Association, Spokane, Wash.
 Guaranty Federal Savings and Loan Association, Pocatello, Idaho
 Lakeview Federal Savings and Loan Association, Lakeview, Ore.
 Ogden First Federal Savings and Loan Association, Ogden, Utah
 **Prudential Savings and Loan Association, Seattle, Wash.
 Tacoma Savings and Loan Association, Tacoma, Wash.
 *****West Coast Federal Savings and Loan Association, Marshfield, Ore.

NO. 12—LOS ANGELES

Carmel Building and Loan Association, Carmel-by-The-Sea, Calif.
 Coast Federal Savings and Loan Association, Los Angeles, Calif.
 **First Federal Savings and Loan Association, Bellflower, Calif.
 Long Beach Federal Savings and Loan Association, Long Beach, Calif.
 Standard Federal Savings and Loan Association, Los Angeles, Calif.

"Guaranteed" Homes in Britain

■ ANTICIPATING a post-war demand for more "guaranteed" homes in England, the National Association of Registered House-Builders has expanded its area of operation with a resulting immediate gain in membership. At the same time a new constitution was adopted, revised to meet post-war conditions.

This association is comprised of British construction firms pledged to conform to a code of minimum "value-received" requirements in all homes erected. The National House-Builders Registration Council, a private organization which bears the approval of the national Ministry of Health, has drawn up the standards and furnishes inspectors who examine the projects of member builders during various stages of construction. Certification by this group, of compliance with Government-approved standards is "no mere honorary award," according to the *Building Societies Gazette*. It is, in fact, an insurance policy, as the owner of the home is indemnified by the Council against any loss he may suffer if a "guaranteed" house is later found not to meet with the approved specifications.

Some British building society writers have also considered adoption of minimum construction standards. Pamphlets reviewed in "Design for Britain" (FHLB REVIEW, September 1943, p. 365) suggested that societies might withhold financial assistance from construction projects that failed to meet specified building society requirements. Thus, another assurance of better housing would be provided.

November 1943

Mortgage Lending*(Continued from p. 32)*

the top position they have held since October 1941. Their total dollar volume of financing activity for the first 8 months of 1943 was \$340,286,000, compared with \$318,630,000 for Federals. However, the latter group showed the larger percentage gain. Evidently the Federals, despite the reduced opportunities in 1943, have managed to obtain a large share of the available construction loans, which tend toward large-scale financing of war-housing projects. The home-purchase loans have helped to sustain the financing activities of State member associations at a high level and to prevent a more serious decline than might otherwise have occurred in the total mortgage lending of the nonmembers.

Renewed Caution Indicated

The above analysis is based on the dollar volume of new loans and, therefore, reflects in part the increase in the average size of the mortgage, which was called to the attention of REVIEW readers in the August issue ("Lending Policies in a Competitive Market"). Home-purchase loans have gained as a result of both increasing numbers of mortgages made and of increasing average loan amounts. At a time when there are already inflationary tendencies, congestion in crowded war centers, tending to create an artificially active market, adds to the danger pointed out in the August REVIEW. For this reason the high degree of activity in home-purchase loans will require constant vigilance in regard to lending policies of all mortgage lenders.

Amendment to Rules and Regulations

FSLIC

Bulletin No. 13

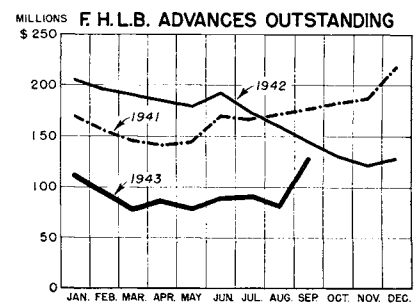
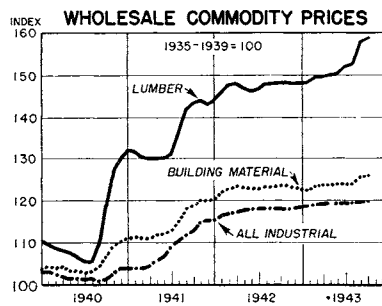
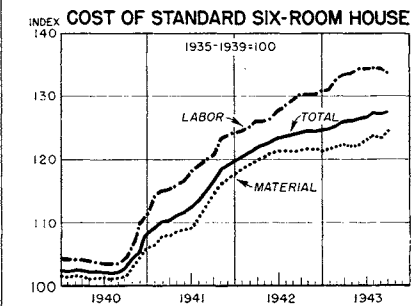
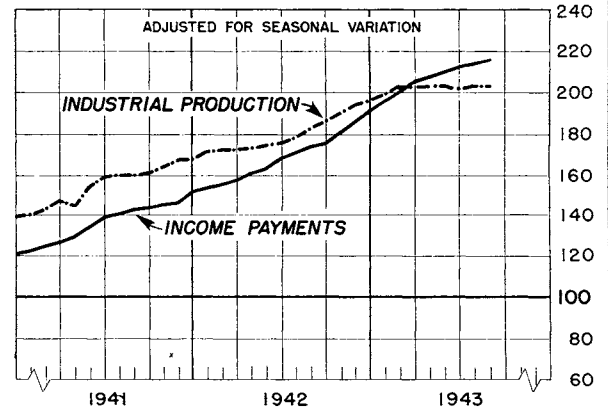
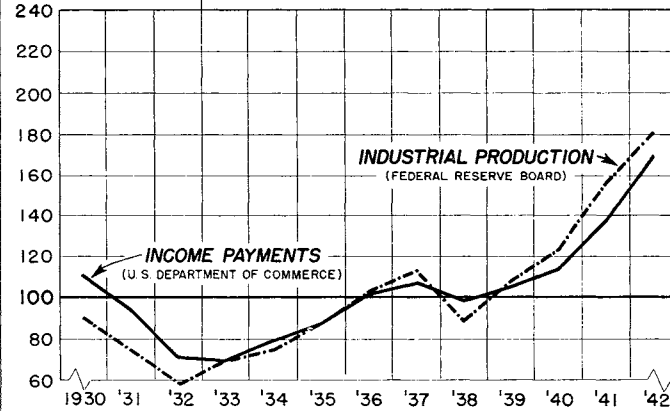
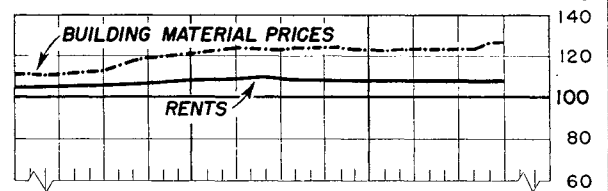
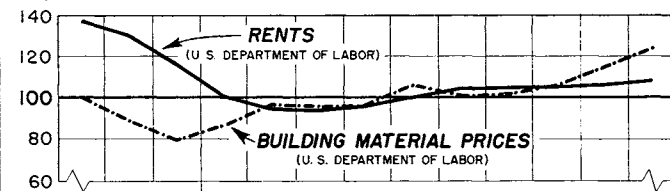
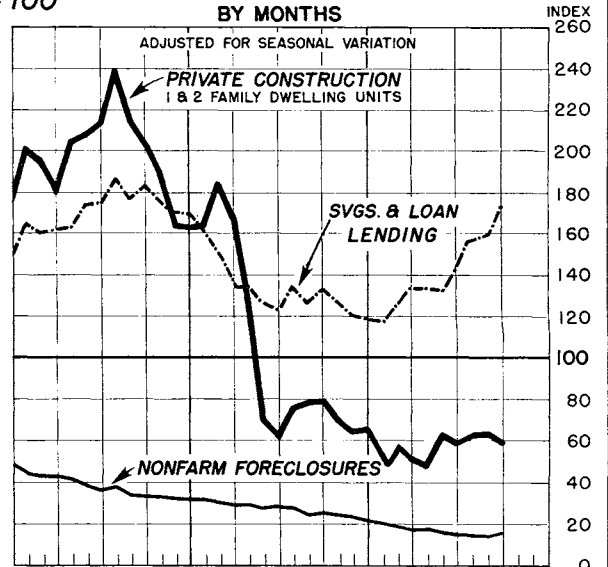
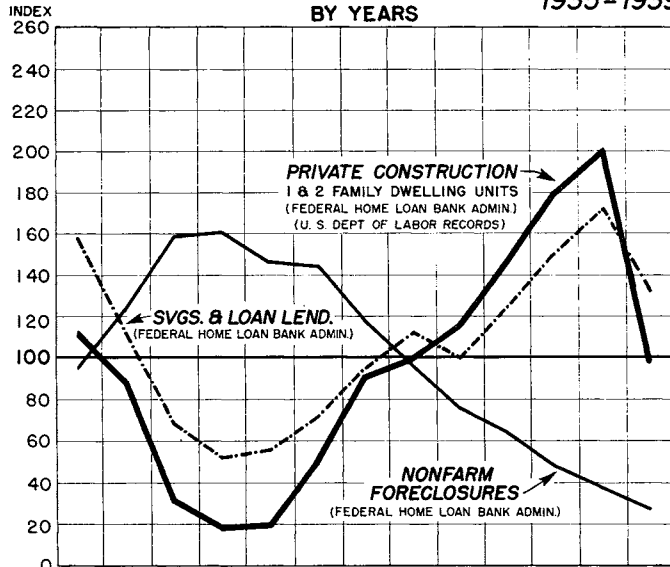
AMENDMENT TO RULES AND REGULATIONS FOR INSURANCE OF ACCOUNTS RELATING TO ISSUANCE OF SECURITIES BY INSURED INSTITUTIONS. (Proposed September 1, 1943; effective October 28, 1943.)

Subsection (b), Section 301.9 of the Rules and Regulations for Insurance of Accounts has been repealed, effective October 28, by action of the Federal Savings and Loan Insurance Corporation. Proposal of this amendment was published in the September issue of the REVIEW.

The deleted subsection provided for the approval by the Corporation of securities with definite maturity or rate issued by insured institutions. Since 1935 the Insurance Corporation has not approved such securities and it is, therefore, felt desirable to eliminate these provisions.

RESIDENTIAL BUILDING ACTIVITY AND SELECTED INFLUENCING FACTORS

1935-1939 = 100



HIGHLIGHTS

- I. *September mortgage recordings, for the second consecutive month, surpassed the levels of a year ago. Cumulative 1943 recordings aggregated \$2,790,000,000 and are approaching last year's total.*
 - A. *The increase in number of mortgages has not kept pace with the gain in dollar amount. Average value was \$2,999 compared with \$2,907 in the same period last year.*
 - B. *Only individual lenders have gained over the 1942 volume of recordings. Dollar volume recorded by savings and loan associations is only 1 percent less than last year, while remaining classes of mortgagees show reductions ranging from 14 percent to 25 percent.*
- II. *New mortgage loans made by savings and loan associations each month for 5 consecutive months have shown decided improvement compared with a year ago. New September business was 5 percent above August and 31 percent above September 1942.*
- III. *New residential construction in urban areas dropped 19 percent from August to September. The 13,836 dwelling units for which permits were issued in September was only two-thirds the number reported a year ago, and the lowest number of permits issued for any one month this year.*
 - A. *Private construction declined nearly 17 percent from August; housing provided by public funds was 28 percent less. With acute housing shortages somewhat relieved, publicly-financed construction has remained well under its January peak.*
 - B. *Total construction activity of all types during the first 9 months of 1943 totaled \$6.1 billion as against \$10.2 billion in the same period last year.*
- IV. *Nonfarm foreclosure activity increased 9 percent during September, when 2,077 cases were completed throughout the United States. The upward movement was not concentrated, but was spread throughout two-thirds of the Federal Home Loan Bank Districts.*
- V. *During September, the month of the Third War Loan and of heavy income tax payments, there was a 25-percent rise from a year previous in repurchases from all associations. Share withdrawals were nearly \$86,000,000, compared with less than \$69,000,000 a year ago.*
 - A. *During the month, \$111,000,000 was added to the accounts of private investors compared with \$101,000,000 a year ago.*
 - B. *Insured associations showed a 50-percent gain in withdrawal demand over September 1942. Both uninsured members and nonmembers experienced smaller investments and smaller repurchases than in September 1942.*



BUSINESS CONDITIONS—Revised index reflects production progress

Industrial activity showed little change in September and the first half of October. The physical volume of production was 243 percent of the 1935-1939 average in September, compared with 242 in August and 239 in July, according to the Federal Reserve Board index, as recently revised. While the general method of computing the index is unchanged, it has been raised to a level 8 points, or 5 percent, higher than the old index in the latter part of 1941 and about 36 points, or 18 percent, higher than the old index at the present time. (The chart of industrial production on the facing page has not been brought up to date as the series of figures necessary for the revision is not yet available.)

In announcing this revision, the Federal Reserve Board pointed out that whereas the total index had reflected most of the rise in output from 1939 to the end of 1941, it understated the rise in 1942 and this year by a substantial amount. Output has now increased to a level more than twice that of 1939. It appears that currently about 70 percent of industrial production is going for war purposes. The

remaining 30 percent constitutes goods for civilians; this proportion of the present greatly enlarged output, however, represents as much as 70 percent of average production for civilians in 1935-1939.

During September and early October the Third War Loan stepped into the inflationary gap with total sales, entirely to nonbanking sources, of \$18,943,000,000, or nearly four billion dollars above the original national goal.

Construction activity of all types in the continental United States during the first 9 months of 1943, the Labor Department announced, totaled \$6.1 billion as against \$10.2 billion in the same period of 1942.

[1935-1939=100]

Type of index	Sept. 1943	August 1943	Percent change	Sept. 1942	Percent change
Home construction (private) ¹	59.0	62.8	-6.1	77.7	-24.1
Foreclosures (nonfarm) ¹	15.6	14.9	+4.7	25.2	-38.1
Rental index (BLS).....	108.0	108.0	0.0	108.0	0.0
Building material prices.....	125.6	125.3	+0.2	123.3	+1.9
Savings and loan lending ¹	173.0	159.9	+8.2	132.3	+30.8
Industrial production ¹	243.0	242.0	+0.4	208.0	+16.8
Manufacturing employment ¹	169.9	173.3	-2.0	159.1	+6.8
Income payments ¹	215.7	215.5	+0.1	178.4	+20.9

^p Preliminary.
^r Revised.
¹ Adjusted for normal seasonal variation.

In mid-October the Bureau of Labor Statistics reported that combined wholesale prices were 3 percent higher than at this time last year. The index (1935-1939=100) stood at 128 as in the preceding month. Government expenditures for war purposes during September amounted to \$7,212 million, a decrease of \$12.2 million in average expenditures per day compared with August and an increase of \$27.5 million compared with July. The Government spent \$131 billion for defense and war purposes during the period from July 1, 1940, through September 30, 1943.

Commercial bank loans, which have been increasing steadily since June, rose further by \$540 million in the 5 weeks ended October 13.

BUILDING ACTIVITY—New low for year in permits issued

New residential construction in urban areas dropped 19 percent from August to September to reach the lowest number of permits issued for any one month this year. The 13,836 dwelling units for which permits were issued during September were only two-thirds of the number reported in the same month last year. Private construction decreased nearly 17 percent from August with all types of dwellings sharing in the decline. Housing provided by public funds was down 28 percent from August.

With acute housing shortages being relieved somewhat, publicly financed construction, which reached a peak of nearly 19,000 units in January of this year, has since been much lower, with a total of less than 13,000 for the past 4 months combined. An aggregate of 55,000 units were put under construction during the first 5 months of the year.

Since the first of the year, permits have been issued for the construction of 158,000 family units of

all types, a number 30 percent lower than that for the same interval of 1942. Of this total 90,000 units, or 57 percent, were provided by private funds, while public construction accounted for 68,000 family units. [TABLES 1 and 2.]

BUILDING COSTS—Material prices show increase

The total cost of constructing the standard 6-room frame house rose slightly during September. Material prices of dealers increased nearly 1 percent, while labor costs declined fractionally from August.

The total cost index now stands 28 percent above the average month of the 1935-1939 period. Labor costs are 34 percent above this base level and material prices are 24 percent higher. Construction materials and labor are both approximately 2½ percent higher now than during September, 1942.

Construction costs for the standard house

[Average month of 1935-1939=100]

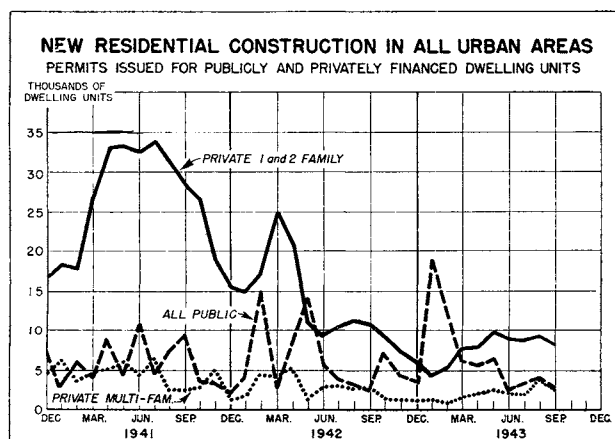
Element of cost	Sept. 1943	Aug. 1943	Per-cent change	Sept. 1942	Per-cent change
Material.....	124.4	123.4	+0.8	121.5	+2.4
Labor.....	133.8	134.2	-0.3	130.2	+2.8
Total.....	127.6	127.1	+0.4	124.4	+2.6

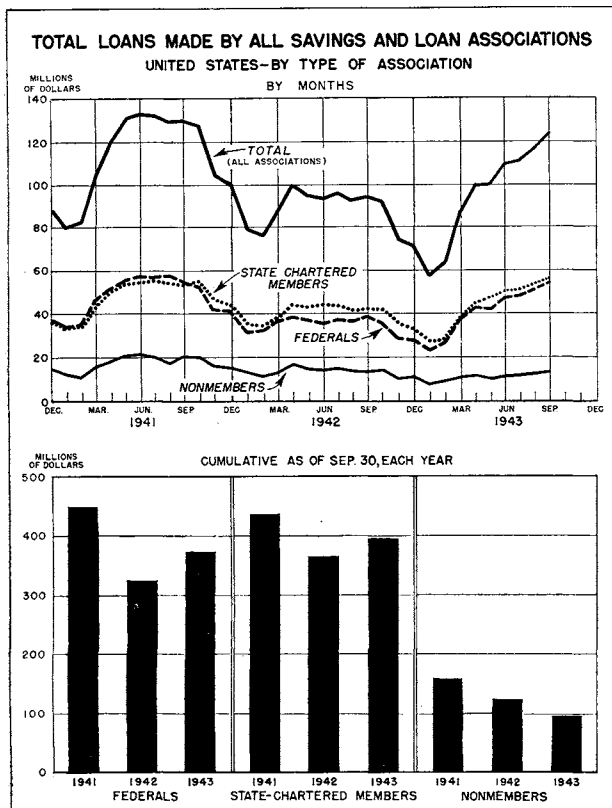
Of the 20 cities which show costs for the last two reporting periods, 10 indicated that costs were unchanged, 9 showed increases, and only one recorded a drop in the cost of building the standard house.

At the wholesale level, the U. S. Department of Labor reports that the price of all building materials moved fractionally upward from August to a level 2 percent higher than in September 1942, and 26 percent above the 1935-1939 average. Lumber prices have risen 7 percent and paint materials 2 percent over the past 12 months, while plumbing and heating supplies and miscellaneous building materials were reduced 4 and 2 percent respectively. [TABLES 3, 4, and 5.]

MORTGAGE LENDING—Pronounced gain in home-construction loans noted

New mortgage loans made by all savings and loan associations during September aggregated \$123,000,000. Each month for 5 consecutive months there has been a decided improvement in lending activity compared with the corresponding period of last year.





New business was 31 percent above September 1942 and 5 percent greater than during August of this year. All types of loans with the exception of refinancing shared in the monthly rise; however, the most pronounced increase was 24 percent for the construction of homes. Reconditioning loans gained 15 percent, while home-purchase and loans for other purposes increased 4 percent.

The seasonally adjusted index has continued to rise and has now reached 173.0 (1935-1939=100). This point, the highest for 23 months, was 31 percent above September of last year and only 5 percent below the same month in 1941.

New mortgage loans distributed by purpose

[Dollar amounts are shown in thousands]

Purpose	Sep-tem-ber 1943	August 1943	Per-cent change	Sep-tem-ber 1942	Per-cent change
Construction	\$13, 211	\$10, 616	+ 24. 4	\$12, 449	+ 6. 1
Home purchase	86, 016	82, 894	+ 3. 8	58, 060	+ 48. 2
Refinancing	13, 799	14, 600	- 5. 5	14, 063	- 1. 9
Reconditioning	3, 229	2, 809	+ 15. 0	3, 804	- 15. 1
Other purposes	6, 718	6, 470	+ 3. 8	5, 679	+ 18. 3
Total	122, 973	117, 389	+ 4. 8	94, 055	+ 30. 7

For the year to date, \$868,000,000 has been loaned as compared with \$814,000,000 during the same 1942 period—a 7-percent gain. Loans for the purchase of homes have increased 35 percent and those for refinancing of home loans, less than 2 percent, while each of the other types has decreased from 50 percent to 10 percent. [TABLES 6 and 7.]

MORTGAGE RECORDING—Increase reported in average value

For the second consecutive month this year the volume of mortgage financing was greater than that of the same month in 1942. In September, approximately \$381,000,000 of mortgages of \$20,000 or less were recorded, a gain of 10 percent over September 1942. This is more than the rise of nearly 6 percent noted for last month from August 1942, and exceeds the 2-percent increase for June. In every other month for more than one and one-half years, declines in financing activity were reported.

The 7-percent increase in volume from August to September represents the seventh consecutive month-to-month gain reported this year. All types of lenders, with the exception of life insurance companies, participated in the increase over August volume. This class of mortgagee reported a decline of less than 1 percent. The miscellaneous group showed a gain of 18 percent, mutual savings banks recorded 2 percent more than during the previous month, and the remaining types of lenders each registered increases of approximately 6 percent.

Cumulative recordings so far this year total \$2,790,000,000, or 8 percent less than during the same period in 1942. While the volume is rapidly approaching that of 1942, the increase in the number of mortgages recorded has not kept pace with the gain in dollar amount. The value of the average mortgage recorded during the first 9 months of 1943 was \$2,999 compared with \$2,907 in the same interval of 1942.

Only individual lenders have gained over the volume of recordings made during the first 9 months of 1942, reporting a 10-percent increase. Insurance companies have suffered the greatest loss, recording 25 percent less than in the January-September period of 1942. The dollar amount recorded by savings and loan associations is only 1 percent less than last year, while the remaining classes of mortgagees show losses ranging from 14 percent for the miscellaneous group to 21 percent for commercial banks. [TABLES 8 and 9.]

Mortgage recordings by type of mortgagee

[Dollar amounts are shown in thousands]

Type of lender	Percent change from August 1943	Percent of Sept. 1943 amount	Cumulative recordings (9 months)	Percent of total recordings
Savings and loan associations.....	+6.0	33.2	\$901,679	32.3
Insurance companies.....	-0.3	6.3	209,422	7.5
Banks, trust companies.....	+6.0	19.0	545,777	19.6
Mutual savings banks.....	+1.8	4.0	109,978	3.9
Individuals.....	+6.2	21.9	611,512	21.9
Others.....	+17.9	15.6	412,068	14.8
Total.....	+7.1	100.0	2,790,436	100.0

FORECLOSURES—Gain in rate evident

Nonfarm foreclosure activity increased 9 percent during September when 2,077 cases were completed throughout the United States. The upward movement was not concentrated in a particular area, but was diversified throughout two-thirds of the Federal Home Loan Bank Districts.

The index of foreclosures (1935-1939=100) rose 5 percent during September to 15.6, a level 38 percent below the index for September 1942.

During the first 9 months of 1943, there were 20,228 nonfarm foreclosures in the United States, 39 percent under the number of cases completed during the January-September period a year ago. Each Bank District showed more than a 30-percent reduction in volume of distress actions compared with the same period in 1942.

Foreclosure cases were completed at the rate of 1.3 per 1,000 nonfarm structures during the 12-month period ending in September. In the previous corresponding interval, the rate was 2.1 per 1,000 structures. [TABLE 10.]

BANK SYSTEM—Advances reach all-time high

During September, Federal Home Loan Banks attained the highest peak in new advances recorded since the beginning of operations. The \$56,501,000 of advances during the month represents a gain of \$16,334,000 over the previous record set in December 1941.

The balance of advances outstanding at the close of September (\$130,365,000) was the largest of any month this year, but failed to equal the amount out-

standing the same month a year ago. Every Federal Home Loan Bank reported an increase in advances outstanding over August, the greatest gains occurring in the Boston and Chicago Districts, with rises of \$7,868,000 and \$7,297,000, respectively. The smallest gain—\$33,000—was recorded in the Topeka District. The New York Bank retained its top-ranking position in the volume of advances outstanding, with \$19,234,000 on September 30, 1943.

Repayments of \$7,502,000 during September were 46 percent below August 1943 and 62 percent under September 1942. With the exception of the Little Rock District, every District participated in the decline. The greatest volume of repayments was recorded by the Chicago Bank (\$1,607,000) and the New York Bank (\$1,374,000). [TABLE 12.]

FLOW OF PRIVATE REPURCHASABLE CAPITAL

From October 1942 through September of this year, private savers invested nearly \$1,500,000,000 in shares, while \$887,000,000 of capital was withdrawn from all savings and loan associations throughout the U. S. For each \$100 newly invested, \$60 was repurchased during the 12 months.

Share investments and repurchases, September 1943

[Dollars amounts are shown in thousands]

Item and period	All associations	All insured associations	Uninsured members	Non-members
Share investments:				
Year ending September 1943.....	\$1,468,314	\$1,083,370	\$205,572	\$179,372
September 1942.....	111,313	83,970	16,672	10,671
Percent change.....	+10	+23	-9	-27
Repurchases:				
Year ending September 1943.....	887,444	596,273	156,229	134,942
September 1942.....	85,889	60,019	14,294	11,576
Percent change.....	+25	+50	-7	-12
Repurchase ratio (percent):				
Year ending September 1943.....	60.4	55.0	76.0	75.2
September 1942.....	77.2	71.5	85.7	108.5
September 1942.....	68.0	58.9	84.0	90.6

During September, \$111,000,000 was added to the accounts of private investors, compared with \$101,000,000 for September 1942. However, this 10-percent rise in new share investments was accompanied by a 25-percent increase in repurchase volume. Share withdrawals were nearly \$86,000,000 in September, while less than \$69,000,000 was repurchased a year ago, so that the ratio of withdrawals to new investments has climbed to 77 percent compared with 68 percent for the corresponding month of last year.

Insured associations paid out \$60,000,000—a 50-percent gain over withdrawal demand in September 1942. Although uninsured members received fewer investments, they were called on for only a \$14,000,000 repurchase—a 7-percent decrease from the previous September. Nonmembers, while reporting a decline of \$4,000,000, or 27 percent, in new money received, had a volume of repurchases 12 percent less than a year ago. This was the only class of association in which more private capital was withdrawn than was invested during the month of September 1943.

INSURED ASSOCIATIONS—Government bond holdings at all-time peak

By the end of September, total resources of the 2,440 insured savings and loan associations had passed the \$4,000,000,000 mark. The increase of 3 percent over August was due chiefly to increased borrowings from the Federal Home Loan Banks and from other sources. Total borrowings on the books of insured associations were \$72,000,000 above the August level.

As a result of their active participation in the Third War Loan drive, Government bond holdings of insured associations reached \$580,000,000—the largest figures on record. The U. S. Government obligation account showed a 54-percent increase for the third quarter of 1943. Although cash on the books of these institutions decreased 32 percent during the 3 months' interval, total liquid assets also reached a new peak of \$767,000,000, or 19 percent of their assets, at the time they closed their books in September.

Monthly share repurchases increased more than was seasonally expected and new investments lagged during September, probably due to money being placed in war bonds by the private investors. However, total private repurchasable capital of insured associations continued upward to \$3,390,000,000 as of September 30.

Progress in number and assets of Federals

[Dollar amounts are shown in thousands]

Class of association	Number		Approximate assets	
	Sept. 30, 1943	Aug. 31, 1943	Sept. 30, 1943	August 31, 1943
New.....	638	638	\$819, 857	\$789, 807
Converted.....	833	828	1, 703, 880	1, 648, 996
Total.....	1, 471	1, 466	2, 523, 737	2, 438, 803

FEDERAL SAVINGS AND LOAN ASSOCIATIONS

Federally chartered associations gained 5 in number for the the month due to 6 conversions from State charter, and one merger with another Federal. The resources of these associations have reached \$2,500,000,000 with 15 percent invested in Government bonds and 75 percent, in mortgage loans. [TABLE 15.]

Rehabilitation

(Continued from p. 35)

the insurance program in October 1936 through June 30, 1943, the number of operating associations has been reduced from 1,498 to 646, with the latter figure including nine institutions that had converted to Federal charter. The assets of the 541 uninsured institutions at the latter date were down to \$166,600,000. The number of insured associations increased from 22 at the end of 1937 to 110 on September 30, 1943, and their resources grew from \$21,100,000 to \$133,696,000. Thus, in spite of its late start, the program has made considerable headway, aided by improving business conditions.

It is anticipated that from this time on, new certificates of insurance will be issued in the main to associations which can meet established standards of eligibility without capital reorganization. The benefits of insurance, however, can be extended to the members of those associations which cannot meet these standards through the purchase of assets of their associations by presently insured institutions. The rehabilitation and insurance program in New Jersey has resulted in a large decrease in the number of associations. But, those remaining should have adequate facilities for the encouragement of thrift and home financing. Then the objectives of the rehabilitation and insurance program will have been attained.

Table 1.—BUILDING ACTIVITY—Estimated number and valuation of new family-dwelling units provided in all urban areas in September 1943, by Federal Home Loan Bank District and by State

[Source: U. S. Department of Labor]
[Dollar amounts are shown in thousands]

Federal Home Loan Bank District and State	All residential structures				All private 1- and 2-family structures			
	Number of family dwelling units		Permit valuation		Number of family dwelling units		Permit valuation	
	Sept. 1943	Sept. 1942	Sept. 1943	Sept. 1942	Sept. 1943	Sept. 1942	Sept. 1943	Sept. 1942
UNITED STATES	13, 836	22, 067	\$40, 357	\$64, 026	8, 220	10, 827	\$26, 659	\$35, 121
No. 1—Boston	897	1, 973	2, 601	7, 408	205	638	837	2, 425
Connecticut	171	790	657	3, 066	99	265	443	1, 097
Maine	668	717	1, 745	2, 682	48	109	195	398
Massachusetts	48	295	165	1, 120	48	218	165	788
New Hampshire	1	2	1	4	1	2	1	4
Rhode Island	6	34	21	118	6	34	21	118
Vermont	3	135	12	418	3	10	12	20
No. 2—New York	675	1, 715	2, 233	5, 358	223	1, 136	724	3, 780
New Jersey	403	1, 099	1, 167	3, 368	153	540	508	1, 850
New York	272	616	1, 066	1, 990	70	596	216	1, 930
No. 3—Pittsburgh	251	536	998	2, 195	251	536	998	2, 195
Delaware	15		60		15		60	
Pennsylvania	225	515	934	2, 158	225	515	934	2, 158
West Virginia	11	21	4	37	11	21	4	37
No. 4—Winston-Salem	2, 252	3, 536	4, 744	8, 775	1, 061	1, 559	2, 217	3, 840
Alabama	580	234	1, 121	287	197	226	306	268
District of Columbia	288	1, 091	700	2, 972	12	13	37	33
Florida	462	655	883	1, 252	242	159	486	323
Georgia	365	183	857	465	249	183	594	465
Maryland	287	464	670	1, 171	259	448	617	1, 131
North Carolina	95	129	81	379	31	129	15	379
South Carolina	13	15	7	46	13	15	7	46
Virginia	162	765	425	2, 203	58	386	155	1, 195
No. 5—Cincinnati	1, 111	922	4, 293	3, 413	709	903	3, 013	3, 370
Kentucky	43	103	75	219	31	103	53	219
Ohio	1, 038	777	4, 208	3, 097	648	758	2, 950	3, 054
Tennessee	30	42	10	97	30	42	10	97
No. 6—Indianapolis	1, 857	1, 413	7, 280	5, 685	1, 285	1, 410	5, 846	5, 673
Indiana	104	451	209	1, 593	82	451	196	1, 593
Michigan	1, 753	962	7, 071	4, 092	1, 203	959	5, 650	4, 080
No. 7—Chicago	876	691	3, 643	2, 618	698	652	3, 059	2, 449
Illinois	679	464	2, 899	1, 784	572	429	2, 526	1, 626
Wisconsin	197	227	744	834	126	223	533	823
No. 8—Des Moines	34	209	42	656	21	199	22	654
Iowa	6	49	6	114	6	49	6	114
Minnesota	12	72	14	257	12	72	14	257
Missouri	3	82	2	271	3	72	2	269
North Dakota		3		5		3		5
South Dakota	13	3	20	9		3		9
No. 9—Little Rock	1, 389	547	2, 215	855	1, 101	499	1, 506	763
Arkansas	45	30	21	54	45	30	21	54
Louisiana	216	62	506	120	56	62	25	120
Mississippi	180	93	212	123	74	45	18	31
New Mexico	10	24	18	89	10	24	18	89
Texas	938	338	1, 458	469	916	338	1, 424	469
No. 10—Topeka	381	330	944	851	377	290	936	770
Colorado	30	20	70	35	30	4	70	3
Kansas	191	78	449	174	187	54	441	125
Nebraska	43	102	130	303	43	102	130	303
Oklahoma	117	130	295	339	117	130	295	339
No. 11—Portland	1, 313	980	4, 338	2, 656	876	637	3, 008	1, 985
Idaho	8	13	6	7	8	13	6	7
Montana	23	2	62	9	20	2	56	9
Oregon	267	359	1, 008	764	101	55	223	180
Utah	418	96	1, 390	208	418	88	1, 390	196
Washington	433	460	1, 494	1, 522	325	429	1, 317	1, 447
Wyoming	144	50	378	146	4	50	16	146
No. 12—Los Angeles	2, 800	9, 215	7, 026	23, 556	1, 413	2, 368	4, 493	7, 217
Arizona	87	73	202	196	27	16	90	14
California	2, 679	8, 989	6, 722	22, 828	1, 352	2, 207	4, 301	6, 685
Nevada	34	153	102	532	34	145	102	518

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]

[Dollar amounts are shown in thousands]

Type of construction	Number of family-dwelling units					Permit valuation				
	Monthly totals			January-September totals		Monthly totals			January-September totals	
	Sept. 1943	Aug. 1943	Sept. 1942	1943	1942	Sept. 1943	Aug. 1943	Sept. 1942	1943	1942
Private construction	10,906	13,088	12,906	90,000	156,685	\$34,209	\$42,793	\$40,211	\$304,409	\$509,911
1-family dwellings	6,685	7,251	9,711	58,585	118,957	22,350	24,399	31,839	192,270	410,900
2-family dwellings ¹	1,535	1,534	1,116	12,130	12,323	4,309	5,995	3,282	33,673	33,291
3-and-more-family dwellings ²	2,686	3,903	2,079	19,285	25,405	7,550	12,399	5,090	78,466	65,720
Public construction	2,930	4,054	9,161	68,228	71,033	6,148	8,333	23,815	175,820	228,495
Total urban construction	13,836	17,142	22,067	158,228	227,718	40,357	51,126	64,026	480,229	738,406

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

² Includes multi-family dwellings combined with stores.

Table 3.—BUILDING COSTS—Index of building costs for the standard house in representative cities in specific months¹

[Average month of 1935-1939=100]

Federal Home Loan Bank District and city	1943				1942	1941	1940	1939	1938	1937
	Oct.	July	Apr.	Jan.	Oct.	Oct.	Oct.	Oct.	Oct.	Oct.
No. 2—New York:										
Atlantic City, N. J.	157.1	150.0	125.6	125.4	125.4	122.1	103.9	105.5	99.4	101.9
Camden, N. J.	148.5	145.6	145.6	145.6	147.0	141.5	114.2	106.5	101.5	107.5
Newark, N. J.	169.8	167.0	156.1	155.5	153.9	135.8	107.0	105.6	103.4	106.9
Albany, N. Y.	150.0	154.7	147.5	144.8	134.2	122.5	102.9	101.9	101.1	106.9
Buffalo, N. Y.	134.7	130.2	130.8	128.2	128.1	121.6	101.6	104.7	105.0	108.7
White Plains, N. Y.	136.2	129.7	129.7	129.0	127.8	123.7	100.1	99.0	99.1	104.6
No. 6—Indianapolis:										
Evansville, Ind.	126.4	126.4	126.4	126.4	126.2	119.7	110.7	106.7	100.6	109.0
Indianapolis, Ind.	129.9	125.9	125.9	125.4	128.5	121.5	101.7	101.0	101.7	109.0
South Bend, Ind.	132.5	132.5	132.5	132.5	132.3	120.6	107.8	103.7	94.9	109.0
Detroit, Mich.	142.2	130.5	130.5	128.3	128.3	119.3	105.1	104.0	108.0	109.0
Grand Rapids, Mich.	128.5	127.8	127.8	128.6	128.5	129.8	106.8	102.9	106.5	105.7
No. 8—Des Moines:										
Des Moines, Iowa	114.2	114.2	114.2	114.2	113.8	105.3	103.6	102.0	99.8	104.6
Duluth, Minn.	118.5	118.5	118.5	118.5	118.1	109.6	104.3	102.3	104.7	106.3
St. Paul, Minn.	119.2	119.2	119.2	119.1	118.7	112.7	107.5	108.2	107.9	112.7
Kansas City, Mo.	118.4	118.4	120.3	120.2	129.3	116.1	102.9	105.8	97.4	108.1
St. Louis, Mo.	118.5	118.5	118.6	118.6	115.4	107.9	101.5	102.3	102.1	104.6
Fargo, N. Dak.	117.4	117.4	117.4	118.6	118.3	110.8	103.7	101.4	107.8	106.3
Sioux Falls, S. Dak.										
No. 11—Portland:										
Boise, Idaho	125.0	125.0	125.0	125.0	125.0	117.3	108.0	103.8	101.9	104.6
Great Falls, Mont.		114.0				111.0	101.3	101.3	98.7	103.5
Portland, Oreg.	130.6	130.6	130.6	130.4	116.6	109.2	96.9	97.8	98.7	113.1
Salt Lake City, Utah	121.7	121.6	121.6	120.9	121.3	118.8	103.8	102.5	100.5	104.6
Seattle, Wash.	130.4	128.4	128.4	125.7	123.4	122.5	104.2	102.8	102.0	106.4
Spokane, Wash.				121.5		115.1	102.2	100.9	101.0	110.1
Casper, Wyo.						101.8	95.0	104.0	101.5	103.5

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

The house is not completed ready for occupancy. It includes all fundamental structural elements, an attached 1-car garage, an unfinished cellar, an unfinished attic, a fireplace, essential heating, plumbing, and electric wiring equipment, and complete insulation. It does not include wallpaper 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 3 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	Sept. 1943	Aug. 1943	July 1943	June 1943	May 1943	Apr. 1943	Mar. 1943	Feb. 1943	Jan. 1943	Dec. 1942	Nov. 1942	Oct. 1942	Sept. 1942
Material.....	124.4	123.4	123.7	123.0	122.2	121.8	122.0	121.9	121.5	121.4	121.5	121.6	121.5
Labor.....	133.8	134.2	134.3	134.3	134.3	133.4	133.0	132.5	130.9	130.7	130.2	130.2	130.2
Total cost.....	127.6	127.1	127.3	126.8	126.2	125.7	125.7	125.5	124.7	124.5	124.4	124.5	124.4

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
1941: September.....	118.8	105.3	101.2	143.8	116.4	114.4	103.5	108.4
1942: September.....	123.3	108.6	103.4	148.3	123.4	123.6	103.5	112.3
October.....	123.3	108.6	103.4	148.4	124.2	123.6	103.5	111.7
November.....	122.9	108.5	103.4	148.2	123.8	122.4	103.5	111.3
December.....	122.8	108.6	103.4	148.4	123.3	118.8	103.5	111.4
1943: January.....	122.6	108.6	103.4	148.4	123.7	118.8	103.5	110.5
February.....	123.1	108.5	103.4	149.9	124.4	118.8	103.5	110.5
March.....	123.3	108.6	103.4	149.9	125.7	118.8	103.5	110.3
April.....	123.2	108.6	103.4	150.0	126.0	118.8	103.5	109.9
May.....	123.4	108.8	103.1	151.0	125.7	118.8	103.5	109.9
June.....	123.5	109.0	102.7	151.8	125.4	118.0	103.5	110.0
July.....	123.6	109.0	102.7	152.7	125.4	118.8	103.5	109.5
August.....	125.3	109.0	102.7	158.1	126.4	118.8	103.5	109.7
September.....	125.6	109.0	102.7	158.9	126.1	118.5	103.5	110.3
Percent change:								
September 1943-August 1943.....	+0.2	0.0	0.0	+0.5	+0.2	-0.3	0.0	+0.5
September 1943-September 1942.....	+1.9	+0.4	-0.7	+7.1	+2.2	-4.1	0.0	-1.8

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
1941.....	\$437,065	\$580,503	\$190,573	\$61,328	\$109,215	\$1,378,684	\$584,220	\$583,804	\$210,660
January-September.....	538,950	428,678	146,526	47,530	84,115	1,045,789	448,621	438,024	159,144
September.....	40,782	58,052	15,871	5,884	9,345	129,934	54,786	54,303	20,845
1942.....	190,438	573,732	165,816	41,695	78,820	1,050,501	412,828	476,080	161,593
January-September.....	162,119	431,780	125,882	32,991	61,450	814,222	321,729	365,951	126,542
September.....	12,449	58,060	14,063	3,804	5,679	94,055	37,987	42,249	13,819
October.....	10,572	56,528	14,694	3,498	6,380	91,672	35,555	41,937	14,180
November.....	9,275	43,984	12,472	3,007	5,241	73,979	28,163	35,441	10,375
December.....	8,472	41,440	12,768	2,199	5,749	70,628	27,381	32,751	10,496
1943.....									
January-September.....	81,213	581,403	127,912	22,639	55,016	868,183	372,730	396,193	99,260
January.....	7,173	32,820	11,408	1,667	4,788	57,856	23,390	26,910	7,556
February.....	4,597	39,084	12,510	1,953	5,183	63,324	26,566	28,175	8,583
March.....	8,572	55,235	14,874	2,377	6,127	87,185	37,850	38,595	10,740
April.....	9,853	65,088	15,040	2,484	6,270	98,735	42,717	44,461	11,557
May.....	9,039	67,826	14,843	2,606	6,176	100,490	41,835	47,818	10,837
June.....	8,946	74,885	15,913	2,707	6,425	108,876	46,730	50,182	11,964
July.....	9,209	77,555	14,925	2,807	6,859	111,355	48,370	50,648	12,337
August.....	10,616	82,894	14,600	2,809	6,470	117,389	51,172	53,497	12,720
September.....	13,211	86,016	13,799	3,229	6,718	122,973	54,100	55,907	12,966

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

[Dollar amounts are shown in thousands]

Federal Home Loan Bank District and class of association	New loans			Cumulative new loans (9 months)		
	Sept. 1943	Aug. 1943	Sept. 1942	1943	1942	Percent change
United States.....	\$122,973	\$117,389	\$94,055	\$868,183	\$814,222	+ 6.6
Federal.....	54,100	51,172	37,987	372,730	321,729	+15.9
State member.....	55,907	53,497	42,249	396,193	365,951	+ 8.3
Nonmember.....	12,966	12,720	13,819	99,260	128,542	-21.6
Boston.....	11,094	9,247	10,068	70,109	80,814	-13.2
Federal.....	3,426	2,804	3,127	20,536	24,535	-16.3
State member.....	6,093	4,926	5,168	38,254	43,540	-12.1
Nonmember.....	1,575	1,517	1,773	11,319	12,739	-11.1
New York.....	9,598	9,421	9,279	64,181	82,705	-22.4
Federal.....	2,629	2,479	2,291	15,879	19,490	-18.5
State member.....	4,792	5,049	3,990	33,193	30,657	+ 8.3
Nonmember.....	2,177	1,893	2,998	15,109	32,558	-53.6
Pittsburgh.....	9,301	9,732	7,796	73,783	73,956	- 0.2
Federal.....	3,892	4,094	2,862	29,367	27,475	+ 6.9
State member.....	3,296	3,247	2,430	23,837	22,118	+ 7.8
Nonmember.....	2,113	2,391	2,504	20,579	24,363	-15.5
Winston-Salem.....	14,041	14,901	11,941	104,790	110,417	- 5.1
Federal.....	7,617	7,037	5,725	52,938	47,457	+11.5
State member.....	5,430	6,404	5,019	41,366	50,932	-18.8
Nonmember.....	994	1,460	1,197	10,486	12,028	-12.8
Cincinnati.....	21,547	20,390	18,945	161,110	149,710	+7.6
Federal.....	8,791	8,649	6,810	62,476	56,021	+11.5
State member.....	11,166	10,273	9,779	86,002	78,416	+9.7
Nonmember.....	1,590	1,468	2,356	12,632	15,273	-17.3
Indianapolis.....	6,595	7,306	5,206	52,402	44,149	+18.7
Federal.....	3,184	3,621	2,660	27,125	22,035	+23.1
State member.....	3,071	3,254	2,357	22,326	19,823	+12.6
Nonmember.....	340	431	189	2,951	2,291	+28.8
Chicago.....	12,979	12,204	8,481	87,437	79,555	+9.9
Federal.....	4,952	4,533	3,288	33,442	28,777	+16.2
State member.....	6,456	6,311	3,975	43,844	38,550	+13.7
Nonmember.....	1,571	1,360	1,218	10,151	12,228	-17.0
Des Moines.....	7,420	7,200	4,405	48,593	39,939	+21.7
Federal.....	3,613	3,789	2,215	24,275	18,699	+29.8
State member.....	2,731	2,390	1,565	17,260	14,760	+16.9
Nonmember.....	1,076	1,021	625	7,058	6,480	+8.9
Little Rock.....	6,667	5,700	3,720	44,907	38,404	+16.9
Federal.....	2,395	2,493	1,428	18,447	14,460	+27.6
State member.....	4,167	3,112	2,202	25,728	23,211	+10.8
Nonmember.....	105	95	90	732	733	-0.1
Topeka.....	6,017	5,405	3,664	43,070	34,721	+24.0
Federal.....	3,309	2,894	1,972	24,348	19,082	+27.6
State member.....	1,660	1,695	1,048	12,539	9,968	+25.8
Nonmember.....	1,048	816	644	6,183	5,671	+9.0
Portland.....	4,685	4,906	2,676	33,691	25,295	+33.2
Federal.....	2,675	2,834	1,577	20,890	15,818	+32.1
State member.....	1,727	1,902	940	11,379	7,869	+44.6
Nonmember.....	283	170	159	1,422	1,608	-11.6
Los Angeles.....	13,029	10,977	7,874	84,110	54,557	+54.2
Federal.....	7,617	5,945	4,032	43,007	27,880	+54.3
State member.....	5,318	4,634	3,776	40,465	26,107	+55.0
Nonmember.....	94	98	66	638	570	+11.9

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

September 1943

[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.....	\$126,586	\$23,996	\$72,140	\$15,332	\$83,320	\$59,435	\$380,809
Boston.....	10,101	625	2,911	7,263	5,484	3,687	30,071
Connecticut.....	1,193	345	1,070	1,447	1,688	1,658	7,401
Maine.....	562	45	245	693	423	82	2,050
Massachusetts.....	7,104	199	771	3,904	2,468	1,630	16,076
New Hampshire.....	250	15	151	506	235	55	1,212
Rhode Island.....	842	12	583	409	529	229	2,604
Vermont.....	150	9	91	304	141	33	728
New York.....	9,054	2,055	5,636	5,854	11,587	9,188	43,374
New Jersey.....	3,251	726	2,773	676	3,682	3,281	14,389
New York.....	5,803	1,329	2,863	5,178	7,905	5,907	28,985
Pittsburgh.....	8,467	1,679	6,429	552	4,755	3,986	25,868
Delaware.....	187	128	111	41	217	72	756
Pennsylvania.....	7,480	1,328	5,171	485	3,956	3,742	22,162
West Virginia.....	800	223	1,147	26	582	172	2,950
Winston-Salem.....	13,978	3,273	4,437	71	10,355	4,544	36,658
Alabama.....	380	609	292	-----	753	490	2,524
District of Columbia.....	2,452	308	313	-----	998	528	4,599
Florida.....	1,392	1,044	749	-----	3,055	534	6,774
Georgia.....	1,344	341	702	-----	924	449	3,760
Maryland.....	3,729	228	768	71	1,193	730	6,719
North Carolina.....	1,993	407	270	-----	963	510	4,143
South Carolina.....	376	200	260	-----	506	257	1,599
Virginia.....	2,312	136	1,083	-----	1,963	1,046	6,540
Cincinnati.....	24,001	2,330	9,863	848	5,583	4,086	46,711
Kentucky.....	2,336	568	726	-----	343	184	4,157
Ohio.....	21,131	1,241	8,422	848	4,983	2,186	38,811
Tennessee.....	534	521	715	-----	257	1,716	3,743
Indianapolis.....	7,454	2,776	6,609	82	2,764	5,634	25,319
Indiana.....	5,083	627	2,557	82	961	1,096	10,406
Michigan.....	2,371	2,149	4,052	-----	1,803	4,538	14,913
Chicago.....	13,837	1,486	6,665	14	6,220	8,039	36,261
Illinois.....	10,652	1,001	4,927	-----	3,614	7,378	27,572
Wisconsin.....	3,185	485	1,738	14	2,606	661	8,689
Des Moines.....	8,035	2,346	5,209	193	5,099	3,621	24,503
Iowa.....	2,106	252	1,189	-----	785	276	4,608
Minnesota.....	3,004	953	677	193	1,348	492	6,667
Missouri.....	2,547	1,066	3,051	-----	2,722	2,802	12,188
North Dakota.....	258	62	101	-----	135	26	582
South Dakota.....	120	13	191	-----	109	25	458
Little Rock.....	7,993	2,397	1,886	-----	5,256	2,404	19,936
Arkansas.....	411	13	169	-----	387	14	994
Louisiana.....	3,148	371	104	-----	979	425	5,027
Mississippi.....	265	209	155	-----	383	169	1,181
New Mexico.....	187	10	198	-----	225	13	633
Texas.....	3,982	1,794	1,260	-----	3,282	1,783	12,101
Topeka.....	6,795	1,158	2,408	-----	4,209	1,744	16,314
Colorado.....	1,070	116	298	-----	2,009	593	4,086
Kansas.....	1,943	98	564	-----	442	391	3,438
Nebraska.....	1,102	557	595	-----	519	154	2,927
Oklahoma.....	2,680	387	951	-----	1,239	606	5,863
Portland.....	4,133	448	2,710	455	2,596	4,651	14,993
Idaho.....	339	31	96	-----	239	175	880
Montana.....	271	10	104	-----	238	41	664
Oregon.....	1,196	211	260	34	1,206	1,048	3,955
Utah.....	355	92	604	-----	115	242	1,408
Washington.....	1,774	104	1,530	421	629	3,141	7,599
Wyoming.....	198	-----	116	-----	169	4	487
Los Angeles.....	12,738	3,423	17,377	-----	19,412	7,851	60,801
Arizona.....	219	19	247	-----	505	80	1,070
California.....	12,466	3,399	17,070	-----	18,784	7,751	59,470
Nevada.....	53	5	60	-----	123	20	261

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

[Dollar amounts are shown in thousands]

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	Total	Per cent
1942: January-September.....	\$910,912	29.9	\$279,913	9.2	\$690,917	22.7	\$128,621	4.2	\$555,037	18.3	\$476,403	15.7	\$3,041,803	100.0
September.....	104,155	30.1	31,448	9.1	77,530	22.4	14,812	4.3	65,423	18.9	52,596	15.2	345,964	100.0
October.....	103,170	28.9	32,577	9.1	79,224	22.2	14,817	4.2	67,623	18.9	59,672	16.7	357,083	100.0
November.....	80,970	29.1	25,950	9.3	58,519	21.0	11,596	4.2	55,830	20.1	45,456	16.3	278,321	100.0
December.....	75,494	28.4	23,303	8.8	57,050	21.5	10,640	4.0	54,207	20.4	44,712	16.9	265,406	100.0
1943: January-September.....	901,679	32.3	209,422	7.5	545,777	19.6	109,978	3.9	611,512	21.9	412,068	14.8	2,790,436	100.0
January.....	64,935	28.4	19,900	8.7	48,640	21.3	8,045	3.5	50,583	22.2	36,180	15.9	228,283	100.0
February.....	66,938	30.5	18,064	8.2	44,273	20.1	7,895	3.6	49,854	22.7	32,858	14.9	219,882	100.0
March.....	85,642	31.8	22,198	8.2	53,186	19.7	9,536	3.5	59,662	22.2	39,195	14.6	269,419	100.0
April.....	101,135	32.7	24,558	8.0	63,385	20.5	11,122	3.6	65,807	21.3	42,950	13.9	308,957	100.0
May.....	107,221	32.8	24,435	7.5	65,688	20.1	12,940	3.9	70,054	21.4	46,754	14.3	327,092	100.0
June.....	113,431	32.5	26,613	7.6	65,656	18.8	14,718	4.2	75,183	21.6	53,445	15.3	349,046	100.0
July.....	116,406	33.1	25,586	7.3	64,766	18.4	15,329	4.4	78,594	22.3	50,835	14.5	351,516	100.0
August.....	119,385	33.6	24,072	6.8	68,043	19.1	15,061	4.2	78,455	22.1	50,416	14.2	355,432	100.0
September.....	126,586	33.2	23,996	6.3	72,140	19.0	15,332	4.0	83,320	21.9	59,435	15.6	380,809	100.0

Table 10.—FORECLOSURES—Estimated non-farm real-estate foreclosures, by Federal Home Loan Bank District

Federal Home Loan Bank District	Foreclosures			Cumulative (9 months)		Per cent change
	Sept. 1943	Aug. 1943	Sept. 1942	1943	1942	
	UNITED STATES.....	2,077	1,905	3,349	20,228	
Boston.....	229	223	342	2,113	3,851	-45.1
New York.....	509	486	770	5,349	7,698	-30.5
Pittsburgh.....	460	268	720	3,457	5,561	-37.8
Winston-Salem.....	192	256	433	2,384	3,057	-37.4
Cincinnati.....	160	155	285	1,596	3,075	-47.8
Indianapolis.....	41	44	104	418	935	-55.3
Chicago.....	115	120	165	1,161	2,002	-42.0
Des Moines.....	123	124	148	1,299	1,964	-33.9
Little Rock.....	81	74	94	669	1,177	-43.2
Topeka.....	82	76	123	767	1,187	-35.4
Portland.....	19	17	38	192	435	-55.9
Los Angeles.....	66	62	127	823	1,504	-45.3

Table 11.—FHA—Home mortgages insured¹

[Premium paying; thousands of dollars]

Period	Title I Class 3	Title II		Title VI	Total insured at end of period
		New	Existing		
1942: September.....	104	30,529	17,044	31,524	4,407,992
October.....	802	26,831	17,639	38,265	4,491,529
November.....	726	21,893	17,071	40,195	4,581,414
December.....	857	19,187	19,530	43,214	4,663,902
1943: January.....	167	14,172	17,084	40,649	4,735,974
February.....	84	8,495	11,846	37,168	4,793,570
March.....	706	5,690	13,175	43,523	4,856,664
April.....	2-50	3,463	12,704	35,878	4,908,659
May.....	41	2,894	15,248	39,511	4,966,353
June.....	1-19	2,606	16,759	41,629	5,027,328
July.....	2-25	2,424	18,302	43,445	5,091,674
August.....	27	1,563	18,519	49,518	5,161,301
September.....	-25	1,479	18,737	46,365	5,227,882

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

² Adjustments in loans reported in previous months.

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

[Thousands of dollars]

Federal Home Loan Bank	Lending operations September 1943		Principal assets September 30 1943			Capital and principal liabilities September 30, 1943			Total assets Sept. 30, 1943 ¹
	Advances	Repayments	Advances outstanding	Cash ¹	Government securities	Capital ²	Debentures	Member deposits	
Boston.....	\$8,188	\$319	\$11,725	\$2,272	\$8,816	\$19,451	\$2,000	\$1,388	\$22,848
New York.....	6,356	1,374	19,234	1,208	18,355	27,016	9,000	2,825	38,881
Pittsburgh.....	3,241	601	11,454	2,284	10,559	16,263	7,500	552	24,361
Winston-Salem.....	7,332	683	13,572	519	5,974	17,507	0	601	20,109
Cincinnati.....	4,492	596	9,614	3,568	20,825	24,177	3,500	5,386	34,082
Indianapolis.....	2,968	488	11,665	1,266	12,824	13,588	8,700	3,486	25,797
Chicago.....	8,905	1,607	17,245	1,767	13,193	22,029	4,000	5,189	32,242
Des Moines.....	4,315	354	8,892	1,708	12,533	12,300	9,500	1,349	23,166
Little Rock.....	1,699	277	4,370	717	10,483	12,350	2,000	262	15,619
Topeka.....	237	205	3,980	654	7,367	10,294	1,000	726	12,025
Portland.....	1,245	95	1,911	1,401	8,241	8,276	2,800	505	11,588
Los Angeles.....	7,523	903	16,703	1,580	9,431	15,308	10,000	2,442	27,765
September 1943 (All Banks).....	56,501	7,502	130,365	18,944	138,601	198,559	60,000	24,711	288,483
August 1943.....	3,672	13,847	81,366	28,702	156,199	197,079	35,000	32,440	267,701
September 1942.....	4,157	19,606	144,752	68,283	89,179	190,963	87,500	23,876	302,885

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	Redemptions
1941	\$1,622,496	\$207,681	\$1,184,868	\$3,015,045	\$13,601
1942	5,988,849	652,044	2,516,065	9,156,958	245,547
September	566,609	66,728	204,907	838,244	25,933
October	587,854	51,321	175,178	814,353	32,190
November	541,573	44,766	148,211	734,549	36,843
December	725,777	65,994	222,398	1,014,168	47,919
1943					
January	814,928	77,066	348,450	1,240,444	55,429
February	633,572	48,328	205,295	887,195	69,440
March	720,407	43,858	180,011	944,276	126,621
April	1,006,786	109,517	353,421	1,469,724	95,458
May	995,234	85,893	253,857	1,334,984	97,488
June	696,213	35,149	144,128	875,491	134,822
July	682,871	37,579	169,241	889,691	131,424
August	661,200	28,095	112,434	801,729	144,966
September	1,400,159	138,984	387,412	1,926,555	148,498

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	Postal savings ⁴
1941: June	\$2,433,513	\$10,606,224	\$13,107,022	\$1,304,153
December	2,597,525	10,489,679	13,261,402	1,314,360
1942: September	2,834,079			1,357,718
October	2,873,822			1,376,898
November	2,912,717			1,396,242
December	2,983,310	10,620,957	13,820,000	1,417,406
1943: January	3,030,919			1,445,268
February	3,068,672			1,467,833
March	3,105,080			1,492,966
April	3,143,943			1,517,167
May	3,194,029			1,544,712
June	3,270,834	11,104,706	14,870,000	1,576,266
July	3,318,900			1,621,641
August	3,362,380			1,660,499
September	3,389,891			1,683,365

¹ Private repurchasable capital as reported to the FHLB Administration.
² Month's Work. All deposits.
³ FDIC. Time deposits evidenced by savings passbooks.
⁴ Estimated by FDIC.
⁵ Balance on deposit to credit of depositors, including unclaimed accounts.
⁶ Unaudited.

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

[Dollar amounts are shown in thousands]

Period and class of association	Number of associations	Total assets	Net first mortgages held	Cash	Government bond holdings	Private repurchasable capital	Government share capital	Federal Home Loan Bank advances	Operations			
									New mortgage loans	New private investments	Private repurchases	Repurchase ratio
ALL INSURED												
1941: June	2,313	\$3,159,763	\$2,555,393	\$190,671	\$33,518	\$2,433,905	\$206,301	\$144,331	\$85,117	\$61,448	\$26,779	43.6
December	2,343	3,362,942	2,751,938	206,457	43,892	2,597,525	196,240	193,275	63,506	74,801	35,728	47.8
1942: September	2,386	3,513,096	2,866,497	193,817	116,035	2,834,079	169,202	125,308	61,508	68,082	40,114	58.9
October	2,390	3,548,692	2,871,968			2,873,822	169,162	123,856	59,021	73,124	37,720	51.6
November	2,396	3,588,995	2,875,165			2,912,717	169,257	103,329	48,017	64,697	30,738	47.5
December	2,398	3,651,598	2,871,641	256,470	193,452	2,983,310	169,167	113,977	46,705	61,029	30,219	33.2
1943: January	2,405	3,627,828	2,865,632			3,030,919	148,220	99,037	39,149	119,923	84,573	70.5
February	2,415	3,657,989	2,866,839			3,068,672	120,308	82,652	44,076	73,455	42,123	57.3
March	2,415	3,690,918	2,868,410	260,749	241,818	3,105,080	120,138	66,970	61,139	83,403	48,955	58.7
April	2,417	3,757,464	2,881,247			3,143,943	119,572	75,664	69,604	83,242	47,171	56.7
May	2,422	3,811,473	2,892,665			3,194,029	119,547	67,631	69,471	78,294	33,684	43.0
June	2,428	3,880,999	2,918,577	276,785	376,177	3,270,834	119,252	78,155	76,899	103,939	33,704	32.4
July	2,435	3,875,269	2,931,482			3,318,900	74,568	80,904	80,904	134,065	97,117	72.4
August	2,433	3,920,852	2,946,968			3,362,380	69,941	71,013	83,068	94,229	50,250	53.3
September	2,440	4,037,926	2,971,411	186,954	580,087	3,389,891	69,920	118,153	87,878	83,970	60,019	71.5
FEDERAL												
1941: June	1,452	2,028,138	1,687,087	126,390	16,714	1,553,712	169,247	103,696	57,542	40,030	14,530	36.3
December	1,460	2,173,326	1,824,646	138,040	23,623	1,668,415	160,060	144,049	41,182	48,872	20,400	41.7
1942: September	1,466	2,214,101	1,861,062	116,834	70,196	1,788,000	136,518	92,943	37,987	44,589	24,745	55.5
October	1,466	2,235,726	1,862,593			1,814,166	137,108	83,095	35,555	47,222	22,019	46.6
November	1,468	2,259,670	1,862,796			1,839,506	137,208	75,865	28,163	42,076	18,174	43.2
December	1,467	2,299,895	1,853,868	164,430	117,339	1,882,051	137,208	84,135	27,381	58,937	16,530	28.0
1943: January	1,467	2,264,817	1,843,714			1,906,323	118,769	72,046	23,390	79,083	55,548	70.2
February	1,468	2,278,839	1,839,245			1,928,559	96,109	58,489	26,566	48,412	25,987	53.7
March	1,467	2,300,638	1,839,302	156,792	146,537	1,953,846	96,109	46,820	37,850	54,824	30,238	55.2
April	1,466	2,349,831	1,846,536			1,979,864	96,109	54,254	42,717	53,675	27,774	51.7
May	1,466	2,380,241	1,849,999			2,011,373	96,109	47,725	41,835	50,732	20,045	39.5
June	1,468	2,426,079	1,865,991	170,730	235,524	2,060,502	96,109	56,553	46,730	68,235	19,586	28.7
July	1,468	2,408,687	1,871,478			2,087,404	58,239	59,416	48,370	87,444	64,073	73.3
August	1,466	2,438,803	1,880,513			2,117,053	55,021	51,639	51,172	61,351	31,253	50.9
September	1,471	2,523,737	1,896,312	109,181	369,954	2,135,010	55,021	87,648	54,100	53,138	37,274	70.1
STATE												
1941: June	861	1,131,625	868,307	64,281	16,804	800,193	37,054	40,635	27,575	21,418	12,249	57.2
December	883	1,189,616	927,292	68,417	20,269	929,110	36,180	49,226	22,324	25,929	15,328	59.1
1942: September	920	1,298,995	1,005,435	76,983	45,839	1,046,079	32,684	32,365	23,521	23,493	15,369	65.4
October	924	1,312,966	1,009,375			1,059,666	32,054	30,761	23,466	25,902	15,701	60.6
November	928	1,329,325	1,012,369			1,073,211	32,049	27,464	19,834	22,621	12,564	55.5
December	931	1,351,703	1,017,773	92,040	76,113	1,101,269	31,959	29,842	19,324	32,092	13,689	42.7
1943: January	938	1,363,011	1,021,918			1,124,596	29,451	26,991	15,769	40,840	29,025	71.1
February	947	1,379,150	1,027,594			1,140,113	24,199	24,163	17,510	25,043	16,136	64.4
March	948	1,390,280	1,029,108	103,957	95,281	1,151,234	24,029	20,150	23,289	28,579	18,717	65.5
April	951	1,407,633	1,034,711			1,164,079	23,463	21,410	26,887	29,567	19,397	65.6
May	956	1,431,232	1,042,666			1,182,656	23,438	19,906	27,636	27,662	13,639	49.5
June	960	1,454,920	1,052,586	106,055	140,653	1,210,332	23,143	21,602	30,169	35,704	14,118	39.5
July	967	1,466,582	1,060,004			1,231,496	16,329	21,488	29,624	46,621	33,044	70.9
August	967	1,482,049	1,066,455			1,245,327	14,920	19,374	31,896	32,878	18,997	57.8
September	969	1,514,189	1,075,099	77,773	210,133	1,254,881	14,899	30,505	33,778	30,832	22,745	73.8

Home Front

(Continued from p. 30)

\$2,100,000 at the beginning of the year. However, in comparison with July 1942, loans for reconditioning showed a decline of 24 percent. (See "Home Purchase Loans Swell the 1943 Volume of Mortgage Lending," p. 31.)

In an article, "Investments Under Title I," the *Insured Mortgage Portfolio* for the Third Quarter of 1943 stated: "Property owners must be made aware of the necessity for maintaining their homes in sound repair. . . . It must be pointed out to them that, in addition to providing necessary dwelling accommodations, the units made available through remodeling will be sources of additional income to them. . . . The Government-sponsored promotional programs will not be sufficient to accomplish this vital

wartime work alone. They must be supplemented by the promotional efforts of local lending institutions, material dealers, and builders."

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Associations' part in Title VI lending

Savings and loan associations originated 10.7 percent of the \$967,000,000 total of Title VI FHA loans approved for insurance on 1- to 4-family houses through June 30, 1943, and held 7.7 percent of all such mortgages, according to statistics issued by the Federal Housing Administration. This placed them in fourth and third place, respectively, among the classes of institutions participating in this program.

The June 30 report indicated that up to that time, commitments amounting to \$967,069,604 had been issued under Title VI to insure mortgages on 1- to 4-family houses. They were originated by 1,413 lending institutions.

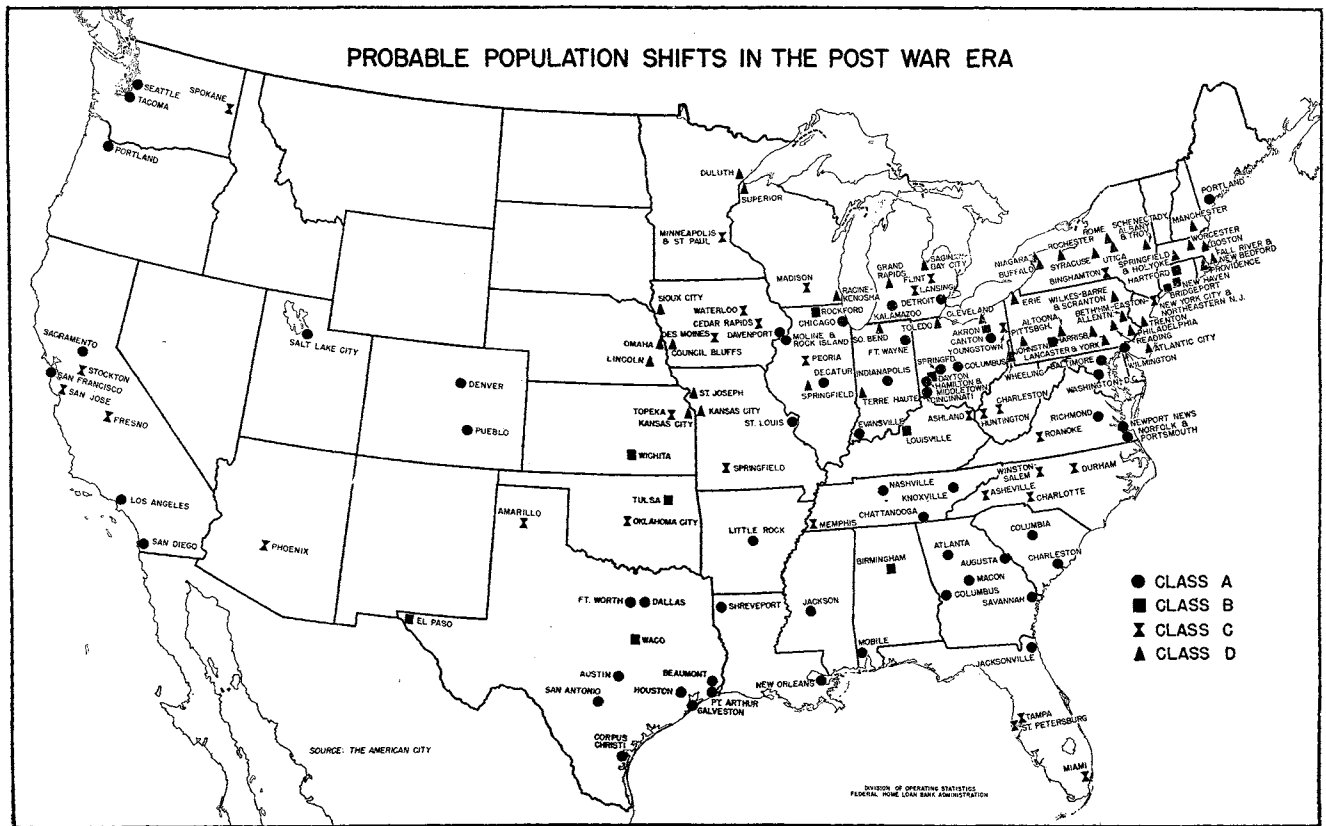
Loans involving mortgage insurance of large-scale rental projects for war workers totaled \$40,584,500 by June 30. Savings and loan associations were the least active participants in this activity, accounting for only 1.4 percent of the loans made.

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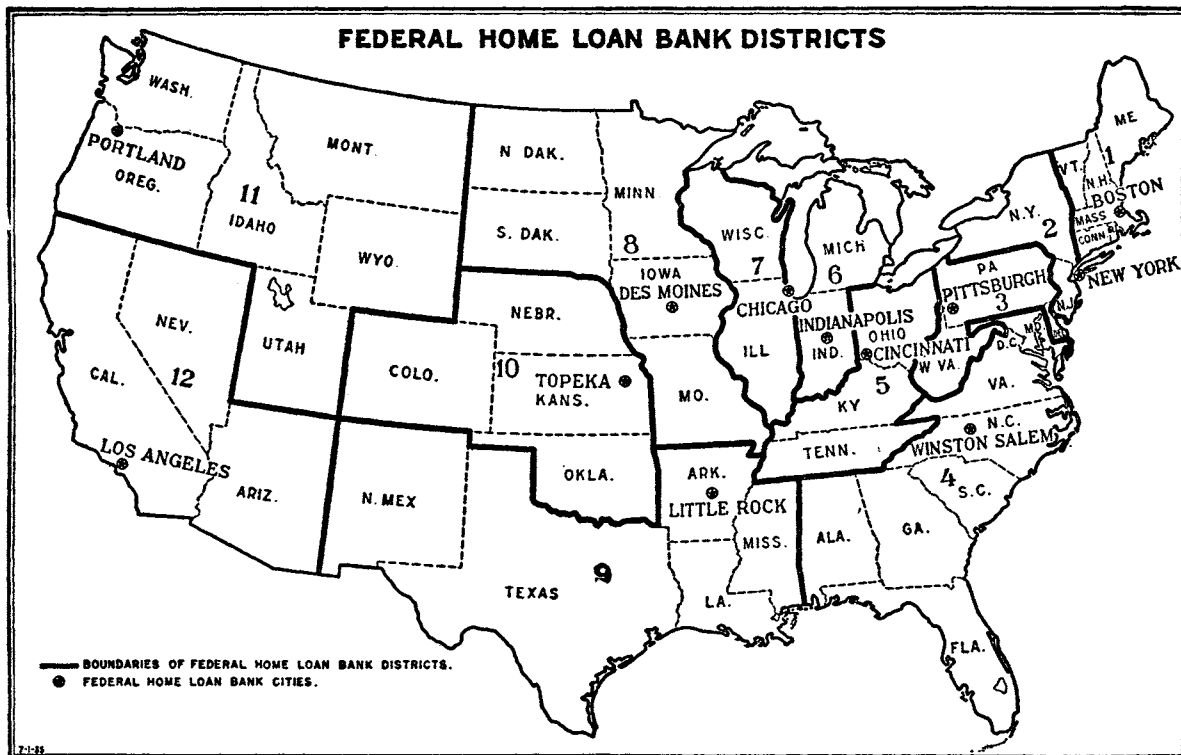
Post-war planning in New York

Allocation of more than \$117,000 to design 46 projects in 26 communities was recently announced by the New York State Post-war Public Works Planning Commission. Construction costs were estimated at \$6,343,000.

This action was taken under a 1943 State law empowering the Commission to provide up to 50 percent of the planning cost of post-war projects. The balance of the cost of planning, as well as the methods of financing the actual construction are to be the responsibility of the local community.



In regard to probable post-war population trends, Philip M. Hauser, Assistant Director of the Bureau of the Census, has grouped leading cities into these four classes:
Class A: Those whose wartime growth has been rapid and which may be expected to retain their population growth.
Class B: Those which grew rapidly during the war but whose growth may be transient unless their wartime activities are successfully converted to normal peacetime functions.
Class C: Those which lost population during the war but which in the light of past performance may be expected to come back in the post-war period.
Class D: Those which decreased during the war or gained very little, and which in the light of past performance seem to be relatively stable—that is, cannot be expected to grow rapidly in the immediate future.



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