SIXTH ANNUAL REPORT

OF THE

FEDERAL HOUSING ADMINISTRATION

STEWART McDONALD, *Administrator*

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FOR THE YEAR ENDING DECEMBER 31, 1939

SIXTH ANNUAL REPORT

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FEDERAL HOUSING ADMINISTRATION

LETTER

FROM

THE ADMINISTRATOR OF THE FEDERAL HOUSING ADMINISTRATION

TRANSMITTING

THE SIXTH ANNUAL REPORT OF THE FEDERAL HOUSING ADMINISTRATION FOR THE YEAR ENDING DECEMBER 31, 1939

MAY 20, 1940.—Referred to the Committee on Banking and Currency and ordered to be printed with illustrations

UNITED STATES
GOVERNMENT PRINTING OFFICE
WASHINGTON : 1940

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LETTER OF TRANSMITTAL

FEDERAL HOUSING ADMINISTRATION,
Washington, May 10, 1940.

To the Congress of the United States:

Home construction made notable advances in both quality and quantity during 1939.

The year was featured by the construction of the largest number of nonfarm dwelling units since 1929, with an estimated 465,000 units built. The significance of this figure may be better appreciated if compared with only 55,000 units built in 1933 and again in 1934, the 2 years before the FHA's mortgage-insurance program was put into effect.

The quality of home construction was improved because a larger volume of it than ever before was financed with mortgages insured by the FHA. The property, location, and construction requirements and standards of the FHA thus were observed on an exceptionally large number of homes, and the influence of the FHA was felt on many others.

In addition, many of the new homes sold under financing arrangements other than the FHA's insured mortgage system were nevertheless built under FHA commitments and standards and were inspected by the FHA during construction. This applies particularly to new large suburban developments.

The number of new one-family homes privately financed, approximately 325,000, was even larger than in 1929. The activity in construction of small homes undoubtedly resulted in large measure from the FHA's mortgage-insurance system.

It is estimated that the 133,000 new one-family homes financed with FHA-insured mortgages represented over 40 percent of all nonfarm homes in this class built during 1939. During the year over 500 new single-family homes were started each working day under FHA inspection, not including approximately 11,000 homes all in the $2,500 class financed with loans insured under title I.

Altogether, approximately 12,000,000 people have been enabled to improve their housing standards and conditions under the FHA program, including the modernization and repair provisions of the National Housing Act.

In line with the FHA's constant emphasis on the need for good homes at low cost, builders and developers are making rapid strides in this direction, and private industry today is producing well-designed and well-constructed dwellings within the financial reach of families with incomes as low as $1,000.

Striking gains are revealed in our statistics. In 1939, nearly 65,000 new homes constructed and financed under the FHA plan call for payments of less than $25 a month to cover all mortgage charges including gradual reduction of principal. This represented almost one-half of all new-home financing insured by the FHA during the year. There was a gain of 50 percent over the number of homes in this category built under the FHA program in 1938, and several fold over the 1937 figure.

But figures tell only part of the story of the FHA. Through the FHA, the Federal Government for the first time in history has established an unbiased agency to which the average family, seeking to avoid the pitfalls and dangers of home buying, may turn for a measure of protection never before available and nowhere else now available in the same degree.

Home buyers generally have obtained better planned, better built, and better financed homes than ever before, and certain major abuses of the twenties have become the exception rather than the rule.

Continued progress was achieved during 1939 in making the FHA's underwriting, appraisal, architectural, land planning, and technical services valuable to the public. The FHA has cooperated actively with various agencies and with municipal bodies in promoting quality of construction. The FHA's influence on architecture and land planning is evident on all sides.

Progress under the FHA has been accomplished at little cost to the Government. Charges against the FHA's insurance reserves remained extremely small at the end of the year.

During the next fiscal year beginning July 1, 1940, it is estimated the FHA's income, derived chiefly from mortgage insurance premiums and appraisal fees, will exceed its operating expenses by about $8,000,000.

An important occurrence during 1939 was the reduction in the maximum interest rate permitted to be charged upon mortgages insured by the FHA from 5 percent to 4½ percent. To this, of course, must be added the insurance premium of one-half of 1 percent retained by the FHA. The maximum over-all cost to borrowers, thus, is 5 percent. This rate was made to apply uniformly throughout the United States. It is the lowest rate ever generally available for home-financing purposes. Financial institutions have continued lending under the FHA program at the reduced rate in an undiminished volume.

Title I, which covers mainly the program of modernization, was placed on an income-producing basis through the institution of an insurance premium on July 1; theretofore, insurance had been granted without charge to the lender. The same financial institutions which previously had been active in the program maintained this type of lending and absorbed the premium charge.

Simultaneously with the further reduction of charges on home financing, additional progress was made in providing flexible financing for small-home mortgages. Starting January 1, 1940, the FHA had in effect, I believe, a completely rounded and highly flexible system for the insurance of mortgages on low and moderate priced dwellings on the most favorable terms in the history of the country—a system directly designed to assist all of our citizens who possibly can do so to undertake the home ownership to which they long have aspired.

The year 1940 began with a substantial increase in the volume of our business as compared with 1939.

Respectfully,

STEWART McDONALD,
Administrator.

SIXTH ANNUAL REPORT OF THE FEDERAL HOUSING ADMINISTRATION

ARRANGEMENT OF REPORT

Part I of this report, up to page 20, comprises a general review of the Federal Housing Administration's activities and their significance. This portion of the text is subdivided into three main parts.

First, on pages 1 to 6, there is a brief summary of credit insurance operations, the primary activity of the Administration, which are described in detail in later sections of the report.

Second, on pages 6 to 11, the report tells how the Administration's activities enable borrowers to obtain credit at low cost and on liberal terms and make such credit sound and attractive to lending institutions.

Third, pages 11 to 19 describe the effects of improved financing upon the amount and quality of residential building and improvements—the practical means by which housing standards are raised.

Part II, pages 20 to 28, takes up developments in administration and organization, including a description of the 1939 amendments to the National Housing Act.

In Part III, detailed statistics of insuring operations are presented on pages 29 to 103. This section includes data on the loans insured, and also on the properties involved, the incomes of the borrowers, and the development of the secondary market for insured mortgages. Part III also includes a section devoted to accounts and finance, pages 109 to 118.

The appendixes, pages 119 to 155, contain statistical tables arranged by States and metropolitan areas and a list of FHA publications, and are followed by a topical index, pages 157 to 161.

PART I. GENERAL REVIEW

FEDERAL HOUSING ADMINISTRATION OPERATIONS

Credit Insurance Underwriting.

The Federal Housing Administration made new high records in volume of loans insured during the calendar year 1939. Total insurance written amounted to $953,824,128, an increase of 37.5 percent over the previous high attained in 1938. This brought the cumulative total of credit insurance written by the FHA to $3,050,215,067 as of December 31, 1939. Insurance written by years follows:

1934	$30, 450, 583	1938 [1]	$693, 582, 582
1935	319, 857, 158	1939	953, 824, 128
1936	557, 196, 019		
1937 [1]	495, 304, 597	Total	3, 050, 215, 067

[1] Title I was not in operation from Apr. 1, 1937 to Feb. 3, 1938.

These loans were made by private lending institutions. In accordance with the terms of the National Housing Act, the Administration lends no money itself, but it facilitates individual loan transactions by granting credit insurance. The Administration insures loans of three main types:

(1) Mortgage loans on 153,747 one- to four-family homes amounting to $669,416,154 became premium paying during 1939, an increase of 41.5 percent over the record of 1938. The following table shows by years the number and amount of such mortgages which became premium paying:

	Number	Amount		Number	Amount
1934	(1)	(1)	1938	109, 279	$473, 246, 124
1935	23, 397	$93, 882, 012	1939	153, 747	669, 416, 154
1936	77, 231	308, 945, 106			
1937	102, 076	424, 372, 999	Total	465, 730	1, 969, 862, 395

[1] Not in operation pending necessary changes in State laws.

(2) Mortgages amounting to $51,340,625 on 131 rental-housing projects accommodating 13,342 families became premium paying, an increase of 8 percent in amount over the previous year's total. The number and amount of mortgages insured by years on rental- and group-housing projects, together with the number of dwelling units provided, follow:

Year	Projects	Number of dwelling units	Amount of mortgages	Year	Projects	Number of dwelling units	Amount of mortgages
1935	2	738	$2, 355, 000	1939	131	13, 342	$51, 340, 625
1936	4	625	2, 101, 000				
1937	15	3, 032	10, 549, 000	Total	269	29, 642	113, 934, 775
1938	117	11, 905	47, 589, 150				

(3) Under title I, 513,091 property improvement loans were insured, amounting to $233,067,349. Of these, 10,783 for a face amount of $25,347,784 financed the construction of new small homes. This total of title I business was achieved regardless of the fact that a charge was made for insurance on all loans dated after July 1, 1939. The number and amount of all title I loans reported by years follow:

	Number	Amount		Number	Amount
1934	72, 658	$30, 450, 583	1938 [1]	382, 325	$172, 747, 308
1935	635, 747	223, 620, 146	1939	513, 091	233, 067, 349
1936	617, 697	246, 149, 913			
1937 [1]	124, 758	60, 382, 598	Total	2, 346, 276	966, 417, 897

[1] Title I was not in operation from Apr. 1, 1937, to Feb. 3, 1938.

More than 2,800,000 individual loan transactions were involved in insurance operations under titles I and II from 1934 to 1939, and approximately 12,000,000 persons live in properties that have been built, purchased, financed, or improved with these insured loans.

The gross volume of business transacted, which covers all 1- to 4-family mortgages selected for appraisal (not merely those that became premium paying), all rental housing mortgages which had become premium paying or on which there were outstanding commitments at the end of the year, and all title I loans, reached a total of $4,638,531,350 as of December 31, 1939. This amount was $1,380,280,604 larger than the gross business reported at the close of the preceding year.

Finances.

Operating expenses.—Notwithstanding the marked increase in insuring activities, operating expenses in the Washington and field offices amounted to $12,938,239, compared to $11,384,803 in 1938. Yearly operating expenses exclusive of equipment follow:

Operating expenses

Calendar year:		Calendar year—Continued.	
1934	$1, 739, 770	1937	$9, 277, 199
1935	10, 299, 668	1938	11, 384, 803
1936	11, 400, 848	1939	12, 938, 239

Current revenues.—The year's revenue from premiums and fees charged for insurance under titles I and II amounted to $13,778,869, or 46.0 percent over the corresponding amount of $9,440,543 in 1938. Net interest income (after deducting premium amortization) from investments in Treasury bonds held by the mutual mortgage insurance and housing insurance funds amounted to $632,491, up 8.7 percent from the previous year's total of $581,817. Yearly revenue from these sources follows:

Calendar year—	Fees and premiums	Interest income	Total	Calendar year—	Fees and premiums	Interest income	Total
1934		$113, 423	$113, 423	1938	$9, 440, 543	$581, 817	$10, 022, 360
1935	$1, 254, 877	284, 962	1, 539, 839	1939	13, 778, 869	632, 491	14, 411, 360
1936	3, 798, 110	333, 896	4, 132, 006				
1937	6, 067, 935	497, 373	6, 565, 308	Total	34, 340, 334	2, 443, 962	36, 784, 296

Allocation of funds.—For the fiscal year ending June 30, 1940, Congress, in accordance with the Budget estimates, allocated $3,500,000 from RFC funds toward the salaries and expenses of the Administration, a smaller amount than in any preceding year. The yearly advances of Government funds used for administrative expenses, including equipment, and of funds from FHA-insuring operations that have been paid out or encumbered for these expenses have been as follows:

Fiscal year	Government funds used for administrative expenses	FHA funds used for administrative expenses	Fiscal year	Government funds used for administrative expenses	FHA funds used for administrative expenses
1935	$6,722,979		1938	$4,400,000	$5,000,000
1936	12,312,176		1939	5,525,000	7,234,564
1937	10,334,013		1940	3,500,000	[1] 10,300,000

[1] Appropriated.

The 1941 Budget of the Administration for the fiscal year ending June 30, 1941, as submitted to Congress provides that all administrative expenses are to be met from revenues from insuring activities.

Foreclosed Properties and the Mortgage Insurance Funds.

As of December 31, 1939, the Administration had acquired since the beginning of operations, a total of 1,188 one- to four-family home properties out of 465,730 premium-paying mortgages totaling $1,970,000,000 in original principal amount. Of these properties, 753 were acquired during 1939 and 435 in preceding years. During the year the Administration sold 384 of the properties, and as the result of these sales $177,268 was charged against the mutual mortgage insurance fund, or an average loss of $462 per property. This compares with an average loss of $693 on the 232 properties sold in previous years. Selling expenses, operating, carrying, and repair costs, and other minor items of expense are included in determining the amount of losses. No profit from sales may ever be credited to the fund, for in cases where sale proceeds exceed costs charged against the property, including debentures issued, repairs, sales commission, and payments in connection with certificates of claim issued to lending institutions, the excess is refunded to the original borrowers.

On December 31, 1939, the mutual mortgage insurance fund had total assets of $30,325,466 and total liabilities of $4,517,809 consisting almost wholly of debentures issued or authorized in payment of insurance to lending institutions. At the end of the preceding year, the mutual mortgage insurance fund had total assets of $24,295,662 and liabilities of $1,658,040.

No mortgages on rental housing projects insured under sections 207 and 210 had been foreclosed or turned over to the FHA under insurance contracts by December 31, 1939. (In the first quarter of the year 1940, the FHA acquired three rental housing projects which involved an original mortgage principal of $3,655,000. These properties are held by the FHA and operated under its direct supervision until such time as they may be sold.)

As of December 31, 1939, the housing insurance fund, established for the payment of insurance claims in connection with the mortgages insured under these sections, had assets of $2,210,593 and liabilities of $400.

Claims for Insurance Under Title I.

Under title I, notes with a face amount of $966,417,897 had been covered with insurance since 1934. On these, claims amounting to $23,967,882 had been paid on defaulted notes up to December 31, 1939. Of this amount, $4,728,345 was disbursed during 1939, an amount substantially smaller than in any of the three preceding years. The FHA had recovered $8,519,536 on the defaulted notes acquired upon payment of the insurance claims. The greater part of the recovery was in cash, and the remainder represented repossessed property items. This left a net amount of $15,448,346 in unrecovered claims paid at December 31, 1939.

These insurance claims have all been paid out of the $100,000,000 allocated for this purpose under the terms of the act.

Effects of 1939 Amendments and Revised Regulations.

One- to four-family home mortgages, section 203.—The amendments to the National Housing Act approved June 3, 1939, provided for the continuance of insurance on home mortgages under conditions substantially like those prevailing before, although with some minor changes.

The maximum permissible rate of interest was reduced, by a revision in the administrative rules, from 5 to 4½ percent for home mortgages accepted for insurance under section 203 on or after August 1, 1939.

Rental housing mortgages, section 207.—The amendments laid new limitations upon mortgages on rental housing projects eligible for insurance under section 207. Further, section 210 which provided alternative conditions for insured mortgages on rental projects up to $200,000 was repealed, so that section 207 now stands alone in this field.

The maximum permissible rate of interest for mortgages on rental housing projects accepted on or after August 1, 1939, was reduced by regulation to 4 percent. (Early in 1940 this regulation was modified by the provision of a maximum rate of 4½ percent on section 207 mortgages amounting to $100,000 or less secured by either new or rehabilitation projects. The 4 percent maximum was retained for all section 207 mortgages in excess of $100,000.)

The volume of new business in the rental housing field fell sharply after July 1.

Property improvement loans, title I.—Provision for an insurance premium of not to exceed three-fourths of 1 percent per annum of the original net proceeds of property improvement loans was made in the amendment renewing the provisions of title I, section 2. This premium is paid by the lending institutions and does not increase the cost of title I loans to the borrower.

The maximum permissible charge to the borrower for repair and improvement loans was maintained at the same figure as formerly—equivalent to a $5 discount for a 1-year equal consecutive monthly payment note for $100.

For loans not exceeding $2,500 where the proceeds are used for financing the building of new small houses and where the security of a mortgage is taken (designated as title I, class 3 loans), the maximum charge to the borrower was continued at a rate equivalent to a $3.50 discount on a 1-year equal consecutive monthly payment note for $100. The maximum term of these class 3 loans was set at 15 years and five months.

(On January 1, 1940 provision was made for interest-bearing class 3 notes, with the interest rate 4½ percent and service charge of one-half percent on reducing balances and an annual insurance premium of one-half percent on the original principal.)

Federal Loan Agency.

In accordance with the provisions of the Reorganization Act of 1939, the FHA was one of five independent agencies grouped in the new Federal Loan Agency, which was established July 1, 1939, under the terms of Reorganization Plan No. 1, prepared by the President, and transmitted to Congress on April 25, 1939.

RESIDENTIAL FINANCING CONDITIONS IN 1939

Home Mortgage Financing.

During the year 1939 the Nation's home-financing system was called upon to handle the largest yearly volume of new houses built in more than a decade. The call was met and home owners obtained the requisite mortgage loans on the most liberal terms ever available in the United States.

The insured-mortgage system administered by the FHA played a vital part in achieving this result. Insured mortgages provided the medium by which thousands of reservoirs of the Nation's capital funds became available to families in every section of the United States on terms tailored to meet their individual needs.

The year was featured by lower interest rates and by greater competition among private lending institutions to obtain FHA insured loans.

The Federal Housing Administration reduced the maximum interest rate permissible on home-mortgage loans eligible for insurance to 4½ percent, by a change in the administrative rules effective August 1, 1939. This brought the total charge to the borrower, including the mortgage insurance premium of one-half of 1 percent, to a rate of 5 percent per annum on outstanding monthly balances. This rate, unprecedentedly low for high-percentage, long-term, home-mortgage credit thereupon became promptly available throughout the country.

Only in limited areas and for limited times had such a rate ever been available for home-mortgage financing, and then only for loans covering a lesser percentage of the value and for shorter periods of amortization than are permitted with FHA-insured mortgages.

The general availability of insured mortgage financing is shown by the fact that during the year mortgages were insured on houses in approximately 2,800 of the 3,100 counties in the United States. These loans were made by more than 4,750 banks, savings and loan associations, life-insurance companies, mortgage companies, and other lending institutions. Actually a much larger number of institutions are participating in the program as the result of loans made earlier or through purchases. The number holding insured mortgages as of December 31, 1939, was 7,846.

During the spring of 1939 several prominent lending institutions announced that they would make insured home-mortgage loans at 4¼ percent interest. This action was taken in recognition of the high investment quality of insured mortgages and of the prevailing market for long-term capital funds.

Secondary market in 1939.—The secondary market for insured mortgages was again active. Sales amounting to $308,843,715 were

reported to the FHA during the 12 months. This brought the total transfers and retransfers of insured mortgages to $688,258,747. The figures exclude interagency sales from The RFC Mortgage Company to the Federal National Mortgage Association.

A large part of these sales represent the flow of funds from areas with abundant capital to areas where outside capital is needed.

The Federal National Mortgage Association, a subsidiary of the Reconstruction Finance Corporation, chartered under the provisions of title III of the National Housing Act, and The RFC Mortgage Company have played an important part in making insured mortgage funds available throughout the country by their purchases of more than $183,000,000 in insured mortgages, up to December 31, 1939.

Purchases and commitments to purchase by these Federal agencies were especially significant during the period following passage of the 1938 amendments to the National Housing Act which permitted insurance of certain types of mortgages on new homes for from 80 to 90 percent of the value and for terms up to 25 years. More recently, purchases by these agencies have greatly diminished in volume and during the last 6 months of 1939 dropped to 16.7 percent of the total transfers reported, as compared with 43.5 percent during the first 6 months.

Development of the Insured Mortgage System.

It has been widely recognized that the provision of the National Housing Act for a single mortgage on liberal terms as to amount loaned and period of amortization represented a remarkable innovation. Less attention has been devoted to the unique feature of making these terms uniformly available throughout the country; yet in all the past history of the United States up to 1935, geographic differences in home mortgage interest rates were prevalent, a situation assumed to be inevitable.

The mutual mortgage insurance system came into full operation early in 1935. During the less than 5 years since that time the home financing system has undergone far-reaching changes that make it easier, cheaper, and safer for American families to build or buy homes. The single long-term high-percentage amortized mortgage at a uniform low rate of interest has come into general practice. At the same time the second mortgage, the short-term first mortgage with the dangers and expenses attending its periodic renewal, and the short-term amortized mortgage with its heavy payments have been relegated to the background.

At the conclusion of the fifth year of active operation of the mutual mortgage insurance system, it is appropriate to review the means that have enabled the Administration to develop and to maintain Nation-wide uniformity.

Prior to the National Housing Act the particular type of credit needed by families acquiring homes could not be provided legally, or within the dictates of operating policy, by most lending institutions that serve as custodians of long-term savings funds. For example, many of the institutions were restricted to loans up to 50 or 60 percent of valuation, and in the case of most banks, mortgage loans might not be made for terms exceeding 3 or 5 years.

To meet this situation, the first step was to determine the type of credit needed and to be provided. The second step was to make such credit a suitable form of investment for the various types of lending institutions.

Adapting the mortgage to the borrower.—At the time the National Housing Act was projected it was apparent that many typical families required a single mortgage for from 70 to 90 percent of the value of the property because they lacked enough ready cash funds to make a down payment of more than 10 to 30 percent. With this conclusion as a basis, it was determined that regular monthly amortization payments should be required in order to assure continual reductions in the outstanding principal and regular progress toward debt-free home ownership. Loan durations, during which complete amortization was to be attained, had to be great enough to permit the monthly payments to be made comfortably out of income, and in the majority of cases that meant terms of from 15 to 25 years. A single monthly payment, combining interest, amortization, and a proportionate share of the annual taxes and insurance premiums, was recognized as an aid to sound budget and family finance. These features, all of vital importance to the borrower and all formulated in accordance with recognized credit principles, became the foundation of the insured mortgage system.

Before the National Housing Act was in effect, a large proportion of families building or buying homes had to resort to second mortgages; the direct or indirect charges were exorbitant, and the only alternative to a crushing rate of repayment was reliance on the highly uncertain hope of renewal.

The single long-term mortgage which became eligible for insurance under the National Housing Act automatically eliminates the expense of periodic renewals and obviates the danger that the lender may be unable or unwilling to renew a short-term loan on terms the borrower can meet.

After 1 year of operation of the mortgage-insurance system, the Administrator was able to report to Congress that "in most districts of the country mortgage money, frozen almost solid a year ago, is now generally available to home owners on the most advantageous terms in the history of the Nation." In the 4 years since then, not only have the charges to borrowers on insured mortgage loans been reduced, but there have been widespread reductions in rates on uninsured mortgages.

In the case of insured mortgages accepted during the period from June 24, 1935, to February 3, 1938, the borrower's total payments during the life of the loan for interest, service charge, and mortgage-insurance premium would amount to $742.40 per thousand on a 20-year loan, an average of $3.09 a month. Relatively few mortgages were made for rates lower than the maximum permitted as stated above. For mortgages accepted after February 3, 1938, the service charge of one-half of 1 percent was eliminated, and the mortgage insurance premium was reduced to one-half of 1 percent on outstanding balances, instead of on the original principal, and beginning August 1, 1939, the interest rate was reduced one-half of 1 percent. These changes have reduced the total charges to $576.90 per thousand on a 20-year loan, or $2.40 a month. Thus, the carrying charges for the same loan have been lowered by more than one-fifth, or specifically by 22.3 percent.

The preceding figures do not include the amortization payments which average $4.17 per month per thousand on a 20-year loan. On the 25-year loans insured since February 3, 1938, under section 203 (b) (2) (B), the amortization payments average $3.33 per month per thousand.

Altogether, the operation of the mutual mortgage insurance system, now practically on a self-supporting basis, may justly be credited with saving the home-owning families of America tens of millions of dollars a year in interest charges alone.

Further, the system offers the inexperienced home buyer valuable protection and guidance. As summarized in a preceding annual report:

The purchase of a home represents a serious major step for most families. That step must be safeguarded as far as possible in those transactions in which the Federal Housing Administration has a part. Hence, the single mortgage system is being administered so as to assure the fullest possible protection to persons buying, building, or refinancing the homes which they occupy or hold as landlord.

(*a*) The single mortgage system has the following advantages to the borrower:

1. He starts with no second mortgage.
2. Even though he may borrow up to as much as 80 percent (now 90 percent on some types of mortgages) of the value, the monthly payments are relatively small owing to the allowance of up to 20 years (now up to 25 years on some types of mortgages) for amortization.
3. The mortgage does not have to be renewed and this means no renewal fees.
4. The borrower is assured of a sound plan of amortization.
5. Taxes and insurance are included as part of the monthly payments so that there is less danger of failing to make provision for these items.

(*b*) The valuation and inspection made by trained staff members of the Administration tend to discourage purchases at inflated prices on a narrow margin, and to insure that the dwelling is in good physical condition and that it is not situated in a neighborhood particularly vulnerable to rapid deterioration.

(*c*) The procedure followed tends to prevent borrowers from attempting to buy beyond their means. In the past many persons have lost their savings because they lacked knowledge of the expenses involved in home ownership; if they had been better informed they could have succeeded in owning more modest homes.

(*d*) In general, the Federal Housing Administration plan should help to stabilize the whole real estate market; to give warning of the periods of inflated prices when many families are apt to purchase homes with small equities; and help maintain an orderly home real estate market during periods of depression.

Adapting the mortgage to the lender.—In order to make single mortgages, designed to fit the requirements of borrowers, suitable as an investment for lending institutions—most of which serve as custodians of small savings of the people—it was necessary to provide three essential features: (1) Security, (2) legality, and (3) marketability.

In attaining these objectives, the National Housing Act through the Mutual Mortgage Insurance System: (1) Provided for security to the lending institutions by insuring the principal of home mortgages against any material loss.

(2) It made insured mortgages, with their high loan-value ratios and long terms, legal investments within certain limitations for national banks and various other institutions under Federal control. State legislatures, in a series of about 280 enactments extending over the past 5 years, have made similar provisions with respect to FHA insured mortgages made by all the leading types of financial institutions with long-term capital funds to invest.

(3) Through title III authorizing the chartering of National Mortgage Associations, the act recognized the importance of developing a secondary market in order to provide the feature of marketability for the insured mortgage instrument.

The great majority of lending institutions have to consider the transferability of any type of investment in which they place substantial funds. It has been necessary insofar as possible to overcome the difficulties in the way of developing an assured market for the sale of insured mortgages and their use as collateral for loans in case of an emergency.

In past periods, the investment standing of home mortgages had been seriously limited. They could not, as a rule, be sold to any institution except one located or having an agency near the property; appraisal methods varied widely, and it usually was not feasible for a distant lending institution to make its own check-up of the appraisal and the borrower's credit standing in the case of small loans.

With the insured mortgage, the situation has been changed completely. Insured mortgages, assayed and approved by the FHA underwriting organization, have come to be recognized as primary credit instruments of uniform and dependable quality, and in addition to that, they carry the feature of insurance. Hence they are suitable for transfer to other institutions or may be used as collateral for loans to be obtained by the institution holding them.

It is because of these qualities that the large purchases of insured mortgages both by private lending institutions, and by The RFC Mortgage Company, and the Federal National Mortgage Association have been made possible. Also, the Federal Reserve banks have been authorized by the Board of Governors of the Federal Reserve System to make advances to member banks against insured mortgages, and the Federal home-loan banks may make such advances both to members and to most other approved mortgagees.

Altogether, the newly developed secondary market has been an absolute requisite for bringing an ample supply of home mortgage funds on FHA terms to all sections of the country, many of which in the past were characterized by high rates and scarcity of funds.

Recognized financial institutions with long-term savings funds to invest have been enabled through the insured mortgage system to enter or reenter the home-mortgage lending field on a financially sound basis. Their volume of home-mortgage lending has increased, and at the same time they have been rendering greater service to the public than ever before by adapting the terms of their loans to the borrowers' needs. They have accepted lower interest rates, but the rate of return on insured mortgages exceeds that obtainable on the highest-grade corporate bonds. They have attained marketability and far greater security than with the old-style mortgages made on far less liberal stated terms during the 1920's. Mortgage insurance provides them with security of principal investment and substitutes a negotiable interest-bearing security for temporarily unmarketable properties in case of foreclosure.

Rental Housing Financing with Insured Mortgages.

New construction of about 65,000 dwelling units in multiple dwellings was privately financed during the year. Of this total, about 13,000 units were financed with insured mortgages under sections 207 and 210. However, this Administration's rental housing mortgage insurance operations were greatly restricted subsequent to July 1, under the 1939 amendments to the National Housing Act. In terms of dwelling units represented, about 73 percent of these mortgages became premium-paying during the first 6 months and only 27 percent during the second 6 months.

Property Improvement Financing.

It is notable that residential properties containing well in excess of 500,000 dwelling units were repaired or improved during 1939 with the proceeds of title I loans. That number exceeds the total number of new dwelling units built during the year in all types of structures, both publicly and privately financed. This serves as a reminder that current advancement in housing standards involves not only new buildings but continual improvement of existing dwellings.

Demand for loans to finance property improvements as reflected in loans reported for insurance under title I showed a definite increase in 1939 as compared with 1938. The fact that the plan was not in operation early in 1938 makes exact comparisons difficult. However, the volume of $207,000,000 attained in title I improvement loans reported for insurance in 1939, exclusive of loans for new residential building, shows the substantial character of the demand for this type of credit.

Toward the close of the year, the FHA was requested by representatives of private business and financial groups to aid in developing procedure for financing major improvements to rental properties, especially rehabilitation projects of substantial size. In many cases it is not feasible to improve one structure at a time, whereas by improving a number the character of a whole local neighborhood may be raised. As the result of the discussions that followed, regulations were prepared under which mortgages on such rehabilitation projects may be insured under section 207 of the act.

RESIDENTIAL BUILDING AND RENOVATION IN 1939

The Federal Housing Administration has a twofold concern in the amount and character of new residential building: (1) As an insurer of mortgage and modernization credit, it has a direct financial interest in maintaining reasonable stability in the residential real-estate market; (2) as a Government agency it must be mindful of the purpose expressed in the title of the National Housing Act "to encourage improvement in housing standards and conditions."

To achieve better housing obviously requires an adequate volume of new-home building and of improvements to existing dwellings. But volume alone is not the sole measure of accomplishment. For example, a poorly built or badly located house, involving fixed charges beyond a buyer's reasonable capacity to pay, not only represents a personal tragedy but is a detriment to the whole community. On the other hand, a well-built attractive house acquired by a responsible family on terms that compare favorably with the rent it has been accustomed to paying is worth while from every angle.

The best interests of the public, of labor, and of business require: (a) That the new construction be of such types and in such price ranges as to meet current demand; (b) that it be soundly financed with obligations borrowers can reasonably meet; and (c) that it meet acceptable standards in regard to location, general lay-out, design, and quality of construction and equipment. Such housing constitutes a desirable addition to the present supply of housing and provides real security for the financing involved.

This Administration recognizes that progress toward such ends helps to increase the total demand for housing, and creates more and steadier jobs, greater and steadier demand for the products of industry,

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and greater security both for the owners of small homes and other residential property and for institutions that lend on home mortgages.

Volume of New Residential Building in 1939.

Approximately 464,900 new dwelling units were commenced during the year 1939. These were distributed as follows, in comparison with 1938:

New nonfarm dwelling units commenced in 1938 and 1939

Type of housing	1938	1939	Percentage increase 1939 over 1938
Privately financed:			
One-family	260,100	325,200	25
Two-family	16,900	18,300	8.3
Multifamily	62,900	64,700	2.9
Total private	339,900	408,200	20
Publicly financed:			
One-family	600	28,400	4,600
Two-family		3,300	
Multifamily	6,100	25,000	310
Total public	6,700	56,700	750
Grand total	346,600	464,900	34

Source: Estimates by Bureau of Labor Statistics.

The grand total of approximately 464,900 units was more than eight times as great as new building during 1933 or 1934, the 2 years before the mortgage insurance system was established under the FHA. Further, the increase of 34 percent in number of dwelling units over the 1938 volume was probably about as great as could be reasonably undertaken without a substantial increase in the cost of building. The total constitutes an addition of more than 1½ percent to the number of occupied nonfarm dwelling units in the United States, a rate great enough to effect an improvement in average housing standards.

Privately financed construction included 325,200 one-family houses, the greatest number since 1928. One-family houses represented 70 percent of all new dwelling units, a marked increase over the average of 60.7 percent during the 10 years from 1920 to 1929.

The terms available for financing new small houses under the insured mortgage system, together with the progressive achievement of the building industry in providing improved small houses at low cost, were important factors in contributing to this situation.

The total number of new dwelling units financed with FHA-insured loans during the year 1939 was 150,206 compared with 118,716 in 1938. This represented an increase of 27 percent as compared with a corresponding increase of only 20 percent in all privately financed nonfarm dwelling units. Thus, the homes financed with insured loans represented an increased proportion of the total.

Some 41 percent of the estimated total privately built one-family homes were financed with FHA-insured loans and 20 percent of the private multifamily dwelling units.

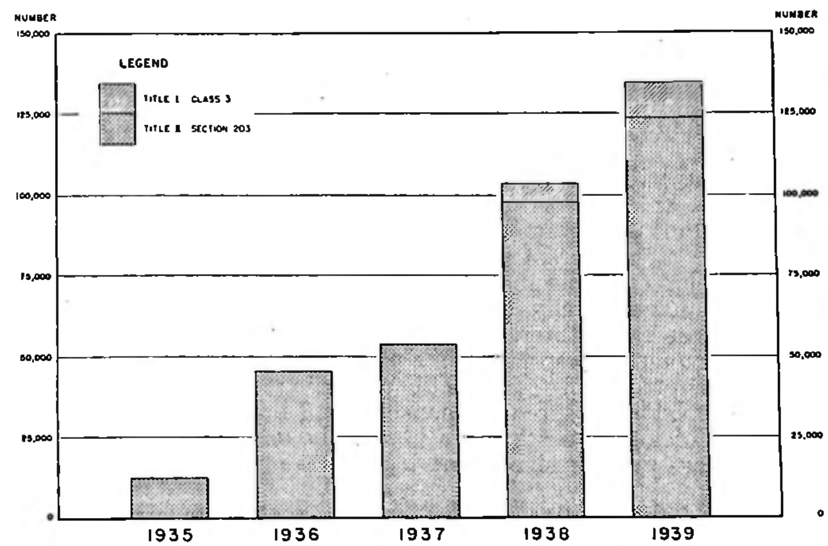
Type of FHA insurance	Dwelling units		
	1938	1939	Percent increase
Mortgages accepted on 1- to 4-family homes (sec. 203)	100,966	126,081	25
Class 3, title I, loans on new small homes	5,845	10,783	84
Rental housing	11,905	13,342	12
Total	118,716	150,206	27

The progressive growth in number of new homes financed each year with FHA insured mortgages is shown in the accompanying chart.

CHART 1

NEW SMALL HOMES BUILT UNDER THE FHA PROGRAM

1935 - 1939



That the insured mortgage system has been directly and indirectly a large factor in the post-depression revival period in home building no one denies.

It was pointed out in the preceding annual report that under the FHA single mortgage plan families of moderate incomes can now, with relatively small down payments and low monthly charges, buy houses that would have been out of their practical reach under the financing terms and conditions that prevailed during the predepression era. Thus the insured mortgage system can be credited with having given additional employment to hundreds of thousands of men in the building trades and allied industries and with having given a substantial lift to general business and employment activity.

Economic Soundness of New Building.

In section 203 of the National Housing Act, there is the provision that "no mortgage shall be accepted for insurance under this section unless the Administrator finds that the project, with respect to which the mortgage is executed, is economically sound."

Closely related to this mandate are the requirements for periodic amortization payments "by the mortgagor not in excess of his reasonable ability to pay as determined by the Administrator," and the provisions in regard to permissible ratios of loan to value.

The Administration's first line of approach in dealing with these problems lies in the underwriting review of each individual mortgage loan. As described in greater detail in previous annual reports, this includes for new houses, review of the plans and specifications, and compliance inspections to see that they are carried out. All houses must meet the property standards and the minimum construction requirements prescribed for the locality by the FHA. The house itself must be structurally sound and durable, and well adapted to family living requirements in order to afford proper collateral security for the loan.

For all houses, whether new or existing, the procedure includes careful appraisal of the property and consideration of its location; review of the borrower's earning capacity, financial responsibility, etc.; and analysis of the terms of the mortgage in relation to the borrower's ability to pay and the prospective economic life of the property.

In keeping with the spirit of the act, such review requires as a complement, analyses of local housing markets, particularly in the more important population centers.

There are a number of criteria of soundness that must be considered in relation to one another. For example, periods of increasing foreclosures have usually been associated with periods of trouble brewing in the real-estate market. Substantial growth in vacancies in habitable quarters, especially in a price or rental range competitive with representative new construction; overfinancing of borrowers as the result of high-pressure salesmanship; and premature or excessive subdivision of lots, all either are inherently undesirable or may be considered as warning signals, at least warranting further investigation.

Analysis of the local real-estate market involves consideration of current requirements for new housing which are based chiefly on (1) population increase; (2) the long-term trend toward splitting up of the population into smaller families or housekeeping units, which has been in operation for many decades; (3) replacement of serviceable dwellings destroyed by fire or natural catastrophe, torn down, or converted to other uses; and (4) abandonment of unfit quarters.

In this Administration's annual report for 1935, the following statement was made with regard to the central problem of mortgage instability:

> Instability not only creates the need for mortgage insurance but is the ever menacing foe of progress in housing. As witness to that fact, there are the blighting of neighborhoods; the tearing down of new and serviceable buildings to make way for still newer ones; the heartbreaks of those families who buy at the top of a booming real-estate market only to find themselves later with their resources and equities gone; and the appalling fluctuations in home-building activity which make that industry one of the most unstable and inefficient.

> During the past few years the repercussions of a major downswing in real-estate values and building activity reached the proportions of a national calamity.
>
> Even in the best of times individual houses by the thousands fall into decay and become worthless because they were badly planned or badly located, and successive owners have felt that it would not pay to keep them in repair and to keep them modernized. Even neighborhoods of well built and well-kept-up homes may gradually yield to blight and become a liability. Hence the Federal Housing Administration must obtain such data and conduct such researches as will aid in safeguarding (*a*) its mortgage-insurance operations; (*b*) the interests of those home owners who are paying premiums into the mutual mortgage insurance fund; (*c*) home owners, mortgage-lending institutions, the building industry, and the public interest generally.

During the past years, procedures have been developed for surveying and testing local situations. As a result of such local studies, it is frequently possible to determine that a temporary saturation point has been reached in houses or apartments of a particular price range and type, or that there appears to be a substantial unsatisfied demand elsewhere in the market. The facts obtained in such studies help to guide policies in mortgage insurance operations in the area. The results also are discussed with mortgage lenders and builders, with what appears to be a helpful effect. One result has been to point out to builders latent opportunities for the construction and sale of houses in lower price ranges than has been customary locally.

Quality of New Homes.

Much has been said in previous reports of the establishment by the FHA of minimum standards for new houses on which it insures mortgages, of its inspection service to assure compliance with specifications which frequently exceed the minimum requirements, and of collective efforts to encourage better standards generally.

After 5 years' active operation of the mortgage insurance program, the results of these efforts are evident to any observer of the newly developing districts in a city where home building has been active during the post-depression period. In place of the typical urban development of homes crowded closely together along main highways, once a characteristic feature of home building, one now finds the typical small-house development located near the main highway but with quiet local streets that afford no attraction to through traffic. Streets are better adapted to topography, trees are preserved wherever possible, and care is taken to preserve the topsoil. The excessively long and narrow lot has given way to the shallower but wider lot that is better adapted for living requirements, architectural appearance has been vastly improved, and the quality of construction generally has been raised.

Observers have been almost unanimous in giving the FHA great credit for these trends. They recognize that its influence extends far beyond the houses on which it actually insures mortgages.

Improved quality of new homes is of the utmost importance to the FHA because it should help to decrease losses under the mortgage insurance system. Past experience affords countless instances of houses that depreciated excessively in value as the result of defects in design and construction or of unfavorable neighborhood factors that later led the original purchaser to move elsewhere at a considerable financial sacrifice.

Neighborhood Planning.

The experience of the Federal Housing Administration indicates the most satisfactory residential mortgages are found in neighborhoods that have been properly planned and developed. The creation of such neighborhoods therefore is encouraged. In many cities throughout the United States, over 50 percent of mortgages insured by the Administration are on homes located in neighborhoods for which the plans and protective features have been reviewed by the FHA. It has been clearly demonstrated that protected, planned neighborhoods are more profitable to developers, better security for investors, more desirable to home owners, and therefore a more satisfactory mortgage risk.

Before the Administration insures loans in a new undeveloped area, various requirements are set up and must be complied with. In analyzing each new subdivision the factors given consideration include the following:

1. Suitability of location for proposed development.
    - (*a*) Relationship of proposed neighborhood to community and to the city plan.
    - (*b*) Conformity to population trends, anticipated incomes, and employment opportunities in the community.
    - (*c*) Distance from employment, shopping, and recreational centers, and convenience and cost of transportation.
    - (*d*) Cost of the land.
    - (*e*) Cost of properly developing the subdivision.
2. Design of streets and building plots.
    - (*a*) Manner in which the new neighborhood plan fits into the city pattern.
    - (*b*) Recognition in the plan of both good and bad conditions surrounding the neighborhood.
    - (*c*) Designation of the best use for all lands within the tract.
3. Utilities, including their adequacy and cost.
    - (*a*) Water—method of supply and danger of pollution.
    - (*b*) Sewage—method of disposal and effect on adjacent areas.
    - (*c*) Street improvements—their relation to the needs of the neighborhood and ability of its prospective residents to pay the cost.
    - (*d*) Other utilities—their availability and location.
4. House location on individual sites:
    - (*a*) Relationship of individual houses to street, to topography, and to one another.
5. Marketability:
    - (*a*) The program of subdivision development—whether it meets the immediate demand for homes, discouraging speculative sale of lots.
    - (*b*) The building program—grouping of dwellings to establish the neighborhood, to reduce street and utility costs in proportion to building, and to eliminate scattered vacant lots.
6. Zoning:
    - (*a*) Effect and administration of existing zoning ordinances.
    - (*b*) Feasibility of establishing zoning where it does not exist.
7. Protective covenants—their application and use:
    - (*a*) Application of protective covenants to entire neighborhood at the outset rather than to individual lots as sold.
    - (*b*) Likelihood of protective covenants to prevail in the courts.

Instead of setting up tight and narrow standards the Administration has established objectives or principles which, through their flexibility and through their application to neighborhoods by trained and experienced technicians, can be adjusted to meet all local peculiarities of market, climate, and topography.

In order to render prompt and efficient service to developers, mortgagees, and the local insuring offices, the Administration has established local offices of the land-planning division in nine key cities throughout the United States. Experienced land-planning consult-

Texas
Valuation
$2,250

Pennsylvania
Valuation
$2,750

Maryland
Valuation
$2,750

Tennessee
Valuation
$3,000

Iowa
Valuation
$4,250

Typical Homes in Various Valuation Ranges Built Recently Under the FHA Program.

Florida
Valuation
$4,250

Michigan
Valuation
$5,100

Ohio
Valuation
$5,250

Georgia
Valuation
$5,750

Massachusetts
Valuation
$6,700

Monthly Payments on FHA-Insured Mortgages Financing These Properties Average Between $12 and $38, Excluding Local Taxes and Hazard Insurance.

ants located in these offices review and analyze proposed projects in cooperation with the local underwriting staffs.

The number of subdivisions reviewed by the land-planning division in 1939 was over 2½ times as great as in 1938.

Approximately 60 percent of the subdivisions analyzed, and for which neighborhood development programs were set up, were old tracts which had been platted and, in many cases, partly sold. Thus, the Administration is concerned with the salvaging and rehabilitation of residential areas, and gives no encouragement to unwarranted and premature subdivisions.

At the same time, more and more real estate developers are becoming home builders rather than distributors of speculative and unneeded lots.

The total number of subdivisions reviewed, analyzed, and acted upon jointly by the land planning and underwriting staffs during the year was 2,615. These comprised 84,657 acres, and 282,890 lots. Seventeen land-planning conferences were specially arranged for subdivision developers, land owners, builders, mortgagees, architects, and engineers, and 86 conferences were held with city officials in regard to the preparation of city plans and zoning ordinances.

Low-Priced Houses.

One of the greatest problems of the home-building industry is to provide adequate small houses meeting reasonable standards for space, privacy, construction, equipment, and neighborhood at a low overall price. Such a house may range in cost from $1,500 to $2,000 in smaller communities in the warmer parts of the United States, and from $2,500 to $4,000 in some of the larger northern cities and metropolitan areas. Local real estate market analysis studies indicate a varying demand for new houses in these price ranges depending in large measure on the locality, quality, and cost of quarters available in existing houses, on the number of wage earners in different income groups, etc.

Unfortunately, there have been many obstacles to the construction of good-quality low-priced houses. For the most part, low-priced houses in the past have been produced on a more or less casual basis without the careful type of planning that goes into larger structures, and without the benefit of materials and equipment especially adapted for smaller dwellings.

The FHA is attacking the problem from a number of angles. First, it has greatly enlarged the number of potential home owners by providing insurance on new home mortgages up to 90 percent of the appraised value and for terms up to 25 years at 4½ percent interest plus one-half percent mortgage-insurance premium.

Secondly, it has provided an alternative financing plan under title I whereby loans up to 15 years in amounts as high as $2,500 can be obtained with a down payment as low as 5 percent of the valuation of land and improvements. The down payment may be represented by either cash or land or both. The plan is especially adapted to persons of steady but low income for whom a higher down payment would work an almost prohibitive hardship.

Thirdly, the FHA has prepared and issued pamphlets dealing with the planning of small homes. It has been proven that important economies can be effected by care in preparing such plans, that usually are not realized when the plan and details of the building have not been carefully studied in advance. Demonstration houses using principles described by the FHA have been erected by local builders and building-material dealers in hundreds of cities and towns throughout the country. All this has served to encourage the building of small homes of good quality in lower price ranges than have been commonly constructed for sale—at least during the past 20 years.

Also, attention has been drawn to various economic and real estate data which indicate the great demand for housing from families having annual incomes between $1,000 and $2,500; such families comprise over half of all families in the United States. In a number of cases, through findings obtained by analyses of local real estate markets, the Administration has been able to call attention to specific cities or areas in which there is an urgent need for new low-priced dwellings. Progressive contractors in cities in all sections of the United States have followed these leads and, often by using large-scale methods, have met with marked success.

In fact, the entrance of highly competent and successful builders into the field of small-home building on a large scale has been one result of the insured mortgage system of financing; this system permits the builder's primary efforts to be devoted to efficient production, instead of having them absorbed largely by problems of financing, as was common during the 1920's.

There is much room for improvement, however, and many obstacles remain. For example, the Administration's engineering studies indicate that standard stock sizes of materials in many cases have not been economically used in small-home building. In some such cases, considerable study and interchange of views between designers, builders, and producers are required in order to bring about the production of materials and equipment adapted to the demands of the small-house market.

The Technical Division's studies indicate that many local building and plumbing codes prevent the use of economical well-tested methods of construction and add unnecessarily to building costs. Therefore, this Division is cooperating with building departments of a number of cities and towns by offering comments and criticisms of the present building codes and by suggesting revisions which would result in better and more economical small-house construction. A number of communities have used the minimum construction requirements of the FHA as a guide for the revision or, in some cases, the original framing of their dwelling and building codes. The Administration cooperates with other agencies, particularly the National Bureau of Standards, in encouraging consideration of the low-cost dwelling problem in the revision of codes.

The Legal Division has reviewed the mortgage and foreclosure laws of various States in order to ascertain possible changes that would facilitate the flow of funds into the small house financing field. This work is being conducted in cooperation with an interdepartmental committee.

Rental Housing.

The preceding annual report of this Administration contained an extended discussion of problems in the field of rental housing, including a discussion of "the current rental housing market." In that discussion it was stated that in many cities "further construction of rental

housing on a sound basis depends partly on actual growth in demand in the upper rental ranges, but more largely on the ability of the construction industry and those who finance rental housing projects to provide new dwelling units at lower figures." A year later this situation appears substantially unchanged. As already noted, the principal gains in residential building in 1939 as compared with 1938 were in privately financed one-family dwellings and in publicly financed projects for families in the low income groups.

The number of dwelling units in new privately financed multifamily structures was only 2.9 percent over that in 1938, and as already noted was small in relation to one-family structures. Two-family dwellings are now only a minor factor in current building.

Unfortunately only a minority of new privately financed rental housing is of the type most needed: meeting good standards as to location, lay-out, and quality of construction, with rentals low enough to appeal to a large market and with a financial structure based on maintenance of earning power long enough to retire the mortgage indebtedness. Rental projects built with FHA-insured mortgages under section 207 were an important part of the new rental housing meeting such standards.

It is fortunate that the program of insurance of rental housing mortgages under section 207 has provided a number of outstanding examples of rental projects demonstrating a combination of desirable features, including low rents, attractive site planning for large developments, improved lay-out, efficient room arrangement, moderate rentals and security of earnings. Particularly, the garden type of rental development with 2- and 3-story structures has been encouraged as virtually an innovation in moderately priced commercial rental housing.

Public Benefits of Insuring Activities.

Mention has already been made of the more than 2,800,000 FHA-insured loans which have meant lower interest rates and more liberal financing terms to the persons concerned; and to the 12 million persons living in dwellings built, bought, financed, or improved with FHA-insured credit. An even greater number of people have received added protection for savings entrusted to institutions which invest in insured mortgages. The entire Nation gains from the increased stability which the insured-mortgage system lends to the financing structure of the Nation.

Local public finances have been aided through the assured prompt collection of real-estate taxes on the properties financed with insured mortgages.

Millions of men have received employment directly or indirectly as a result of the more than 2¼ billion dollars of new construction, repair, and modernization work financed with FHA-insured loans.

Important contributions to the amount and quality of the Nation's physical inventory of housing have been made. At the same time, improved standards have been attained in progressively lower price ranges of new houses. The home-building industry thus is entering new fields and gives promise of even greater achievements to come.

PART II. ADMINISTRATION AND ORGANIZATION

The preceding portion of this report has dealt primarily with purposes and objectives and with progress made toward achieving them. The text of part II deals essentially with: (*a*) Changes in conditions under which the Federal Housing Administration operates, as set forth in the 1939 amendments to the National Housing Act; and (*b*) the developments of the year in administrative policy, methods, and organization.

MORTGAGE INSURANCE ON ONE- TO FOUR-FAMILY HOMES

There were no changes of major importance in the general character and scope of the mutual mortgage insurance system during the year. Sharp increases in volume of business strained the capacities of a number of local offices and required additions to their staffs. The underwriting system and procedure remained substantially the same, with emphasis on better and more efficient methods.

Summary of 1939 Amendments Relating to Home Mortgages.

The 1939 amendments were important to the home mortgage insurance program under section 203 chiefly in extending the effective period of certain provisions and in raising the previous limitations on the total amount of insurable mortgages. They made no marked changes in the conditions under which business was carried on. Some of the amendments became effective with the signing of the act on June 3 and others on July 1.

One of the amendments increased the maximum aggregate unpaid principal amount of mortgages insured under title II which may be outstanding at any one time to $3,000,000,000 and authorized the President to approve an increase of that maximum to not more than $4,000,000,000. Previously the limitation had stood at $2,000,000,000 and $3,000,000,000, respectively. The maximum limitations mentioned by no means imply that losses on account of mortgage insurance will even remotely approach the sums named.

The Administrator's general authority to insure mortgages on existing homes was extended 2 years beyond the former time limit, to July 1, 1941.

A further change restricted the aggregate amount of mortgages on existing homes insured after June 3, 1939, the effective date of the amendment. At the rate of such business to date, the total to July 1, 1941, would remain well within the limitation.

Several amendments related to the special class of mortgages provided for in section 203 (b) (2) (B) of the act. That section permits insurance of mortgages up to 90 percent of the FHA valuation, when in amounts not exceeding $5,400 and secured by new, single-family, owner-occupied houses.

Under preceding legislation, the authority to insure such mortgages having maturities greater than 20 years, with a top limit of 25 years, would have expired July 1, 1939. This expiration date was removed by the amendments. Twenty years remains the maximum maturity permissible for all other insured mortgages on new or existing construction.

Since properties valued at less than $6,000 meet the biggest potential market for new houses, this amendment is of great importance both to the construction industry and to mortgage lending institutions. The required monthly payment on a 25-year mortgage is substantially lower than on a 20-year mortgage. Thus on a mortgage for $4,000 the average monthly payment to principal, interest, and mortgage insurance is $3 less for the 25-year mortgage than for a 20-year mortgage in the same amount.

Another change extended from July 1, 1939, to July 1, 1941 a provision in section 204 (a) which permits a portion of the foreclosure costs not exceeding $75, or 2 percent of the unpaid balance of the mortgage, whichever is smaller, to be included in debentures issued in exchange for property securing any mortgage insured under section 203 (b) (2) (B), provided the foreclosure takes place before the mortgage is amortized to 80 percent of the appraised value.

Mortgages accepted for insurance since July 1, 1939, under section 203 (b) (2) (B) pay the same one-half percent premium as other insured mortgages; the provision for a one-fourth of 1 percent premium which had been in effect prior to that date, was allowed to lapse.

A new subsection 203 (e) clarified the intent of the act that contracts of insurance entered into by the Administrator should be binding upon him and his successors in office, save in the case of fraud or misrepresentation upon the part of the approved mortgagee.

A new subsection 203 (f) was designed to forestall any possible use of the insured mortgage plan by lending institutions as a means of raiding other portfolios. It provides that no home mortgage which in whole or in part refinances a then-existing mortgage shall be insured unless the mortgagor has certified that he has applied to the holder of the existing mortgage for refinancing and that after reasonable opportunity the holder failed or refused to make a loan of a like amount and on as favorable terms as those of the mortgage loan offered for insurance; amortization provisions, interest rate, and all other charges are to be taken into account.

Part of section 204 (a) was rephrased to clarify the circumstances under which special assessments paid by the mortgagee after default may be included in calculating the value of a mortgage for purposes of insurance. Also, ground rents paid by the mortgagee after default were added to the items which may be included.

Minor amendments permit the Administrator to delegate any assistant administrator to convey title to properties which may have been acquired by the Administrator and clarify the allocation of administrative expenses to the FHA general reinsurance and group accounts.

Administrative rules and regulations.—Amended administrative rules and regulations in regard to insurance of small home mortgages were prepared to conform to the revised act, and some other changes were made.

To here

Underwriting of Home Mortgage Insurance.

The review of applications for insurance of mortgages on homes for from one to four families under section 203 is the largest and most important single activity of the Federal Housing Administration. The underwriting system has to meet severe requirements, since a large proportion of the loans are for high loan-value ratios and for long terms, especially since the 1938 amendments.

The manner in which the field staff passes on all phases of each individual application has been described in some detail in previous reports. The Administration relies on its systematic examination of every case by men trained in the various elements of risk involved. During 1939 there were no changes in the general structure of the underwriting manual which prescribes the procedure used in the field, or in the system of selecting, training, examining, and supervising the field employees.

(Special requirements covering the construction of one-story single-family detached houses were established and made effective January 1, 1940. These make it possible to reduce the cost of building such small houses, and yet maintain the basic standards that underlie the specific requirements for larger structures.)

As the result of studies of foreclosures and delinquencies among FHA-insured mortgages, the underwriting staff in the field was instructed to place increased emphasis on certain parts of the procedure in making valuations and risk-ratings on existing houses, particularly the older and larger properties. The general objective of these instructions was to assure a reasonable relationship between ratings of existing houses and those of comparable new houses and to guard against the possibility of overappraisal.

Faster processing was an aim, as well as more consistent results. During the year the field procedure also was modified to provide for a specific listing of accessory and equipment items subject to the mortgage. In every State there are some border-line items that may or may not be subject to the mortgage, and the requirement of a specific list for each case serves to eliminate controversy.

Farm mortgages.—In view of the small volume of farm mortgages submitted for insurance under the 1938 amendments, the staff specializing in this phase of underwriting was reduced. As pointed out in last year's report "it appeared that the provisions of the National Housing Act duplicated in many respects the existing credit facilities sponsored by other governmental agencies. * * * and it cannot be said that it has become a significant item, from a quantitative point of view, to the farm-mortgage structure of the country."

State Legislation.

Approximately 30 laws affecting FHA activities were passed during 1939 in 18 States and in the Territory of Hawaii. For the most part, the laws were designed to permit particular types of investors to participate more fully in the FHA program. The Legal Division assisted in an advisory capacity in the preparation of these laws, which included amendments to State statutes on banking, insurance, investments, and other subjects. The legislation authorized changes of four principal types.

1. Building and loan associations were authorized to make, purchase, and sell FHA insured mortgages without regard to the limitations which apply to uninsured mortgages made by these associations.

2. Authority was granted permitting trust and public funds to be invested in securities issued by national mortgage associations.

3. Mortgages insured by the FHA were exempted from existing limitations as to the maximum ratio of loan to value.

4. Mortgage moratorium laws were extended with exemptions as to FHA-insured mortgages.

The following States passed enabling legislation during 1939: Alabama, Arkansas, California, Connecticut, Maryland, Massachusetts, Michigan, Minnesota, Montana, Nevada, New Hampshire, New Jersey, New York, Ohio, Oregon, Texas, Utah, and Washington.

Since the beginning of Federal Housing Administration operations in 1934, approximately 280 enabling laws bearing on the Administration's activities have been enacted covering all 48 States and the Territories of Alaska and Hawaii.

INSURANCE OF MORTGAGES ON RENTAL HOUSING PROJECTS

Operations under the provisions of the National Housing Act authorizing insurance of mortgages on rental housing projects underwent substantial changes in June. As pointed out previously, the total effect of these changes was a marked falling off in the volume of new business.

Summary of the 1939 Amendments Relating to Rental Housing Mortgages.

The 1939 amendments, several of which did not apply to applications that had been filed prior to the effective date of the act, included a provision that the amount of an insurable mortgage shall not exceed the estimated cost of the completed physical improvements, exclusive of the land itself and of the public utilities and streets, taxes, interest, and insurance during construction, organization and legal expenses, and miscellaneous charges during or incidental to construction.

This provision supplements the existing requirements restricting the amount of the mortgage principal to 80 percent of the estimated value of the completed project, and not to exceed $1,350 per room for such part of the property or project as may be attributable to dwelling use.

Actually, the rental housing mortgage loans accepted for insurance prior to the 1939 amendments all either came within or closely approximated the new requirement.

A new section 212 required that on each project accepted for mortgage insurance under section 207 the builder shall certify, before final disbursement is made on the mortgage, that not less than the local prevailing wages, as determined by the Secretary of Labor, have been paid the laborers and mechanics employed.

Section 210 was repealed. Experience since that section became part of the act in February 1938 had shown that any rental housing development possessing the intrinsic elements of good financial administration and competent management was large enough to qualify for a mortgage insured under section 207. The FHA had already established a simplified procedure for the regulation of projects involving mortgages of under $200,000.

A substantial number of mortgages, which were within the $16,000 to $200,000 range set up for section 210 mortgages, were granted commitments under section 207 during the time that section 210 was in effect. Thus, the repeal of section 210 by no means precluded projects falling within the $16,000 to $200,000 mortgage ranges from the benefits of mortgage insurance.

Administrative Changes.

The revised administrative rules issued to conform to the act as amended specified in somewhat greater detail than the act items that may and may not be included in the amount of the mortgage.

In accord with the prevailing wage amendment, each application for mortgage insurance must include a request for a determination of the prevailing wage for laborers and mechanics in the locality of the proposed project. The Administrator, upon receipt of this request, asks the Secretary of Labor to make the determination. This determination is made while the mortgage insurance application is being processed by the FHA and does not lengthen the time required for final action.

Another change required that an application for mortgage insurance be submitted by the mortgagee or his authorized representative and by the sponsors of the project. Under the old rules the application might be submitted by either the mortgagee or the sponsor.

A revision in the regulations requires an adjusted premium charge of 2 percent of the original face amount of the mortgage in the event of prepayment within the first 5 years after insurance of the mortgage, and 1 percent in event of prepayment after the first 5 years. Formerly there was a flat 1-percent charge upon prepayment of the mortgage at any time prior to maturity.

Continued emphasis was laid on projects that demonstrate the attractiveness and advantages of the well-planned garden type of apartment for moderate rental housing, with a well-coordinated type of financing that encourages the equity owner to conserve the long-range earning capacity of the project. Several projects that have gone forward under this program during 1939 demonstrate what may be accomplished in this field.

TITLE III—NATIONAL MORTGAGE ASSOCIATIONS

Only limited changes were included in the 1939 amendments to title III of the act, which provides for the chartering by the Administrator of National Mortgage Associations. One of these changes made it clear beyond doubt that the Administrator may approve the establishment of a National Mortgage Association only if—among other conditions—its establishment, in his opinion, "is desirable to provide a market for mortgages insured under title II and is in the public interest." Another specifically included Alaska, Hawaii, and Puerto Rico in the area in which National Mortgage Associations are authorized to operate.

No additional National Mortgage Associations have been chartered since the Federal National Mortgage Association, which was incorporated February 4, 1938. This association is owned and operated by the Reconstruction Finance Corporation.

The Federal National Mortgage Association has obtained more than half its funds by borrowing in the open market. The high investment rating of its obligations is evidenced by the terms of its latest 5-year series B notes which were issued on January 3, 1939, due January 3, 1944, carrying 1⅝ percent interest. An issue of $55,492,000 of these notes was sold at par and accrued interest.

Up to December 31, 1939, the association, in less than 2 years of operations, had received income amounting to $6,097,619.35, almost wholly from interest on FHA-insured mortgages, and after deducting expenses and insurance charges showed a net income of $2,452,804.89.

INSURANCE OF PROPERTY IMPROVEMENT LOANS, TITLE I

Summary of 1939 Amendments to Title I.

Providing for a 2-year extension of operations, the 1939 amendments authorized the Administrator to continue to insure property-improvement loans under section 2 of title I up to July 1, 1941.

The amendments also provided:

(1) An insurance premium (for the first time) for title I loans.

(2) A maximum of $2,500 for all types of title I loans.

Administrative Activities.

Lenders were promptly notified of the insurance premium required and generally continued to make insured loans without interruption. Following passage of the amendments, new contracts of insurance were accepted by 4,053 institutions during the month of July.

The regulations distinguish several types of loans under title I:

(1) Class 1 loans to finance the repair, alteration, or improvement of existing structures, or of the real property in connection therewith.

(2) Class 2 loans to finance new structures—
  (a) of all types other than residential or agricultural.
  (b) to be used in whole or in part for agricultural purposes.

(3) Class 3 loans to finance the construction of new structures to be used in whole or in part for residential purposes.

Class 1 and Class 2 Loans.

The insurance charge for class 1 and class 2 loans, based on the net proceeds of the loan, was set at a rate of three-fourths of 1 percent per annum for the life of the loan.

This charge is payable within 25 days after the FHA acknowledges receipt of the lending institution's report on the loan.

The maximum maturity for all title I loans (except class 2 (b) and class 3) was set at 3 years and 32 days.

The maximum term for class 2 (b) loans to finance the building of new structures to be used in whole or in part for agricultural purposes was set at 10 years and 32 days, or under the regulations effective January 1, 1940, 15 years and 1 month when secured by a first mortgage or other first lien upon the improved property.

The $2,500 maximum for all title I loans left unchanged the maximum loan permitted for the building of new structures, but superseded the former $10,000 maximum for loans to modernize property, and the former $50,000 maximum for "catastrophe" loans (i. e., loans for rebuilding or replacing property destroyed by flood, tornado, etc.). Section 6 containing special provisions for such loans was repealed, but insurance for catastrophe loans was provided specifically in section 2.

The reduction of the maximum amount of all title I loans to $2,500 had no material effect on title I activities. Under the 1938 amendments, loans amounting to less than $2,500 accounted for a great preponderance of the total business.

Regulations permitting lending institutions to exercise wide discretionary powers in selecting borrowers remained the same. The Administration continued its study of the loss ratio sustained by each institution, and those which sustained higher than average losses were advised of appropriate remedies.

New Residential Construction Under Title I (Class 3).

Separate regulations were issued in regard to insurance of class 3 loans for building new residential structures. These regulations, as of January 1, 1940, when certain modifications became effective, include the following provisions:

Insurable loans, when secured by first mortgages are permitted for terms up to 15 years and 5 months.

The borrower must have an investment in the property over and above the mortgage, in cash, in land, or an interest in the land, amounting to at least 5 percent of the appraised value of the completed property.

Regular monthly payments may include payments on account of taxes and hazard insurance, as well as financing charges and ground rent, if any.

Loans may be on either a discount or an interest-bearing basis.

On discount loans the maximum charge to the borrower was set at a rate equivalent to $3.50 discount per $100 original face amount of a 1-year note to be paid in equal monthly installments. Out of this charge, the lending institution remits annually to the FHA the yearly insurance premium amounting to one-half of 1 percent of the original proceeds of the loan.

In the case of interest-bearing loans the maximum charge to the borrower includes interest at 4½ percent per annum on the outstanding principal, a service charge of one-half percent per annum on outstanding balances, and the FHA insurance premium.

Initial charges may include a service charge not exceeding 1 percent of the principal amount, FHA examination fee of $10, fees for recording, and such costs of title search as are customary in the community.

To safeguard the borrower, the lending institution, and the FHA, minimum property standards and construction requirements were established to assure that homes built with class 3 loans be well designed, soundly constructed, and suitably located. In each case the property must be approved by the Administration, prior to the start of construction, as to architectural design, physical characteristics, location, etc. The necessary review and inspections during construction are made by the regular FHA field organization.

Response to class 3 regulations from both the public and industry bears out the belief that there is a large present demand for homes to be found in the large group of moderate income families.

ORGANIZATION AND PERSONNEL

Field Offices.

To carry out its activities the Federal Housing Administration maintains its headquarters in Washington and has established one or more offices in each State and in the three Territories; altogether, as of December 31, 1939, offices were maintained in 102 cities, two fewer than a year earlier.

For administrative purposes the country has been divided into five zones, each under the general supervision of a deputy administrator responsible for the administration and coordination of activities within his zone. These deputy administrators divide their time between Washington and the field.

The greatest part of the work of the field offices is that of insuring mortgages on small homes under section 203. With respect to this activity there were on December 31, 56 insuring offices, 8 underwriting offices, 24 service offices, and 13 valuation stations, a total of 101. A number of changes were made during the year in the designation or rank of these field offices. One new insuring office was established during the year in San Juan, P. R., and 3 new valuation stations were established in Orlando, Fla.; Fargo, N. Dak.; and Youngstown, Ohio. A general administrative office in Kansas City, Mo., was moved to Kansas City, Kans. State offices in Columbus, Ohio, and Dallas, Tex., were discontinued and the work of these State offices was distributed throughout the district offices in their respective areas. Offices in 6 cities were discontinued. Two new farm valuation offices were established in Minneapolis, Minn., and Portland, Oreg., while 3 such offices were discontinued. This leaves a total of 11 offices, all housed with other FHA field offices, that handle FHA farm mortgages.

The changes were made in order to effect economies both in organization and personnel and to give more efficient service.

At the close of the year there were five zone rental housing offices, five field market analysts' stations, and nine land-planning consultants' offices.

Personnel.

During the year the number of regular employees on the staff of the Washington office increased from 1,501 to 1,536, while the regular field employees increased from 2,554 to 2,958. Thus, there was an increase of 35 employees in Washington and 404 in the field, a total of 439.

The staff of several divisions in Washington was reduced, partly as a result of decentralization of functions from Washington to the field. Additional accounting work due to the increasing amount of insurance on the books of the FHA resulted in an increase of 63 employees in the Comptroller's Division, indicating a net decrease in the remaining classes of employees in Washington. The increase of 425 employees in the field was due primarily to the substantial increase in business over prior years, and partly to the decentralization of functions already mentioned. However, much of the increase resulted from a change in status of former temporary per diem employees to a permanent per annum status. Thus, the pay roll for per diem employees amounted to about $379,000 during the last half of 1938, while during the same period in 1939 it had decreased to $208,000.

Organization.

In Washington, there were relatively few changes in organization. The examination of field offices which formerly had been performed in the five zone offices was consolidated into one section. This new section assumed the additional function of examining and checking the servicing of mortgages by mortgagees not under other Government supervision.

During the year six field offices moved from rented space to Government space, while seven field offices moved from Government space to rented space due primarily to crowded quarters. However, net savings amounting to $10,734 per annum were effected.

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CONGRESSIONAL HEARINGS

In connection with the National Housing Act Amendments of 1939, the Administrator and other officials of the FHA appeared before the Senate Banking and Currency Committee on February 17, 18, March 1, 10, and 13, and before the House Banking and Currency Committee on February 15, 16, 17, 24, 28, March 1, 2, 6, 7, 8, 9, 10, 13, 14, 15, 16, and 17, and also attended a number of executive sessions of these committees.

Officials of the FHA also appeared before congressional committees as follows:

Senate Appropriations Committee, first deficiency appropriation bill, 1939, January 30, 1939.

House Appropriations Committee, second deficiency appropriation bill, 1939, February 21, 1939.

Senate Appropriations Committee, second deficiency appropriation bill, 1939, March 31, 1939.

Senate Interstate Commerce Committee, hearings on Amendment to Buy American Act, June 7, 1939.

House Ways and Means Committee, hearings on Use of Government Funds for Purchase of Materials, June 13, 1939.

House Appropriations Committee, third deficiency appropriation bill, 1939, July 10, 1939.

House Appropriations Committee, third deficiency appropriation bill, 1939, August 3, 1939.

House Appropriations Committee, independent offices appropriation bill for 1941, December 18, 1939.

PART III. STATISTICS OF INSURING OPERATIONS AND OF ACCOUNTS AND FINANCE

In part III of the report is contained a detailed presentation of statistics of FHA insuring operations and of the accounts and finance operations including the administrative accounts.

SUMMARY OF INSURING OPERATIONS

The insuring operations of FHA under titles I and II of the National Housing Act are divided into three major groups:

1. *Home mortgage insurance* under section 203 of title II, which constitutes the major activity of the Administration, includes the insurance of mortgages on new or existing, one- to four-family homes for an amount of up to $16,000 on an individual property representing not more than 90 percent of the total valuation of the house and lot, and amortized over a period not to exceed 25 years.

2. *Rental and group housing insurance* under section 207 of title II includes the insurance of mortgages on large-scale housing developments for an amount of up to $5,000,000 on an individual project and representing not more than 80 percent of the total valuation of the property, nor more than $1,350 a room, and amortized by periodic payments within such time as the Administrator may prescribe.

3. *Property improvement loan insurance* under title I secures qualified financial institutions against losses on loans of up to $2,500 on an individual property, for the purpose of financing alterations and repairs of existing structures or the building of new structures.

Total Volume of FHA Business Transacted.

During the calendar year ended December 31, 1939, the FHA insured a total of $953,824,128 of loans, of which $669,416,154 represented title II mortgages on small homes, $51,340,625 mortgages on rental housing projects, and $233,067,349 loans under title I for repairs and property improvements. This was an increase of 37.5 percent over the amount of insurance written during 1938, was the largest volume recorded for any 1 year, and brings the cumulative total of insurance written by FHA to $3,050,215,067.

The yearly trend in insurance written and the combined status of operations as of December 31, 1939, is shown in table 1, giving the cumulative volume of business transacted. This total equalled $4,638,531,350, of which $2,208,339,177 represented net mortgages accepted for insurance on 519,037 small homes; insured mortgages on 269 large-scale rental and group-housing projects providing 29,642 dwelling units represented $113,934,775; and 2,346,276 property improvement loans amounted to $966,417,897. Additional applications for home mortgage insurance amounted to $1,349,839,501 of which $213,152,350 represents mortgages still in process, and the balance comprises rejections, expirations, and withdrawals.

CHART 2

TOTAL FHA BUSINESS TRANSACTED

CUMULATIVE 1934 - 1939

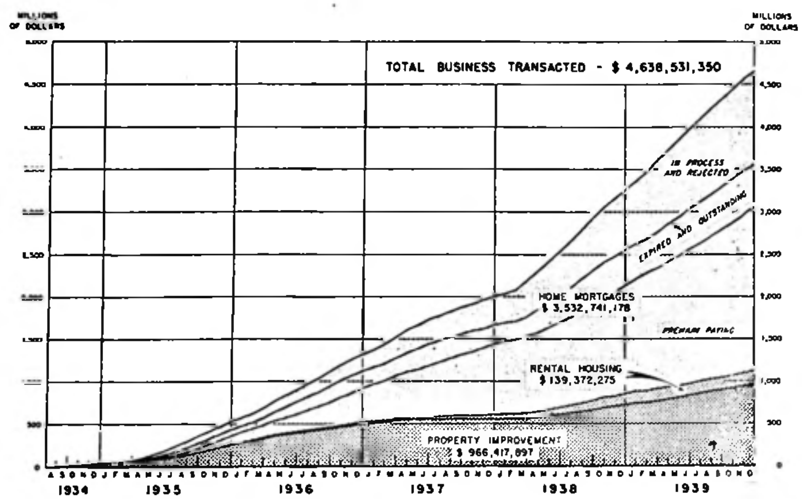


TABLE 1.—**Volume of business transacted:** *Trend and status of home mortgages, rental housing, and property improvement insuring operations, 1934-39*

Year and status	Title II				Title I		Total
	Sec. 203 mortgages on 1- to 4-family homes		Sec. 207 mortgages on rental and group housing projects [1]		Property improvement loans insured		
	Number	Amount	Number	Amount	Number	Amount	
INSURANCE WRITTEN							
1934	(2)	(2)	(2)	(2)	72,658	$30,450,583	$30,450,583
1935	23,397	$93,882,012	2	$2,355,000	635,747	223,620,146	319,857,158
1936	77,231	308,945,106	4	2,101,000	617,697	246,149,913	557,196,019
1937	102,076	424,372,000	15	10,540,000	124,758	60,382,508	495,304,597
1938	100,279	473,246,124	117	47,580,150	382,325	172,747,308	693,582,582
1939	153,747	669,416,154	131	51,340,625	513,091	233,067,349	953,824,128
Total	465,730	1,969,862,395	269	113,934,775	2,346,276	966,417,897	3,050,215,067
Commitments outstanding	53,307	238,476,782	(3)	(3)			238,476,782
Total accepted for insurance	519,037	2,208,339,177	269	113,934,775	2,346,276	966,417,897	3,288,691,849
Expired commitments	61,466	233,327,517	(4)	(4)			233,327,517
Mortgages in process [3]	39,669	187,714,850	72	25,437,500			213,152,350
Rejections and withdrawals	189,939	903,350,634	(4)	(4)			903,350,634
Gross business transacted	810,111	3,532,741,178	341	139,372,275	2,346,276	966,417,897	4,638,531,350

[1] Includes rental and release clause projects under sec. 210, repealed by June 3, 1939, amendment.
[2] Not in operation pending necessary changes in State laws.
[3] Rental housing mortgages committed for insurance are included as mortgages in process; 32 mortgages for $14,291,751 under examination are not included in this table.
[4] Rental housing mortgages rejected, withdrawn, or expired, numbering 872 for $654,849,884 are not recorded in total gross business transacted.

State Distribution of the Amount of Insurance Accepted.

FHA insurance was reported for loans on properties located in every State of the Union, the District of Columbia, Alaska, Hawaii, Puerto Rico, and the Canal Zone. As shown in table 2, from the beginning of operations through December 1936, the States in which the largest amount of insurance has been written are, in order: California with $543,480,891, New York with $388,705,616, Michigan with $220,838,848, Illinois with $193,746,647, New Jersey with $190,625,812, Pennsylvania with $187,078,848, and Ohio with $179,082,634.

TABLE 2.—**State volume of insured loans:** *Net volume of home mortgages accepted for insurance, rental-housing mortgages closed, and property-improvement loans insured, by property location, cumulative 1934-39*

State location of property	Title II				Title I		Total [3]
	Sec. 203 mortgages on 1- to 4-family homes [1]		Sec. 207 mortgages on rental and group housing projects [2]		Property-improvement loans insured [3]		
	Number	Amount	Number	Amount	Number	Amount	
Alabama	5,065	$18,743,785	6	$1,323,700	24,460	$8,117,735	$28,185,220
Arizona	3,030	10,912,346	1	69,000	15,473	7,084,705	18,066,051
Arkansas	3,313	10,015,760	1	320,000	16,642	6,043,437	16,379,197
California	95,334	403,983,446	8	3,529,700	311,793	135,967,745	543,480,891
Colorado	4,886	17,506,468	4	939,500	15,162	5,643,789	24,089,757
Connecticut	4,240	20,944,045	3	1,090,000	40,102	16,712,899	38,746,944
Delaware	1,085	5,270,900	1	400,000	5,081	2,477,634	8,148,534
District of Columbia	1,624	10,276,050	2	2,410,000	14,083	6,700,645	19,386,605
Florida	13,626	53,645,351	6	1,112,500	36,583	16,380,802	71,138,653
Georgia	8,891	34,154,252	5	1,309,000	30,587	11,618,730	47,081,991
Idaho	2,516	8,163,090			12,855	4,609,048	12,772,138
Illinois	27,759	137,955,513	7	6,167,400	125,051	49,623,734	193,746,647
Indiana	18,680	69,184,541	11	2,433,250	65,532	21,072,518	92,690,309
Iowa	4,444	16,043,799			27,274	10,077,958	26,121,757
Kansas	7,649	25,013,017	9	530,100	17,169	5,392,633	30,935,750
Kentucky	4,907	22,290,711	1	1,000,000	24,522	8,940,908	32,231,619
Louisiana	4,767	18,093,940	3	753,000	22,201	7,618,266	26,465,206
Maine	1,476	4,403,880			7,477	2,978,315	7,382,195
Maryland	8,451	37,796,285	13	7,040,600	36,297	14,999,714	59,836,599
Massachusetts	4,403	22,072,787	2	383,000	84,884	32,897,530	55,353,317
Michigan	35,704	170,229,075	12	2,945,900	136,765	47,663,873	220,838,848
Minnesota	7,762	29,773,654	8	2,895,800	45,937	17,637,154	50,306,608
Mississippi	4,561	14,337,489	1	34,000	14,776	6,219,745	20,591,234
Missouri	13,763	57,493,897	18	5,475,300	63,967	20,637,457	83,606,654
Montana	1,594	5,690,041			6,056	3,209,483	8,899,524
Nebraska	3,075	11,102,410			12,528	4,382,208	15,484,027
Nevada	857	3,764,305			3,602	1,967,548	5,731,853
New Hampshire	1,048	3,870,951			8,078	3,342,366	7,213,317
New Jersey	25,020	121,207,710	17	7,280,000	141,218	62,138,102	190,625,812
New Mexico	1,531	5,388,475			4,297	2,319,064	7,707,539
New York	35,233	177,076,109	34	28,350,000	342,508	183,279,507	388,705,616
North Carolina	5,732	24,207,839	10	3,350,000	19,787	7,285,605	34,843,444
North Dakota	780	2,409,405			3,507	1,757,630	4,167,035
Ohio	30,067	141,771,975	3	1,940,000	100,038	35,370,659	179,082,634
Oklahoma	7,713	29,493,092	6	312,750	25,454	8,980,616	38,786,458
Oregon	4,198	13,460,000			34,166	12,720,815	26,180,815
Pennsylvania	29,827	126,573,017	16	7,614,000	134,240	52,891,831	187,078,848
Rhode Island	1,909	8,602,820	1	114,000	17,734	7,665,344	16,382,164
South Carolina	3,420	13,057,538	1	240,000	11,248	4,270,138	17,567,676
South Dakota	1,550	4,369,830			3,575	1,560,791	5,930,621
Tennessee	9,007	33,485,895	7	1,784,850	32,434	11,383,024	46,653,769
Texas	25,775	98,804,277	20	3,579,325	78,342	28,727,027	131,111,529
Utah	4,470	16,204,615			12,870	4,729,190	20,933,805
Vermont	1,280	4,152,087			3,683	1,615,528	5,767,615
Virginia	9,350	42,055,849	26	14,820,000	26,670	13,090,760	69,966,609
Washington	12,622	41,776,165	2	1,119,400	71,738	26,627,994	69,523,559
West Virginia	3,805	16,908,260	1	650,000	9,127	3,822,463	21,380,723
Wisconsin	6,108	30,369,644	3	618,700	33,729	13,976,987	44,965,331
Wyoming	2,547	7,894,048			3,266	1,613,688	9,507,736
Alaska	287	1,246,260			311	311,249	1,557,509
Hawaii	1,164	4,643,570			752	438,110	5,081,680
Puerto Rico	82	448,900			20	18,980	467,880
Canal Zone					3	4,067	4,067
Total	519,037	2,208,339,177	269	113,934,775	2,346,276	966,417,897	3,288,691,849

[1] Premium-paying mortgages plus mortgages accepted for insurance outstanding Dec. 31, 1939.
[2] Includes $4,685,025 of mortgages on release clause projects insured under sec. 207, and $7,618,125 of mortgages closed under the expired sec. 210.
[3] Includes undistributed adjustments in the total for an addition of 7,842 notes and a deduction of $200,760.

Types of Institutions Financing FHA Insured Loans.

All loans accepted for insurance by FHA represent funds advanced by private lending institutions. The extent to which various types of lending institutions have participated in each phase of the program is shown in table 3, below.

Of the total loans insured, National and State banks account for $1,860,501,222, or some 56.6 percent of the total, with mortgage companies, savings and loan associations, insurance companies, and finance companies following in the order named. In the field of insured mortgage home financing, commercial banks predominate, whereas rental housing mortgages have been financed in the main by life insurance companies. Property improvement loans have been largely financed by National and State banks, followed by finance companies, which were especially active in the early stages and again during the recent phase of the modernization program.

The figures shown below for mortgage loans represent the volume originated by the various types of institutions. The amount of insured mortgage loans held in the portfolios of these institutions varies from these totals by the amount of net purchases or net sales, as the case may be. The secondary market for mortgages insured by the FHA is discussed in a later section. For property improvement loans the amounts represent loans made or purchased from other institutions financing the original loans.

Table 3.—Type of institution financing insured loans: *Net volume of home mortgages accepted for insurance, rental housing mortgages closed, and property improvement loans insured, cumulative 1934–39*

Type of lending institution	Title II				Title I		Total
	Sec. 203 mortgages accepted on 1- to 4-family homes [1]		Sec. 207 mortgages closed on rental and group housing projects [2]		Property improvement and new construction loans insured		
	Number	Amount	Number	Amount	Number	Amount	Amount
National banks	153, 644	$634, 394, 868	35	$7, 500, 600	924, 162	$402, 380, 462	$1, 044, 374, 930
State banks and trust companies	131, 423	546, 364, 774	23	11, 651, 650	579, 608	258, 109, 868	816, 126, 292
Total commercial banks	285, 067	1, 180, 759, 642	58	19, 251, 250	1, 503, 770	660, 490, 330	1, 860, 501, 222
Mortgage companies	87, 896	389, 729, 013	16	837, 250	498	269, 973	390, 836, 236
Savings and loan associations	66, 874	269, 820, 283	10	1, 616, 300	14, 829	8, 199, 732	279, 645, 315
Insurance companies	41, 971	200, 080, 453	148	70, 511, 150	40	19, 750	270, 611, 353
Finance companies	3, 354	14, 218, 350	1	200, 000	667, 983	236, 345, 205	250, 763, 555
Mutual and stock savings banks	15, 453	70, 986, 307	7	6, 004, 000	15, 942	6, 634, 297	83, 624, 604
Industrial banks	2, 012	8, 636, 710			138, 165	53, 022, 121	61, 658, 831
Credit unions					1, 447	765, 781	765, 781
Federal agencies [3]			8	3, 270, 000			3, 270, 000
All others [4]	16, 410	74, 090, 419	21	3, 235, 825	3, 602	670, 708	78, 005, 952
Total	519, 037	2, 208, 339, 177	260	113, 934, 775	2, 346, 276	966, 417, 897	3, 288, 691, 849

[1] Premium-paying mortgages plus mortgages accepted for insurance outstanding Dec. 31, 1939.
[2] Includes release clause projects and all mortgages closed under the expired sec. 210.
[3] The RFC Mortgage Co. and the Federal National Mortgage Association.
[4] Includes investment companies, private and State benefit funds, endowed institutions, production credit associations, and other miscellaneous types. Under title I property improvement loans insured includes adjustment of 3,121 loans for $519,706.

All applications for insurance of small-home mortgages are received in Federal Housing Administration insuring offices from lending institutions, not from the individual borrower. The first selection, therefore, is made by the lending institution itself.

Applications for mortgage insurance are submitted by the lending institution with appraisal fees attached. If a loan is clearly ineligible for insurance, the lending institution is notified and the appraisal fee and application are returned without further examination by the FHA underwriting staff. If the first review indicates examination is to be made, the accompanying check for appraisal fee is deposited to the account of the Administration, and the mortgage is entered into the figures which are reported each month as "mortgages selected for appraisal."

If the case passes preliminary examination, it is routed through the underwriting department, where the property is appraised, the credit of the borrower analyzed, and the terms of the mortgage scrutinized to determine whether it is a reasonable insurance risk for the Administration to assume. If this examination reveals that the risk should not be assumed, the application is rejected. In some cases, changes in the transaction are suggested which will so recast the mortgage as to make it acceptable for insurance. Such recasting may be a reduction in the amount of the mortgage, the shortening or lengthening of the term, or such other adjustment as the underwriting staff deems necessary to make the insurance risk a reasonable one.

If the mortgage meets all the tests, a commitment is issued to the mortgagee to insure it when it is executed in accordance with the terms of the application. No commitments are entered in the series "mortgages accepted for insurance" except when the individual borrower is approved. On mortgages presented by mortgagees covering homes to be constructed by operative builders for sale, a "conditional commitment" only is issued. This conditional commitment issued to the lending institution provides that FHA will insure a mortgage of a given amount when the building is constructed in accordance with plans and specifications and the property has been purchased by an individual mortgagor who meets the credit risk requirements of FHA.

When the mortgage is executed in accordance with the terms of the commitment and presented to the FHA insuring office, it is endorsed for insurance and the first annual insurance premium is collected. The mortgage is then entered on the books as a "premium-paying mortgage." If the mortgage covers a house to be constructed, it cannot become a premium-paying mortgage until construction is completed free of liens.

In the case of new homes, there is allowed a period not to exceed 8 months between the issuance of the commitment to insure and the final closing of the transaction and the recordation of a "premium-paying mortgage," and in the case of existing homes, a period of 90 days is allowed. If at the end of the stated period the commitment to insure is not converted to a premium-paying mortgage, it is entered as an "expired commitment" and is no longer included in the total reported as "net mortgages accepted for insurance."

A. Volume and Status of Insuring Operations.

Totals by years and months.—During the year 1939, the FHA selected for appraisal 247,502 home mortgages for $1,123,792,380, and accepted for insurance, with firm commitments issued to mortgagees, 170,112 mortgages for $737,153,887. During the year 153,747 mortgages for $669,416,154 became premium-paying. These represent an increase in volume in 1939 over the previous year of 11.2 percent in mortgages selected, 13.8 percent in mortgages accepted, and 41.5 percent in premium-paying mortgages reported.

Table 4 shows the totals by years from the beginning of operations and by months for the past 2 years.

TABLE 4.—**Trend of selected, accepted, and premium-paying home mortgages:** *Gross volume reported by insuring offices, 1935–39*

Month and year	Mortgages selected for appraisal		Mortgages accepted for insurance		Premium-paying mortgages	
	Number	Amount	Number	Amount	Number	Amount
1935	69,196	$270,010,238	42,147	$170,594,864	23,397	$93,882,012
1936	131,802	538,885,269	109,611	438,449,153	77,231	308,915,106
1937	137,631	589,468,385	108,738	447,519,716	102,076	424,372,999
1938						
January	6,922	29,904,190	4,637	19,340,300	7,487	31,783,100
February	9,417	42,612,638	4,665	18,865,700	6,081	21,373,550
March	20,855	95,161,202	9,077	39,902,500	5,203	22,277,650
April	20,686	94,220,313	14,404	63,298,325	5,888	25,798,400
May	20,712	96,108,623	14,039	61,775,050	6,856	30,037,750
June	21,293	97,231,622	16,776	74,101,000	9,001	39,378,950
July	20,883	94,175,437	13,836	60,419,450	9,495	40,777,000
August	23,203	104,226,887	15,810	67,877,900	10,193	43,827,750
September	22,140	98,431,975	15,940	68,343,800	11,250	48,949,375
October	21,917	97,407,205	15,142	64,627,149	13,365	58,418,099
November	18,818	84,140,515	13,603	58,249,800	12,509	54,318,500
December	17,125	76,895,290	11,966	51,058,100	12,945	56,305,100
Total	223,980	1,010,584,906	140,805	647,949,074	109,279	473,246,124
1939						
January	17,235	77,594,030	9,089	42,217,800	12,787	55,382,500
February	19,262	86,213,375	9,839	41,223,700	10,329	44,383,400
March	27,006	121,680,493	14,936	63,485,800	11,750	50,302,800
April	23,502	105,666,161	15,119	64,895,200	10,713	46,218,050
May	24,087	109,442,140	17,295	73,701,350	11,509	49,442,650
June	22,205	101,500,504	19,047	82,321,770	14,184	60,910,500
July	18,402	84,482,450	12,074	52,603,100	12,016	51,158,570
August	21,573	98,482,510	14,143	62,268,500	15,019	65,051,700
September	20,216	91,071,025	14,138	62,008,200	12,308	53,426,900
October	21,083	99,250,957	16,774	74,215,081	13,835	61,138,431
November	17,604	80,699,335	14,672	65,012,768	14,973	67,148,153
December	14,608	67,100,340	12,087	53,199,718	14,264	64,701,600
Total	247,502	1,123,792,380	170,112	737,153,887	153,747	669,416,154
Cumulative	810,111	3,532,741,178	580,503	2,441,666,694	465,730	1,969,862,395

Status of operations.—The cumulative status of home mortgage insuring operations shown in table 5, reveals that out of 810,111 mortgages for $3,532,741,178 selected for appraisal, 580,503 mortgages for $2,441,666,694 were accepted for insurance, and that of these, 465,730 mortgages for $1,969,862,395 had become premium-paying by December 31, 1939.

Included in the total figures are the FHA operations in connection with mortgages on certain farm properties which were made eligible under the February 1938 amendments, the status of which also is shown in table 5. Mortgages accepted for insurance on farm properties under this amendment represent 0.5 percent of the total FHA mortgages handled since May 16, 1938, when regulations were issued concerning the farm-mortgage program. However, a number of mortgages on part-time, incidental farms or on properties whose owner derived an income from other sources were accepted under the the regular program prior to as well as after the February 1938 amendment.

TABLE 5.—**Status of all home mortgage and farm mortgage insurance operations:** *Disposition of applications received, as reported by insuring offices, 1935–39*

Status of operations	All mortgages		Farm mortgages only [1]	
	Number	Amount	Number	Amount
Premium-paying mortgages (face amount) outstanding	437,472	$1,844,503,225	541	$2,016,200
Premium-paying mortgages terminated [2]	28,258	125,359,170	5	17,200
Total premium-paying mortgages	465,730	1,969,862,395	546	2,033,400
Firm commitments outstanding [3]	53,551	240,531,261	205	962,600
Net mortgages accepted for insurance [3]	519,281	2,210,393,656	751	2,996,000
Firm commitments expired [3] [4]	61,222	231,273,038	378	1,318,700
Gross mortgages accepted for insurance	580,503	2,441,666,694	1,129	4,314,700
Conditional commitments outstanding	34,643	164,403,400	22	108,900
Conditional commitments expired [4]	39,190	174,874,736	9	32,000
Total commitments issued	654,336	2,780,944,830	1,160	4,455,600
Rejections and withdrawals [4]	150,749	728,484,898	2,569	11,295,453
Total mortgages processed	805,085	3,509,429,728	3,729	15,751,053
Cases in process of examination	5,026	23,311,450	55	836,500
Total mortgages selected for appraisal	810,111	3,532,741,178	3,784	16,587,553

[1] Regulations relative to the insurance of farm mortgages became effective May 16, 1938.
[2] As reported by Comptroller's Division in Washington.
[3] Total firm commitments outstanding, accepted, and expired as reported by insuring offices differ from property location figures as shown in table 1 because of the lag in tabulation of mortgages by property location in Washington.
[4] Excludes cases reopened.

Disposition of cases closed.—Of the total number of mortgage applications received each year a small percentage remains in process or represents an outstanding conditional or formal commitment to insure at the end of the year. The remainder, including cases in process at the beginning of the year, is closed out during the year either through the rejection of the application by the FHA, the expiration of a commitment which the mortgagee allowed to lapse, or through endorsement for insurance when the first premium is paid on the mortgage. A distribution of the cases closed during each year is shown in table 6. The cumulative figures, which are representative of the disposition of the mortgage applications processed by FHA, indicate that out of every 100 mortgage applications received 21 were rejected or withdrawn, 14 expired in the commitment stage, and 65 became premium-paying mortgages.

Of the cases rejected by the FHA, rating of the borrower's credit constitutes the reason for rejection in more than 55 percent of the cases, rating of the property for more than 25 percent of the cases, rating of the neighborhood for nearly 18 percent, and mortgage pattern rating for 2 percent of the cases.

TABLE 6.—**Disposition of cases closed:** *Rejections, withdrawals, expirations, commitments, and premium-paying mortgages, 1935–39*

Disposition of cases closed [1]	Percent distribution					
	1935	1936	1937	1938	1939	1935–39
Rejections [2]	41.5	17.5	13.9	24.3	20.9	21.0
Conditional commitments expired	.2	1.5	5.0	5.9	8.3	5.5
Total rejections and conditional commitments expired	41.7	19.0	18.9	30.2	29.2	26.5
Firm commitments:						
Expired	4.9	10.3	12.7	8.2	6.1	8.6
Premium-paying	53.4	70.7	68.4	61.6	64.7	64.9
Total accepted for insurance	58.3	81.0	81.1	69.8	70.8	73.5
Total cases closed	100.0	100.0	100.0	100.0	100.0	100.0

[1] Excludes cases still in process and commitments outstanding at end of year.
[2] Excludes cases reopened.

Status of terminations, foreclosures, and delinquencies.—Of the 465,730 premium-paying mortgages closed through the end of the year, 437,472 were in force at December 31, 1939, and on 28,258, or 6.07 percent, insurance had been terminated. Twenty-three of the mortgages had matured, 115 were found ineligible for insurance subsequent to payment of premiums. Some 19,446 were prepaid in full, another 7,177 were refinanced with new FHA-insured mortgages and on December 31, 1939, insurance on 1,497 mortgages had been terminated through foreclosure. In 1,188 of these foreclosed cases title was transferred to FHA by mortgagees in exchange for debentures, and in 309 cases the properties were retained by mortgagee institutions without the filing of claims for insurance.

In addition to the 1,497 terminations by foreclosure at the end of the year, 598 mortgages had been foreclosed, but the properties were still held by mortgagees subject to redemption or pending settlement. These 598 foreclosed mortgages, together with the 1,497 foreclosed mortgages with insurance terminated, comprise a total of 2,095 mortgages foreclosed by mortgagees, or 0.45 percent of total premium-paying mortgages closed through December 1939.

Delinquencies of insured mortgages have shown a downward trend during the year 1939. On December 30, 1938, mortgages in default represented 2.45 percent of the total then in force—a mortgage is considered in default when one monthly payment is reported to be past due by the mortgagee. The delinquency ratio rose until March 1939 when it reached 2.52 percent. Since that time it has declined almost constantly until at the end of 1939 delinquent mortgages represented only 1.97 percent of the insured mortgages in force.

Of the 8,617 mortgages delinquent or foreclosed at the end of 1939, minor delinquency represented 72.67 percent. For 1,757 or 20.39 percent, of the mortgages in default foreclosure was reported to be imminent or actually started; the remaining defaulted mortgages, 598, had already been foreclosed, although the properties were still held by the mortgagees either subject to redemption by the mortgagor or pending processing of the claim for insurance. Termination, foreclosure, and delinquency status of all mortgages cumulative at the end of 1939 are shown in table 7.

TABLE 7.—**Status of terminations, foreclosures, and delinquencies:** *Total premium-paying 1- to 4-family home mortgages, cumulative 1935–39*

Status or disposition	Mortgages		Percent of total
	Number	Percent distribution	
TERMINATIONS			
Matured mortgages	23	0.08	0.01
Prepaid mortgages refinanced through new insured mortgages	7,177	25.40	1.54
Mortgages prepaid in full	19,446	68.82	4.18
Ineligible mortgages canceled	115	.41	.02
Properties retained by mortgagees after foreclosure	309	1.09	.07
Properties transferred to FHA after foreclosure	1,188	4.20	.25
Total terminations	28,258	100.00	6.07
Mortgages in force	437,472	----------	93.93
Total premium-paying mortgages	465,730	----------	100.00
FORECLOSURES			
Subject to redemption or claims for insurance pending	598	28.54	0.13
Properties retained by mortgagees	309	14.75	.07
Properties transferred to FHA	1,188	56.71	.25
Total foreclosures	2,095	100.00	.45
Mortgages terminated or in force	463,635	----------	99.55
Total premium-paying mortgages	465,730	----------	100.00
DELINQUENCIES			
Minor: Reinstatement expected or indefinite	6,262	72.67	1.43
Serious: Foreclosure imminent or started	1,757	20.39	.40
Foreclosed properties held for redemption or claims for insurance pending	598	6.94	.14
Total delinquencies	8,617	100.00	1.97
Mortgages in good standing	428,855	----------	98.03
Total mortgages in force	437,472	----------	100.00

Yearly trend of terminations, foreclosures, and delinquencies.—During the year 1939, terminated insured mortgages numbered 12,865. As of December 31, 1938, terminations represented 4.93 percent of all cases insured and 6.07 percent at the end of 1939. Foreclosures increased by 1,149 during the year and at the end of 1939 amounted to 0.45 percent of all mortgages insured. These foreclosed cases include all foreclosures of FHA insured mortgages, those tendered to the administrator in exchange for debentures, as well as those properties retained after foreclosure by mortgagees. Of the total accepted mortgages in force 0.25 percent were seriously delinquent as of the end of 1938; whereas 0.36 percent of mortgages in force were in serious delinquency on December 31, 1939. These data are shown by years and cumulative in table 8.

TABLE 8.—Yearly trend of terminations, foreclosures, and serious delinquencies: *Total, premium-paying 1- to 4-family home mortgages, cumulative 1935–39*

Year	Terminations			Foreclosures			Serious delinquencies		
	Number for the year	Cumulative through end of year: Number	Cumulative through end of year: Percent of total insured	Number for the year	Cumulative through end of year: Number	Cumulative through end of year: Percent of total insured	Number for the year	Cumulative through end of year: Number	Cumulative through end of year: Percent of accepted mortgages in force
1935	95	95	0.41	2	2	0.01	(1)	(1)	
1936	1,362	1,457	1.45	30	32	.03	45	45	0.05
1937	5,065	6,522	3.22	218	250	.12	334	379	.17
1938	8,871	15,393	4.93	696	946	.30	482	861	.25
1939	12,865	[2] 28,258	6.07	1,149	2,095	.45	896	1,757	.36
Total	28,258			2,095			1,757		

[1] Not reported.
[2] Includes 7,177 prepaid mortgages refinanced through insured mortgages.

State distribution of terminations, foreclosures, and serious delinquencies.—The State distribution of terminations, foreclosures, and serious delinquencies is shown in table 9. Also in this table, terminations and foreclosures are related to net mortgages accepted for insurance in order to yield a comparison of insured cases terminated with volume of insurance written in each State. Serious delinquencies, however, are compared with accepted mortgages in force, thus serving as an indication of possible future foreclosures among the mortgages outstanding as of December 31, 1939. A comparison of terminations, foreclosures, and serious delinquencies with premium-paying mortgages is also given but only for the totals of all States, since an individual State break-down of premium paying mortgages is not available.

The ratio of terminations to total net mortgages accepted for insurance for all States is 5.44 percent; and for Florida, Georgia, New York, Texas, and Puerto Rico the ratio is less than 4 percent.

The ratio of foreclosures to total net mortgages accepted for insurance for all States is 0.40 percent. For Delaware, Kansas, Massachusetts, New Hampshire, and Vermont this ratio is more than 1 percent each, while for the District of Columbia, Nevada, Wyoming, Hawaii, and Puerto Rico there were no foreclosures.

The ratio of serious delinquencies to accepted mortgages in force for all States is 0.36 percent. For Nevada, North Dakota, Hawaii, and Puerto Rico there were no serious delinquencies through December 1939.

TABLE 9.—Terminations, foreclosures, and serious delinquencies distributed by State: *Total premium-paying 1- to 4-family home mortgages terminated, foreclosed, and seriously delinquent and percent of each to the State total, cumulative 1935–39*

State of property	Net mortgages accepted [1]	Terminations [2]		Foreclosures [3]		Serious delinquencies [4]	
		Number	As percent of mortgages accepted	Number	As percent of mortgages accepted	Number	As percent of accepted mortgages in force
Alabama	5,065	257	5.07	20	0.39	15	0.31
Arizona	3,030	192	6.34	5	.17	5	.18
Arkansas	3,313	243	7.33	22	.66	24	.78
California	95,334	5,271	5.53	96	.10	150	.17
Colorado	4,880	301	6.16	15	.31	16	.35
Connecticut	4,240	254	5.99	23	.54	18	.45
Delaware	1,085	53	4.88	22	2.03	1	.10
District of Columbia	1,624	88	5.42			1	.07
Florida	13,626	487	3.57	36	.26	42	.32
Georgia	8,891	332	3.73	33	.37	23	.27
Idaho	2,516	141	5.60	12	.48	5	.21
Illinois	27,750	1,644	5.92	73	.26	68	.26
Indiana	18,680	953	5.10	33	.18	75	.42
Iowa	4,444	373	8.39	9	.20	7	.17
Kansas	7,649	550	7.19	149	1.95	78	1.10
Kentucky	4,907	342	6.97	30	.61	48	1.05
Louisiana	4,767	198	4.15	9	.19	4	.09
Maine	1,470	88	5.96	14	.95	14	1.01
Maryland	8,451	457	5.41	27	.32	26	.33
Massachusetts	4,403	392	8.90	87	1.98	22	.55
Michigan	35,794	1,472	4.11	176	.49	166	.48
Minnesota	7,762	605	7.79	39	.50	25	.35
Mississippi	4,561	264	5.79	39	.86	9	.21
Missouri	13,763	876	6.36	112	.81	54	.42
Montana	1,594	125	7.84	2	.13	7	.48
Nebraska	3,075	232	7.54	17	.55	10	.35
Nevada	857	79	9.22				
New Hampshire	1,048	147	14.03	12	1.15	15	1.66
New Jersey	25,020	1,161	4.64	243	.97	145	.61
New Mexico	1,531	72	4.70	2	.13	2	.14
New York	35,233	937	2.66	182	.52	149	.43
North Carolina	5,732	259	4.52	23	.40	20	.37
North Dakota	780	42	5.38	5	.64		
Ohio	30,967	3,110	10.04	81	.26	113	.41
Oklahoma	7,713	394	5.11	21	.27	39	.53
Oregon	4,108	193	4.60	6	.14	10	.25
Pennsylvania	29,827	1,288	4.32	109	.37	79	.28
Rhode Island	1,909	119	6.23	13	.68	6	.34
South Carolina	3,420	150	4.39	25	.73	2	.37
South Dakota	1,550	102	6.58	14	.90	19	.62
Tennessee	9,007	369	4.10	76	.84	35	.41
Texas	25,775	854	3.31	30	.12	77	.31
Utah	4,470	345	7.72	17	.38	16	.39
Vermont	1,280	135	10.55	18	1.41	15	1.31
Virginia	9,350	446	4.77	60	.64	19	.21
Washington	12,622	814	6.45	34	.27	33	.28
West Virginia	3,805	171	4.49	8	.21	10	.28
Wisconsin	6,168	513	8.32	15	.24	28	.50
Wyoming	2,547	230	9.38			10	.43
Alaska	287	33	11.50	1	.35	2	.79
Hawaii	1,164	96	8.25				
Puerto Rico	82						
Total	519,037	28,258	5.44	2,095	.40	1,757	.36
Based on 465,730 premium paying mortgages			6.07		.45		.38
Based on 437,472 insured mortgages in force							.40

[1] By present method of tabulation, premium-paying mortgages are not available by State location of property. Net mortgages accepted include 53,307 firm commitments outstanding.
[2] Includes mortgages matured, prepaid, or canceled and 1,407 foreclosures terminated.
[3] The 2,095 foreclosures include terminated mortgages on 309 properties retained by mortgagee, 1,188 properties transferred to FHA at the foreclosure sale, and 598 foreclosed properties subject to redemption or pending settlement prior to termination of insurance.
[4] Includes mortgages for which foreclosure seems imminent or on which foreclosure proceedings have been started. Percentage based upon net mortgages accepted less terminations.

Foreclosed properties acquired, sold, and held.—At the beginning of the year 1939 there were on hand 203 properties acquired by the FHA in exchange for debentures issued to mortgagees. During the year 753 additional properties were acquired, and 384 properties were sold, leaving 572 properties on hand at the end of the year. Cumulative to the end of 1939, a total of 1,188 properties had been acquired during the entire period of operations, and of these, 616 had been sold.

Table 10.—Properties acquired and sold by FHA: *Number of foreclosed mortgages on 1- to 4-family homes with title transferred to FHA, 1935–39*

Year	On hand beginning of year	Acquired during year	Total on hand during year	Properties sold during year	On hand end of year
1935					
1936		13	13	1	12
1937	12	98	110	23	87
1938	87	324	411	208	203
1939	203	753	956	384	572
Total		1,188		616	

B. Mortgagee Institution Activity.

Types of institutions originating mortgages.—All types of institutions have shown a steadily increasing volume of mortgage originations each year. This is shown in table 12 on the following page. From the beginning of operations, National and State banks have led all other types, accounting for more than half the mortgages accepted for insurance, with mortgage companies showing an increasing proportion, and savings and loan associations a diminishing proportion of the total mortgages originated in recent years.

Chart 3

MORTGAGES ORIGINATED, DISTRIBUTED BY TYPE OF INSTITUTION

1935 - 1939

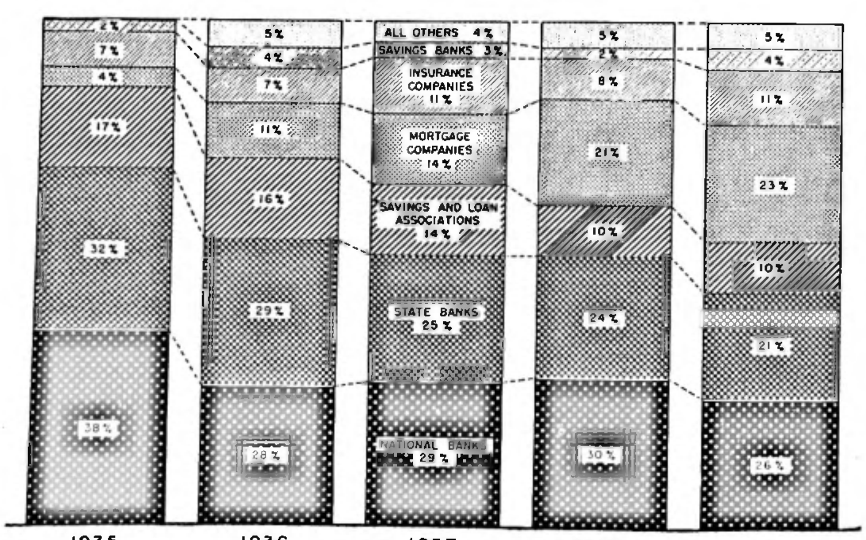


Table 11.—Number of active institutions and percent of mortgages originated: *Mortgages accepted for insurance, 1935–39*

Type of lending institution	Number of institutions originating mortgages			Percent distribution of gross amount				
	1937	1938	1939	1935 [1]	1936 [1]	1937	1938	1939
National banks	1,483	1,535	1,520	38.1	28.5	28.4	29.5	25.7
State banks and trust companies	1,680	1,763	1,668	32.1	28.7	25.3	23.7	21.5
Total commercial banks	3,163	3,298	3,188	70.2	57.2	53.7	53.2	47.2
Savings and loan associations	1,083	1,062	969	16.3	16.4	14.4	10.3	10.0
Mortgage companies	156	204	233	4.0	10.6	14.3	20.9	23.4
Insurance companies	113	185	219	7.1	6.6	11.2	8.3	10.5
Savings banks [2]	96	104	118	2.3	4.2	2.6	2.3	3.8
All others [3]	32	42	29	.1	5.0	3.8	5.0	5.1
Total	4,643	4,895	4,756	100.0	100.0	100.0	100.0	100.0

[1] Mortgages originated in January 1936 are included in year 1935. The distributions for 1935 and 1936 are based on net totals.
[2] Includes mutual and stock savings banks.
[3] Investment companies, industrial banks, finance companies, and others.

The amount of mortgages accepted for insurance by each type of institution for each year since 1935 is shown in table 12 below. For the year 1939 the proportions of the total for each type of institution which represented local and out-of-State mortgage financing is also shown.

Table 12.—Type of institution originating mortgages: *Volume of 1- to 4-family home mortgages, 1935–39 and percent of 1939 mortgages on local and out-of-State properties*

Type of institution	Dollar amount of gross mortgages [1] originated					Percent of 1939 mortgages [2] on—	
	1935 [3]	1936 [3]	1937	1938	1939	Local properties	Out-of-State properties
	(000 omitted)						
National banks	$67,313	$109,188	$127,848	$191,665	$199,313	98.9	1.1
State banks and trust companies	56,671	109,914	113,647	154,368	150,813	98.3	1.7
Total, commercial banks	123,984	219,102	241,495	346,033	350,126	98.6	1.4
Savings and loan associations	28,781	62,650	64,618	67,012	73,768	94.5	5.5
Mortgage companies	7,106	40,690	64,168	136,319	173,758	88.3	11.7
Insurance companies	12,517	25,348	50,316	53,744	77,511	47.1	52.9
Savings banks [4]	4,067	16,048	11,925	14,669	28,228	99.2	.8
All others [5]	125	18,850	17,078	32,383	37,674	25.2	74.8
Total	176,580	382,694	449,600	650,160	741,065	86.8	13.2

[1] There is a slight discrepancy between the type of institution totals shown on this table and those shown on table 72 because the former are tabulated monthly from summary mortgagee cards which indicate the type of institution at the time the mortgage is originated, whereas the latter are based upon other cards which include subsequent amendments and are tabulated at the end of the year.
[2] Based on State location of head office of mortgagee institution.
[3] Mortgages originated in January 1936 are included in year 1935. The distributions for 1935 and 1936 are based on net totals.
[4] Includes mutual and stock savings banks.
[5] Includes investment companies, finance companies, industrial banks, endowed institutions, private and State benefit funds.

A distribution of the amount of mortgages originated by each type of mortgagee during 1939 in each State and metropolitan area is shown in table 72 of the appendix.

Local and out-of-State mortgage financing.—During 1939 for all types of institutions 86.8 percent of the mortgages were originated on properties located in the same State in which the head office of the institution is located. However, more than one-half of all mortgages originated by insurance companies and miscellaneous types of institutions, including one investment company, covered out-of-State properties, whereas savings and commercial banks and savings and loan associations reported the bulk of their mortgage business on properties located within their own State.

Table 13.—Local and out-of-State mortgage lending by State: *Gross amount of mortgages originated by institutions in each State, percent covering out-of-State properties, and percent of amount of mortgages on local properties financed by out-of-State institutions, 1939*

State	Mortgages originated by institutions in State [1]		Percent of local properties financed by out-of-State institutions	State	Mortgages originated by institutions in State [1]		Percent of local properties financed by out-of-State institutions
	Total amount	Percent covering out-of-State properties			Total amount	Percent covering out-of-State properties	
Alabama	$6,295,400	20.7	27.3	New Jersey	$45,114,209	30.6	14.2
Arizona	3,242,300		.8	New Mexico	1,278,300	.4	33.7
Arkansas	2,645,450	4.2	16.4	New York	58,516,648	6.7	2.4
California	128,212,350	3.1	6.3	North Carolina	4,853,000	4.3	42.4
Colorado	6,746,600	.5	0.4	North Dakota	380,300	12.5	15.1
Connecticut	7,086,300	24.9	14.8	Ohio	42,183,381	5.7	15.2
Delaware	2,712,400	60.4	36.0	Oklahoma	11,371,300	.1	5.0
Dist. of Col.	6,576,586	71.9	36.3	Oregon	5,445,900	17.9	11.1
Florida	16,254,100		18.2	Pennsylvania	39,396,800	2.6	2.8
Georgia	7,216,400	.9	33.2	Rhode Island	2,567,100		9.8
Idaho	1,207,700	.4	57.7	South Carolina	4,448,200	6.3	10.2
Illinois	46,880,550	4.4	14.4	South Dakota	1,147,500	.5	20.6
Indiana	23,542,850	11.2	17.3	Tennessee	8,659,400	11.0	11.1
Iowa	4,705,500	20.5	35.7	Texas	32,859,600	13.8	31.8
Kansas	6,296,600	.8	21.0	Utah	4,711,800	23.6	13.8
Kentucky	9,508,350	34.8	11.6	Vermont	4,181,565	78.7	.0
Louisiana	7,431,375	3.9	17.2	Virginia	8,739,600	4.6	32.3
Maine	1,111,300		19.6	Washington	15,805,700	2.9	12.8
Maryland	9,705,200	13.4	26.4	West Virginia	4,455,900	3.0	24.3
Massachusetts	4,697,180	6.2	2.6	Wisconsin	8,548,350	.5	6.8
Michigan	61,351,120	.2	8.0	Wyoming	2,023,200	5.1	8.6
Minnesota	37,295,600	78.0	8.4	Alaska	377,300		1.0
Mississippi	4,582,000	17.4	8.2	Hawaii	1,699,100		
Missouri	18,708,400	21.1	14.4	Puerto Rico	454,900		
Montana	1,154,800	1.7	30.8	Canal Zone			
Nebraska	4,589,600	20.6	19.1				
Nevada	1,109,600		.9	Total	741,064,764	13.2	13.2
New Hampshire	947,100	1.6	3.1				

[1] Based upon State location of head office of lending institution.

Mortgagees holding mortgages in portfolio.—The distribution of mortgages by type of institution originating them differs as shown in table 12, from the cumulative holdings as of December 31, 1939, as shown in table 14 following. The difference between the total amount originated and the total amount held represents outstanding firm commitments to insure and premium-paying mortgages in transit from insuring offices or in process of audit, plus terminations of insured mortgages as of December 31, 1939. Institutional holders of insured mortgages may acquire mortgages by origination or purchase, and may dispose of them by sale to another approved mortgagee.

Mortgage companies show the greatest decrease between their proportion originated and held, while insurance companies show the greatest increase. Federal agencies such as the Federal National Mortgage Association and The RFC Mortgage Company are not permitted to originate mortgages insured under section 203 of the act,

Chart 4

MORTGAGES ORIGINATED AND HELD, DISTRIBUTED BY TYPE OF INSTITUTION

CUMULATIVE 1935-1939

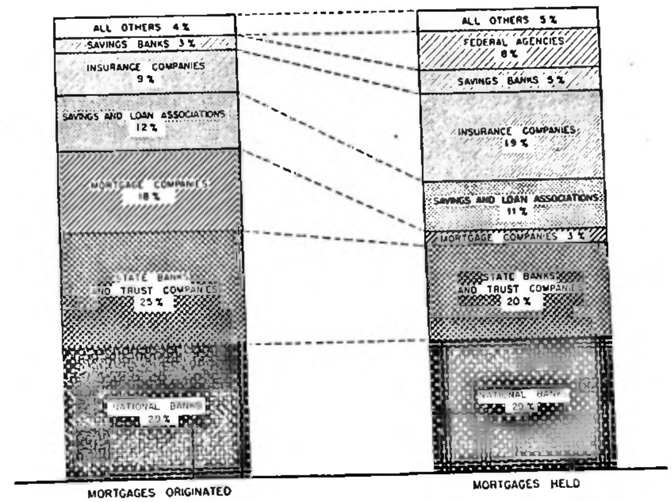


Table 14.—Type of institution holding and originating mortgages: *Number of institutions, number and amount of mortgages held in portfolio, and percent originated, net cumulative 1935–39*

Type of lending institution	Premium-paying mortgages held in portfolio [1]				Net accepted mortgages originated	
	Number of institutions	Mortgages			Percent distribution of amount	Number of institutions
		Number	Amount			
			Dollars	Percent		
National banks	2,492	127,857	$517,545,281	28.9	28.7	2,284
State banks and trust companies	3,031	92,271	367,505,768	20.5	24.8	2,727
Total commercial banks	5,523	220,128	885,051,049	49.4	53.5	5,011
Mortgage companies	226	11,641	51,202,341	2.9	17.6	260
Savings and loan associations	1,549	48,113	191,708,773	10.7	12.2	1,038
Insurance companies	283	71,054	341,587,101	19.0	9.1	259
Mutual and stock savings banks	177	18,662	88,641,499	4.9	3.2	156
Federal agencies [2]	3	38,568	152,715,654	8.5		
All others [3]	85	18,016	81,983,664	4.6	4.4	61
Total	7,846	426,182	1,792,980,081	100.0	100.0	7,391

[1] Amounts shown exclude $125,359,170 of terminations and $51,523,144 of mortgages which had not been recorded in Washington by December 31, 1939.

[2] Includes RFC Mortgage Co., Federal National Mortgage Association, and the Federal Deposit Insurance Corporation.

[3] Includes investment companies, finance companies, endowed institutions, private and State benefit funds, etc.

but are holding in their portfolios insured mortgages purchased from originating mortgagees.

State distribution of mortgages purchased and sold.—The volume of insured mortgages purchased and sold by institutions distributed by State location of their head office is shown in table 15 below. Purchasers in the States of New York, New Jersey, Vermont, Pennsylvania, and California account for 42.0 percent of the total purchases, while institutions in New York, Michigan, Illinois, Pennsylvania, and Texas accounted for 43.9 percent of the total sales. Many of these transfers, of course, take place between institutions located within the same State.

Federal agencies purchased a total of $183,273,335 of mortgages from private institutions, and sold $25,990,131 to others, of which $87,864,645 was purchased and $9,001,900 sold during the year 1939.

Institutions active in the secondary market.—Mortgages originated by one approved mortgagee may be sold to another and then resold to still another, even though the servicing or collection of monthly payments may be continued by the originating institution.

Insurance companies are the largest buyers of insured mortgages, while mortgage companies are the largest sellers. That mortgage companies act in many cases as mortgage loan correspondents of life insurance companies, accounts in large part for these facts. Table 16 shows the volume of transfers by type of institution, and table 17 presents the figures on purchases and sales by the Federal agencies.

TABLE 15.—**State distribution of mortgages purchased and sold:** *Number of institutions and amount of premium-paying mortgages based upon State location of head office of lending institution, cumulative 1935–39*

[In thousands of dollars]

State of mortgagee	Purchases		Sales	
	Number of institutions	Amount of mortgages	Number of institutions	Amount of mortgages
Alabama	27	$2,777	28	$4,552
Arizona	6	879	10	4,417
Arkansas	18	207	39	2,899
California	39	31,547	91	15,192
Colorado	14	1,006	21	5,732
Connecticut	29	5,031	24	7,053
Delaware	14	945	10	4,679
Dist. of Col.	10	090	13	5,707
Florida	20	1,617	66	28,800
Georgia	14	345	55	7,018
Idaho	7	1,451	12	278
Illinois	155	18,870	114	54,899
Indiana	141	22,550	83	15,244
Iowa	53	11,445	24	1,395
Kansas	42	1,751	68	8,030
Kentucky	38	1,238	20	14,320
Louisiana	8	755	14	2,425
Maine	11	390	4	53
Maryland	61	5,213	45	9,754
Massachusetts	27	4,846	17	1,828
Michigan	87	19,739	77	62,041
Minnesota	157	19,600	51	18,450
Mississippi	15	707	22	4,526
Missouri	120	23,429	75	24,523
Montana	11	561	19	1,121
Nebraska	12	668	24	3,854
Nevada	2	105	3	195
New Hampshire	11	$803	5	$124
New Jersey	136	55,213	165	34,180
New Mexico	1	21	9	888
New York	241	114,052	143	88,501
North Carolina	10	2,327	28	7,130
North Dakota	10	806	30	716
Ohio	321	26,821	120	39,310
Oklahoma	12	217	44	13,507
Oregon	12	281	21	2,307
Pennsylvania	389	37,618	122	51,535
Rhode Island	4	93	3	135
South Carolina	3	23	24	6,020
South Dakota	8	218	22	474
Tennessee	51	3,618	44	15,175
Texas	51	2,230	96	44,884
Utah	10	2,510	20	6,500
Vermont	29	50,945	10	542
Virginia	105	11,854	51	10,739
Washington	27	1,392	51	0,081
West Virginia	44	2,101	26	4,932
Wisconsin	150	10,547	60	8,835
Wyoming	4	2,560	18	5,463
Alaska			3	285
Hawaii	1	14	1	14
Federal agencies [1]	3	183,273	3	25,990
Total	2,777	688,259	2,175	688,259

[1] Includes RFC Mortgage Co., Federal National Mortgage Association, and Federal Deposit Insurance Corporation; excludes the transfer of 10,555 mortgages for $41,942,898 between the RFC Mortgage Co. and the Federal National Mortgage Association.

CHART 5

MORTGAGES PURCHASED AND SOLD BY TYPE OF INSTITUTION

CUMULATIVE 1935 - 1939

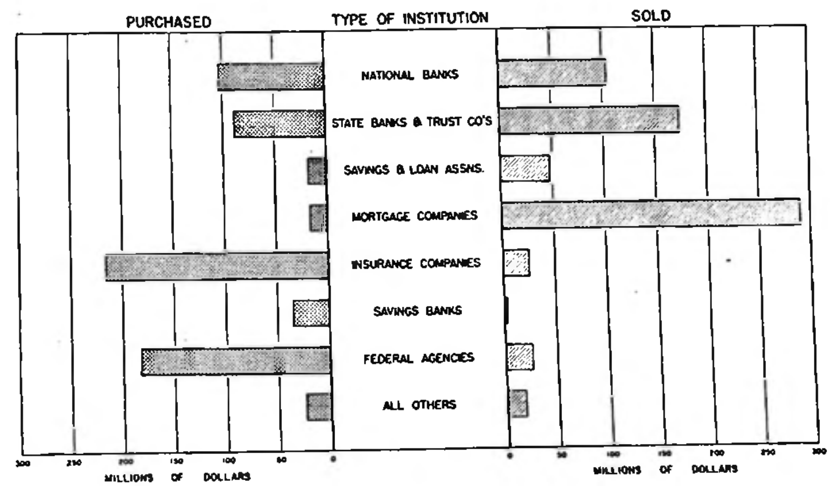


TABLE 16.—**Type of institution purchasing and selling mortgages:** *Number of institutions and dollar amount of premium-paying mortgages (including resales), cumulative 1935–39*

Type of mortgagee	Premium-paying mortgages purchased			Premium-paying mortgages sold		
	Number of institutions	Amount of mortgages	Percent of amount	Number of institutions	Amount of mortgages	Percent of amount
National banks	935	$103,956,481	15.1	509	$104,302,880	15.1
State banks and trust companies	1,172	89,608,124	13.0	716	173,864,748	25.3
Total commercial banks	2,107	193,564,605	28.1	1,285	278,167,628	40.4
Savings and loan associations	248	17,734,865	2.6	402	47,598,043	6.9
Mortgage companies	91	16,997,201	2.5	240	290,720,620	42.2
Insurance companies	185	216,630,773	31.5	129	25,139,370	3.7
Mutual and stock savings banks	92	35,653,574	5.2	24	2,380,525	.3
Federal agencies [1]	3	183,273,335	26.6	3	25,990,131	3.8
All others [2]	51	24,398,334	3.5	32	18,202,430	2.7
Total	2,777	688,258,747	100.0	2,175	688,258,747	100.0

[1] Includes The RFC Mortgage Company, Federal National Mortgage Association, and Federal Deposit Insurance Corporation; excludes the transfer of 10,555 mortgages for $41,942,898 between The RFC Mortgage Company and the Federal National Mortgage Association.

[2] Includes industrial banks, finance companies, endowed institutions, private and State benefit funds, etc.

Federal agency purchases and sales, by years.—With the establishment of The RFC Mortgage Company and the Federal National Mortgage Association, the Federal Government provided facilities for sale of mortgages insured under title II of the National Housing Act when private institutions originating the mortgages wish to reduce their portfolio. The total, by years, and the proportion of the total purchases accounted for by Federal agencies are shown in table 17.

Chart 6

VOLUME OF TRANSFERS IN THE INSURED MORTGAGE MARKET

1937 - 1939

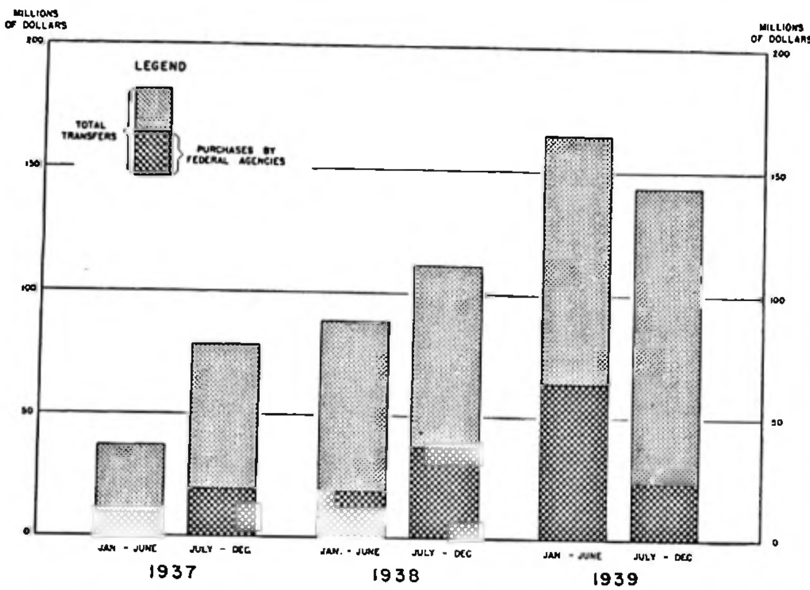


Table 17.—Transfers of insured mortgages (including resales) by all institutions and purchases and sales by Federal agencies: *Total premium-paying mortgages held in portfolio and transferred by 6-month periods and cumulative 1935-39*

Period	Mortgages of all institutions		Federal agencies [1]				Purchases as a percent of net insurance added during the period [3]
	Cumulative premium paying held in portfolio at end of period [2]	Mortgages transferred [3] (purchases or sales)	Purchases		Sales		
			Amount	Percent of total transferred	Amount	Percent of total transferred	
1935-36 [4]	$365, 156, 042	$64, 730, 544	$10, 241, 576	15.8	$73, 310	0.1	2.8
1937:							
January-June	561, 895, 260	37, 096, 381	9, 065, 625	24.4	2, 275, 825	6.1	4.6
July-December	771, 154, 763	78, 310, 747	19, 654, 404	25.1	4, 150, 225	5.3	9.4
Total		115, 413, 128	28, 720, 029	24.9	6, 426, 050	5.6	7.1
1938:							
January-June	933, 123, 420	88, 181, 427	18, 835, 285	21.4	6, 200, 977	7.0	11.0
July-December	1, 198, 674, 605	111, 083, 433	37, 611, 800	33.9	4, 287, 804	3.9	14.2
Total		199, 264, 860	56, 447, 085	28.3	10, 488, 871	5.3	13.2
1939:							
January-June	1, 478, 180, 212	164, 833, 430	63, 873, 260	38.8	2, 346, 510	1.4	22.9
July-December	1, 792, 980, 081	144, 016, 785	23, 991, 385	16.7	6, 655, 390	4.6	7.0
Total		308, 850, 215	87, 864, 645	28.4	9, 001, 900	2.9	14.8
Total [5]	1, 792, 980, 081	688, 258, 747	183, 273, 335	26.6	25, 990, 131	3.8	10.2

[1] On a cumulative basis, includes purchases of $83,021,600 and sales of $25,504,131 by the RFC Mortgage Company, purchases of $99,601,235 and sales of $443,300 by the Federal National Mortgage Association, and purchases of $50,500 and sales of $42,700 by the Federal Deposit Insurance Corporation from non-Federal agencies but excludes transfers between Federal agencies.

[2] Excludes terminations and mortgages in transit to Washington or in audit at end of period totalling $176,882,314 on Dec. 31, 1939.

[3] Includes resales; thus the gross total of transfers during the period is shown, excluding inter-Federal exchanges.

[4] Figures not available in 6 month periods.

[5] Excludes the transfer of 10,555 mortgages for $41,942,808 between the RFC Mortgage Company and the Federal National Mortgage Association.

C. Volume and Characteristics of Mortgages.

The materials in this section cover the distribution of the volume of mortgages secured by new and existing homes by year and month, by State and metropolitan area, location of the property, and by city-size group. In addition, certain qualitative distributions are included for mortgages accepted for insurance in 1939 such as the size and duration of the mortgage loan, and its ratio to the property valuation. These mortgages are reported individually to Washington and recorded on tabulating cards.

The totals in this section differ slightly from the volume reported in the sections dealing with insuring office operations. The reason for this difference is that whereas amendments can be recorded in the tabulations subsequent to date of commitment issue, they cannot be included in the original figures as reported by insuring offices and as shown in tables 4 and 5.

Monthly volume of mortgages accepted.—The gross volume of mortgages accepted for insurance on new and existing homes yearly from the beginning of operations, and monthly for the last 2 years, is shown in table 18 below. In chart 7 this same break-down is shown by months. The volume of existing home mortgages accepted during the last 4 years declined only slightly—from $226,169,352 in 1936 to $179,108,062 in 1939—but the annual volume of new home mortgages accepted for insurance showed substantial increases during 1938 and 1939.

Chart 7

MONTHLY VOLUME OF MORTGAGES ACCEPTED FOR INSURANCE

1935 - 1939

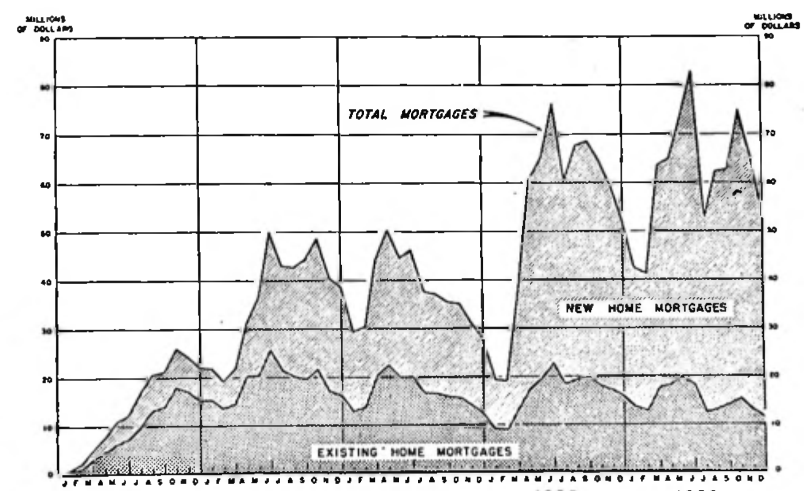


TABLE 18.—Monthly trend of new and existing home mortgages: *Gross volume of mortgages accepted for insurance, 1935–39*

Month and year	New homes[1]		Existing homes[1]		Total	
	Number	Amount	Number	Amount	Number	Amount
1935	12, 360	$60, 248, 256	20, 787	$110, 346, 608	42, 147	$170, 504, 864
1936	45, 562	212, 279, 801	64, 049	226, 169, 352	109, 611	438, 449, 153
1937	53, 552	248, 948, 357	55, 111	200, 651, 725	108, 663	440, 600, 082
1938						
January	2, 220	10, 280, 000	2, 404	9, 087, 042	4, 624	19, 367, 042
February	2, 250	10, 163, 750	2, 417	8, 898, 852	4, 667	19, 062, 602
March	5, 119	24, 048, 280	3, 332	13, 192, 695	8, 451	37, 240, 975
April	9, 267	43, 337, 695	4, 445	17, 260, 637	13, 712	60, 598, 332
May	9, 712	45, 359, 590	4, 948	19, 485, 889	14, 660	64, 845, 479
June	11, 525	53, 647, 975	5, 704	22, 688, 001	17, 229	76, 335, 976
July	9, 089	42, 258, 537	4, 723	18, 355, 456	13, 812	60, 613, 993
August	10, 508	48, 448, 998	5, 143	19, 311, 900	15, 651	67, 760, 898
September	10, 655	48, 841, 889	5, 234	19, 606, 200	15, 889	68, 448, 089
October	10, 212	46, 584, 417	4, 838	18, 080, 433	15, 050	64, 664, 850
November	9, 222	42, 130, 427	4, 609	17, 193, 300	13, 831	59, 323, 727
December	7, 866	35, 860, 650	4, 260	16, 037, 488	12, 126	51, 898, 138
Total for year	97, 645	450, 962, 208	52, 057	199, 197, 893	149, 702	650, 160, 101
1939						
January	6, 396	28, 842, 900	3, 601	13, 667, 339	9, 997	42, 510, 239
February	6, 387	28, 484, 700	3, 440	12, 880, 003	9, 827	41, 364, 703
March	10, 287	46, 182, 679	4, 652	17, 516, 165	14, 939	63, 698, 844
April	10, 407	46, 936, 230	4, 678	18, 078, 000	15, 085	65, 014, 230
May	12, 057	54, 407, 694	5, 209	19, 498, 280	17, 266	73, 965, 974
June	14, 359	64, 920, 224	4, 759	18, 055, 900	19, 118	82, 976, 124
July	8, 790	40, 341, 145	3, 298	12, 524, 380	12, 088	52, 865, 525
August	10, 709	49, 083, 195	3, 335	13, 070, 580	14, 044	62, 153, 775
September	10, 669	48, 684, 451	3, 498	13, 949, 060	14, 167	62, 633, 511
October	13, 020	59, 489, 740	3, 799	15, 265, 898	16, 819	74, 755, 638
November	11, 408	52, 421, 444	3, 346	13, 162, 289	14, 754	65, 583, 733
December	9, 242	42, 102, 300	2, 876	11, 440, 168	12, 118	53, 542, 168
Total for year	123, 731	561, 956, 702	46, 491	179, 108, 062	170, 222	741, 064, 764

[1] For the months January 1935 through April 1936 net mortgages on homes accepted any time after completion of construction are included in this table as existing homes. Beginning with May 1936, gross mortgages on homes accepted within 12 months after completion of construction are included as new homes.

Yearly trend of new and existing home mortgages.—During the past 5 years the proportion of new home mortgages to total has shown a marked upward trend and during 1939 represented 75.8 percent of the total amount, as is indicated in table 19.

TABLE 19.—Yearly trend of new and existing home mortgages: *Gross number and amount of mortgages accepted for insurance, cumulative 1935–39*

Year	Percent distribution of number[1]			Percent distribution of amount[1]		
	New	Existing	Total	New	Existing	Total
1935	29. 3	70. 7	100. 0	35. 3	64. 7	100. 0
1936	41. 6	58. 4	100. 0	48. 4	51. 6	100. 0
1937	49. 3	50. 7	100. 0	55. 4	44. 6	100. 0
1938	65. 2	34. 8	100. 0	69. 4	30. 6	100. 0
1939	72. 7	27. 3	100. 0	75. 8	24. 2	100. 0
Cumulative total[2]	58. 4	41. 6	100. 0	63. 5	36. 5	100. 0

[1] For the months January 1935 through April 1936 net mortgages on homes accepted any time after completion of construction are included in this table as existing homes. Beginning with May 1936, homes secured by gross mortgages accepted within 12 months after completion of construction are classified as new homes.
[2] Based on net number and amount of mortgages accepted for insurance, 1935–39.

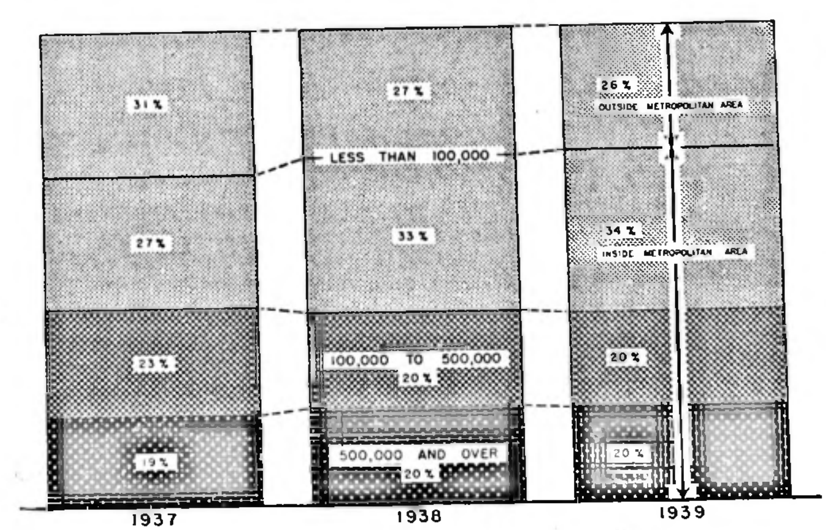
State and metropolitan area volume.—Mortgages were accepted for insurance in 1939 on homes located in every State and Territory of the United States. The gross volume of mortgages on new and existing homes in each State and in the 96 metropolitan areas for the years 1937, 1938, and 1939, and the net cumulative total from the beginning of operations through December 1939, are shown in detail in tables 67 to 70 in the appendix to this report. A metropolitan area is composed of one or more central cities of 50,000 or more inhabitants and of satellite places which bring the total to 100,000 or more.

Mortgages by city-size groups.—Cities of over 100,000 population accounted for 39.9 percent of the total number of mortgages accepted for insurance in 1939. Another 34.2 percent was in satellite areas, and 25.9 percent was outside the orbits of metropolitan areas. Each year the proportion within metropolitan centers has increased. However, analysis of the distribution by city size groups reveals that the volume for cities of less than 100,000 population located within metropolitan areas accounts for all of this increase. This is consonant with the tendency toward decentralization of the population in large centers.

That smaller cities participated in the FHA program to a large extent is evidenced by the fact that cities and towns of less than 10,000 population accounted for 32.3 percent of all mortgages accepted in 1939 of which 19.7 percent was inside and 12.6 percent outside the metropolitan areas. The distribution of the 1930 nonfarm population is included as a basis of comparison. Obviously, the population distribution is not an accurate indicator of building activity, inasmuch

CHART 8

MORTGAGES DISTRIBUTED BY CITY-SIZE LOCATION OF PROPERTY
1937 - 1939



as it neglects such important factors as rates of population growth in the various city size groups. With 59.1 percent of the nonfarm population in metropolitan centers, FHA mortgages in these areas represented 69.3 percent in 1937, some 73.1 percent in 1938, and 74.1 percent in 1939 of the total for all places in the United States.

In table 71 is reported the percentage distribution by city size group of mortgages accepted for FHA insurance in each State and metropolitan area.

TABLE 20.—**City size groups inside and outside metropolitan areas:** *Total number of 1- to 4-family home mortgages accepted for insurance 1937–39, and of nonfarm population 1930*

City size group	Percent distribution			
	Nonfarm population[1]	Total mortgages		
		1937	1938	1939
Inside metropolitan[2] areas:				
1,000,000 or more	16.3	14.2	16.6	15.9
500,000 to 999,999	6.2	5.2	3.7	3.8
500,000 or more	22.5	19.4	20.3	19.7
250,000 to 499,999	8.6	12.6	10.2	10.5
100,000 to 249,999	8.1	10.5	9.7	9.7
100,000 to 499,999	16.7	23.1	19.9	20.2
50,000 to 99,999	4.4	5.2	5.0	4.8
25,000 to 49,999	2.7	2.7	2.7	2.6
10,000 to 24,999	3.9	6.3	7.2	7.1
5,000 to 9,999	1.9	4.2	4.3	4.3
2,500 to 4,999	1.1	2.3	2.5	2.7
Less than 2,500	5.9	6.1	11.2	12.7
Less than 100,000	19.9	26.8	32.9	34.2
Total inside metropolitan areas	59.1	69.3	73.1	74.1
Outside metropolitan areas:				
50,000 to 99,999	2.6	3.0	2.9	3.5
25,000 to 49,999	4.2	5.2	4.6	4.8
10,000 to 24,999	6.0	5.6	5.5	5.0
5,000 to 9,999	4.4	3.6	3.8	3.3
2,500 to 4,999	4.0	3.1	3.3	2.9
Less than 2,500	19.7	10.2	6.8	6.4
Total outside metropolitan areas	40.9	30.7	26.9	25.9
Grand total	100.0	100.0	100.0	100.0

[1] Based on figures compiled from 1930 Census of Metropolitan Districts and 1930 Census of Population, vol. II pp. 8–9. The 92,617,553 total distributed as continental United States nonfarm population includes 287,537 nonapportioned urban farm inhabitants.

[2] Based on population groups as defined on p. 6 of the 1930 Census of Metropolitan Districts.

Insurance under section 203.—Home mortgages under title II are eligible for insurance under various subsections of section 203 (b) (2) on the basis of certain characteristics of the loan. Both new and existing homes are eligible for a maximum 20-year—80 percent of value mortgage under subsection A, while new owner-occupied homes are eligible for a maximum 25-year—90-percent mortgage up to $5,400 under subsection B, and for a maximum 20-years—90-percent of the first $6,000 and 80 percent of the balance up to $10,000 of property valuation under subsection C.

During 1939, some 53.4 percent of all FHA accepted mortgages covered new homes under subsection B, 8.1 percent covered new homes under subsection C, and 38.5 percent covered new and existing homes under subsection A. Thus, 61.5 percent of all mortgages accepted for insurance were embraced by the two new subsections of the section 203 (b) (2) 1938 amendment. The comparable figure for 1938 was 50.9 percent. Subsections B and C afford more favorable terms to those qualifying purchasers who occupy homes securing FHA insured mortgages than do those under subsection A, as is indicated in table 21.

The June 3 amendment of 1939 changed section 203 (b) (2) of the act by restoring a uniform premium charge of one-half of 1 percent of the reducing balance to all mortgages insured under section 203 of the act. Effective August 1, an administrative regulation reduced the maximum permissible interest rate on FHA home mortgages from 5 to 4½ percent.

In consequence of these changes and of the change in amount of insurance premium and because of the elimination of the mortgagee's annual service charge in 1938, the maximum allowable financing charge under section 203 (b) (2) has been reduced markedly. For a 20-year FHA insured mortgage the maximum annual financing charge permitted declined from 6.28 percent in 1937 to 5.53 percent under subsections A and C and to 5.26 percent under subsection B in 1938, and to 5.03 percent for all home mortgages in 1939. These financing rates include the greatest allowable mortgage interest rate; they take into account the 13-month prepayment of the FHA insurance premium, and for 1937, the financing rate includes also the mortgagee's permissible annual service charge.

TABLE 21.—**Mortgages under subsections of section 203:** *Total 1- to 4-family home mortgages accepted for insurance, 1939*

Mortgages accepted for insurance under subsections of section 203 (b) (2)	Percent distribution of mortgages			
	$5,400 or less	$5,401 to $8,600	$8,601 to $10,000	Total
MORTGAGES ON NEW HOMES				
Subsection A: Mortgages up to $16,000 on 1- to 4-family homes, eligible for a 20-year term, and for 80 percent of FHA valuation	8.0	2.2	1.0	11.2
Subsection B: Mortgages up to $5,400 on single-family owner-occupied homes, eligible for a 25-year term, and for 90 percent of FHA valuation	53.4			53.4
Subsection C: Mortgages up to $8,600 on single-family owner-occupied homes, eligible for a 20-year term, and 90 percent of first $6,000 and 80 percent of balance up to $10,000 of FHA valuation		8.1		8.1
Total new home mortgages	61.4	10.3	1.0	72.7
MORTGAGES ON EXISTING HOMES				
Total eligible only under subsection A	23.3	3.2	.8	27.3
Total new and existing home mortgages	84.7	13.5	1.8	100.0

Mortgage principal.—Of all mortgages accepted for insurance during 1939 some 52.4 percent were for amounts of $3,000 to $5,000. Three out of four mortgages for new homes, or 77.8 percent, were for $3,000 to $6,000, whereas the majority of mortgages on existing homes ranged between $2,000 and $4,000. The average amount of mortgages on new homes declined from the previous year to $4,511 in

1939, while mortgages on existing homes averaged $3,823, only slightly less than in the previous year. The average for all mortgages accepted in 1939 was $4,318, as is shown in table 22 below.

CHART 9

MORTGAGES CLASSIFIED BY AMOUNT OF PRINCIPAL

1939

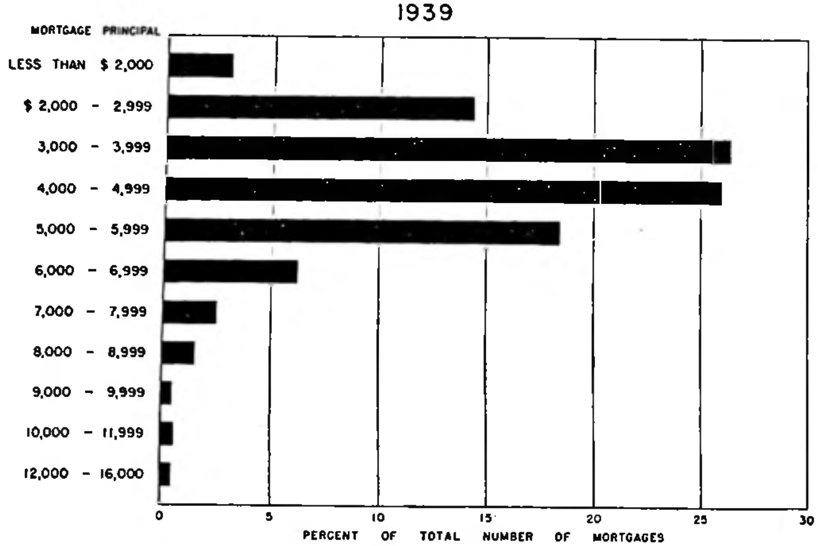


TABLE 22.—**Amount of mortgage principal:** *New, existing, and total, 1- to 4-family home mortgages accepted for insurance, 1939*

Mortgage principal	Percent distribution, 1939 homes			Mortgage principal	Percent cumulation, 1939 homes		
	New	Existing	Total		New	Existing	Total
Less than $2,000	0.6	9.2	3.0	Less than $2,000	0.6	9.2	3.0
$2,000 to $2,999	9.7	20.5	14.4	Less than $3,000	10.3	35.7	17.4
$3,000 to $3,999	26.5	26.1	26.4	Less than $4,000	36.8	61.8	43.8
$4,000 to $4,999	29.3	17.7	26.0	Less than $5,000	66.1	79.5	69.8
$5,000 to $5,999	22.0	8.8	18.4	Less than $6,000	88.1	88.3	88.2
$6,000 to $6,999	6.5	5.2	6.2	Less than $7,000	94.6	93.5	94.4
$7,000 to $7,999	2.7	2.2	2.5	Less than $8,000	97.3	95.7	96.9
$8,000 to $8,999	1.4	1.7	1.5	Less than $9,000	98.7	97.4	98.4
$9,000 to $9,999	.4	.7	.5	Less than $10,000	99.1	98.1	98.9
$10,000 to $11,999	.5	1.1	.6	Less than $12,000	99.6	99.2	99.5
$12,000 to $16,000	.4	.8	.5	Less than $16,001	100.0	100.0	100.0
Total	100.0	100.0	100.0				
Average mortgage:				Median mortgage:			
1939	$4,511	$3,823	$4,318	1939	$4,450	$3,547	$4,238
1938	4,601	3,825	4,344	1938	4,491	3,520	4,209
1937 [1]	4,638	3,864	4,122	1937 [1]	4,288	3,581	3,810
1936 [1]	4,711	3,756	3,973	1936 [1]	4,333	3,413	3,618
1935	4,824	3,740	4,030	1935	4,412	3,345	3,624

[1] Computations based on premium-paying mortgages.

Duration of mortgage.—Of all new home mortgages accepted in 1939, almost one-half or 48.7 percent had maturities of 24 and 25 years, and 92.0 percent of 20 years or more. Average duration for new home mortgages increased from 17.6 years in 1935 to 22.0 years in 1939.

CHART 10

MORTGAGES CLASSIFIED BY DURATION

1939

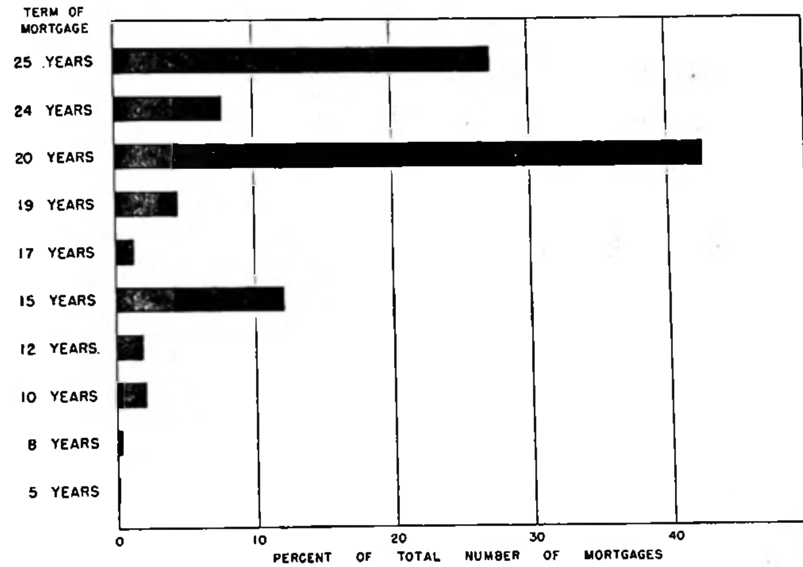


TABLE 23.—**Duration of mortgage:** *New, existing, and total, 1- to 4-family home mortgages accepted for insurance, 1939*

Term of mortgage [1]	Percent distribution 1939 home mortgages			Term of mortgage	Percent cumulation 1939 home mortgages		
	New	Existing	Total		New	Existing	Total
25 years	37.9	(²)	27.2	25 years	37.9	(²)	27.2
24 years	10.8	(²)	7.8	24 to 25 years	48.7	(²)	35.0
20 years	43.3	41.3	42.6	20 to 25 years	92.0	41.3	77.6
19 years	3.6	6.7	4.5	19 to 25 years	95.6	48.0	82.1
17 years	.3	3.7	1.3	17 to 25 years	95.9	51.7	83.4
15 years	3.1	35.2	12.1	15 to 25 years	99.0	86.9	95.5
12 years	.5	5.7	2.0	12 to 25 years	99.5	92.6	97.5
10 years	.5	6.2	2.1	10 to 25 years	100.0	98.8	99.6
8 years	(³)	.8	.3	8 to 25 years	100.0	99.6	99.9
5 years	(³)	.4	.1	All groups	100.0	100.0	100.0
Total	100.0	100.0	100.0				
Average duration, years:				Median duration, years:			
1939	22.0	16.9	20.6	1939	21.0	17.5	20.6
1938	21.4	16.3	19.7	1938	20.8	15.9	20.4
1937 [4]	18.1	16.3	16.9	1937 [4]	19.4	16.9	19.2
1936 [4]	17.6	16.6	16.4	1936 [4]	19.3	15.9	19.0
1935	17.6	16.0	16.5	1935	19.3	16.0	19.0

[1] Years presented are those permitted under administrative regulations.
[2] Existing homes are ineligible for mortgages of more than 20 years duration.
[3] Less than 0.05 percent.
[4] Computations based on premium-paying mortgages.

Ratio of loan to value.—Almost three-fifths or 59.6 percent of the 1939 new home mortgages represented 86 to 90 percent of the total FHA property valuation, and about 89.4 percent had a loan-to-value ratio of 76 to 90 percent. In 1939 mortgage loans as a percent of value

CHART 11

MORTGAGES CLASSIFIED BY RATIO OF LOAN TO VALUE

1939

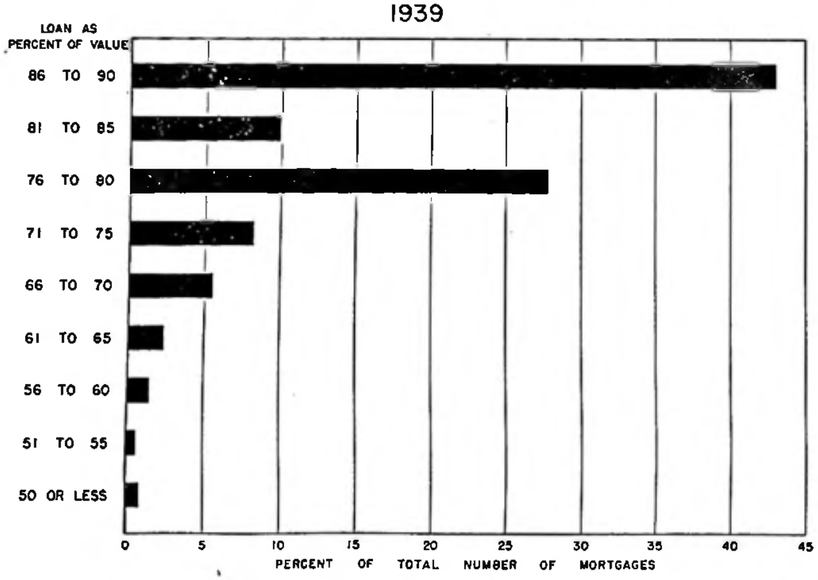


TABLE 24.—**Ratio of loan to value:** *New, existing, and total, 1- to 4-family home mortgages accepted for insurance, 1939*

Loan as percent of value [1]	Percent distribution, 1939 homes			Loan as percent of value [1]	Percent cumulation, 1939 homes		
	New	Existing	Total		New	Existing	Total
86 to 90	59.6	(2)	43.0	86 or more	59.6	(2)	43.0
81 to 85	13.7	(2)	9.8	81 or more	73.3	(2)	52.8
76 to 80	16.1	58.4	28.0	76 or more	89.4	58.4	80.8
71 to 75	4.7	16.8	8.1	71 or more	94.1	75.2	88.9
66 to 70	3.6	10.7	5.6	66 or more	97.7	85.9	94.5
61 to 65	1.1	5.5	2.3	61 or more	98.8	91.4	96.8
56 to 60	.6	3.9	1.5	56 or more	99.4	95.3	98.3
51 to 55	.2	2.0	.7	51 or more	99.6	97.3	99.0
50 or less	.4	2.7	1.0	All groups	100.0	100.0	100.0
Total	100.0	100.0	100.0				
Average loan as percent of average value:				Median percent:			
1939	83.7	74.4	81.2	1939	86.6	76.6	82.4
1938	82.4	73.9	79.7	1938	85.6	76.4	79.9
1937 [3]	75.3	73.7	74.3	1937 [3]	77.0	76.4	76.6
1936 [3]	73.2	70.2	71.0	1936 [3]	76.5	74.3	75.2
1935	73.0	69.0	70.0	1935	76.1	73.1	74.0

[1] Includes valuation of house, all other physical improvements, and land.
[2] Existing homes are ineligible for mortgages of more than 80 percent of value.
[3] Computations based on premium-paying mortgages.

averaged 83.7 percent for new homes and 74.4 percent for existing homes, compared with 73.0 and 69.0 percent respectively in 1935.

For States and metropolitan areas, certain ratios are presented in appendix table 73.

D. Characteristics of Properties.

The analyses of the properties securing mortgages accepted for FHA insurance cover a break-down by the type of homes financed and certain distributions by property valuation, land valuation, number of rooms, and other attributes of single-family properties. Both new and existing home characteristics are treated in the succeeding pages. New homes are defined as those constructed under FHA inspection or completed not more than 12 months prior to FHA insurance, while existing homes are those more than 1 year old at time of acceptance for insurance.

Number of family units and FHA valuation of dwellings.—Of the new, one- to four-family home mortgages accepted for FHA insurance during the year, some 98.5 percent were secured by single-family dwellings. Relatively fewer single-family homes, 92.2 percent, were numbered among the existing homes than among new homes.

New properties covered by mortgages accepted for FHA insurance in 1939 averaged $5,386 in valuation as compared with $5,137 for existing properties. For both new and existing properties, valuation increases with the number of dwelling units covered by the mortgage, although not at a uniform rate. Thus the valuation of new homes averaged $5,352 for a single-family dwelling, $3,595 for each unit in a new two-family home, $2,485 for each unit in a three-family home, and $2,611 for each unit in a four-family home.

TABLE 25.—**Size and average FHA valuation of dwellings:** *Percentage distribution and average valuation for new, existing, and total, 1-, 2-, 3-, and 4-family home mortgages accepted for insurance, 1939*

Number of units	Percent of mortgages [1]			Average property valuation [2]		
	New	Existing	Total	New	Existing	Total
1-family	98.5	92.2	96.8	$5,352	$5,030	$5,266
2-family	1.2	6.7	2.7	7,190	6,216	6,529
3-family	.1	.5	.2	7,456	7,983	7,787
4-family	.2	.6	.3	10,442	8,232	9,302
Total	100.0	100.0	100.0	5,386	5,137	5,317

[1] Of the total dwelling units involved, 93 percent are single-family dwellings, and 7 percent represent 2- to 4-family dwellings.
[2] Includes FHA valuation of the house, other physical improvements, and land.

FHA valuation of single-family homes.—Almost half, or 49.2 percent of the new home properties securing mortgages accepted for insurance during 1939 were valued from $4,000 to $6,000 for house and lot combined. Another 19.2 percent had valuation of less than $4,000 making a total of 68.4 percent of the new homes valued at less than $6,000, while the balance represented higher value properties. Of the existing homes 45.5 percent were valued at $3,000 to $5,000, with another 12.8 percent at less than $3,000, making a total of 58.3 percent valued at less than $5,000.

The average new, single-family property valuation in 1939 was $5,352, constituting the fourth successive decline since FHA began operations in 1935. Existing single-family property valuation averaging $5,030 has also declined during this period, but the total decline has been only $270 as compared with about $1,100 for new dwellings.

Table 74 shows a percentage distribution by value groups of new and existing homes for States and metropolitan areas.

CHART 12

NEW HOMES CLASSIFIED BY FHA VALUATION

1939

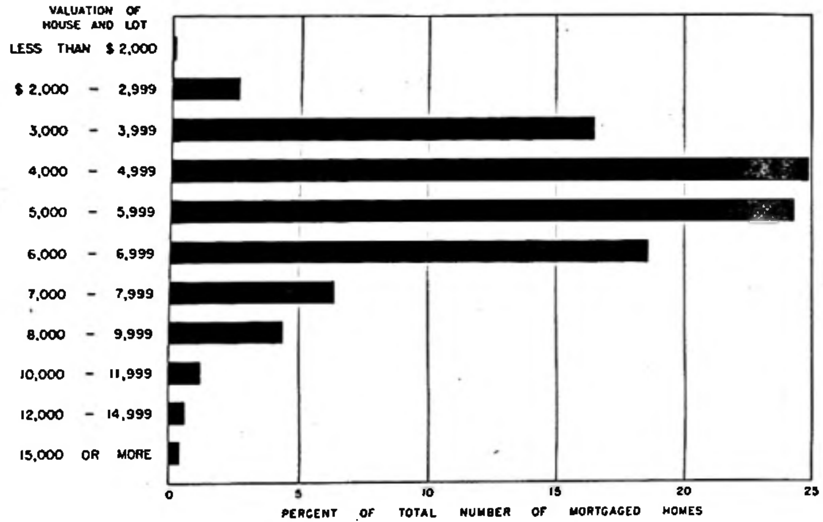


TABLE 26.—**Property valuation:** *New, existing, and total, single-family home mortgages accepted for insurance, 1939*

Property valuation [1]	Percent distribution, 1939 homes			Property valuation [1]	Percent cumulation, 1939 homes		
	New	Existing	Total		New	Existing	Total
Less than $2,000	0.1	1.5	0.4	Less than $2,000	0.1	1.5	0.4
$2,000 to $2,999	2.6	11.3	4.9	Less than $3,000	2.7	12.8	5.3
$3,000 to $3,999	16.5	23.0	18.2	Less than $4,000	19.2	35.8	23.5
$4,000 to $4,999	24.9	22.5	24.2	Less than $5,000	44.1	58.3	47.7
$5,000 to $5,999	24.3	15.9	22.1	Less than $6,000	68.4	74.2	69.8
$6,000 to $6,999	18.6	10.2	16.4	Less than $7,000	87.0	84.4	86.2
$7,000 to $7,999	6.4	5.8	6.2	Less than $8,000	93.4	90.2	92.4
$8,000 to $9,999	4.4	5.1	4.6	Less than $10,000	97.8	95.3	97.0
$10,000 to $11,999	1.2	2.2	1.5	Less than $12,000	99.0	97.5	98.5
$12,000 to $14,999	.6	1.5	.9	Less than $15,000	99.6	99.0	99.4
$15,000 or more	.4	1.0	.6	All groups	100.0	100.0	100.0
	100.0	100.0	100.0				
Average valuation:				Median valuation:			
1939	$5,352	$5,030	$5,266	1939	$5,245	$4,629	$5,097
1938	5,530	5,060	5,383	1938	5,326	4,602	5,123
1937 [2]	5,978	5,170	5,453	1937 [2]	5,467	4,705	4,994
1936 [2]	6,255	5,244	5,400	1936 [2]	5,625	4,673	4,893
1935 [2]	6,440	5,300	5,670	1935 [2]	5,760	4,650	4,980

[1] FHA valuation includes value of house, all other physical improvements, and land.
[2] Computations for existing and total homes are based on premium-paying mortgages.

Number of rooms.—Of the new homes securing mortgages accepted for insurance in 1939, some 49.1 percent had five rooms. Another 18.1 percent had four rooms or less, and the balance had six rooms or more. Over one-third of the existing homes, 34.7 percent, were six-room houses, another 39.9 percent had five rooms or less, and the remainder seven or more rooms.

The average number of rooms in 1939 was 5.2 for new homes and 5.9 for existing homes, both were somewhat lower than the corresponding averages for previous years.

Table 75 presents a percentage distribution of these homes, according to the number of rooms, by States and metropolitan areas. In Pennsylvania, for example, only 4 percent of the new home mortgages accepted for insurance in 1939 had four rooms or less, whereas 22 percent of those in Illinois had four rooms or less. New dwellings with seven or more rooms accounted for 8 percent of the new residences in Massachusetts and Pennsylvania, and but 3 percent of those in Michigan and 4 percent in New York. Similar variations prevail among the metropolitan areas.

TABLE 27.—**Number of rooms:** *New, existing, and total, single-family home mortgages accepted for insurance, 1939*

Number of rooms	Percent distribution, 1939 homes			Number of rooms	Percent cumulation, 1939 homes		
	New	Existing	Total		New	Existing	Total
3 or less	0.9	0.6	0.8	3 or less	0.9	0.6	0.8
4	17.2	6.9	14.5	4 or less	18.1	7.5	15.3
5	49.1	32.4	44.6	5 or less	67.2	39.9	59.9
6	27.8	34.7	29.6	6 or less	95.0	74.6	89.5
7	3.8	14.7	6.7	7 or less	98.8	89.3	96.2
8	.9	6.5	2.4	8 or less	99.7	95.8	98.6
9 or more	.3	4.2	1.4	All groups	100.0	100.0	100.0
Total	100.0	100.0	100.0				
Average number of rooms:				Median number of rooms:			
1939	5.2	5.9	5.4	1939	5.7	6.3	5.8
1938	5.3	6.1	5.6	1938	5.7	6.4	5.9
1937	5.5	(1)	(1)	1937	5.9	(1)	(1)
1936	5.8	(1)	(1)	1936	6.2	(1)	(1)

[1] Data not available.

Number of rooms and property valuation.—The number of rooms in a dwelling increases somewhat in proportion to the valuation of homes securing mortgages accepted for insurance. Also, as might be expected, existing homes had more rooms to the dwelling than new homes of the same property valuation.

Table 28 shows the distribution of number of rooms in different value groups. Four- and five-room houses predominated in the lower valuations whereas primarily six or more rooms are reported for new homes valued at $7,000 or over. Of the new homes valued between $2,000 and $2,999, just 52.9 percent had four rooms or less; 56.2 percent of the dwellings valued between $5,000 and $5,999 had five rooms; and in the $10,000 to $11,999 property valuation range, 50.2 percent had seven rooms or more.

Table 28.—Rooms and property valuation groups: *New and existing single-family home mortgages accepted for insurance, 1939*

Property valuation [1]	Percent distribution of new homes				Percent distribution of existing homes			
	4 rooms or less	5 rooms	6 rooms	7 rooms or more	4 rooms or less	5 rooms	6 rooms	7 rooms or more
Less than $2,000	77.2	19.3	3.5	-------	35.4	38.4	16.8	9.4
$2,000 to $2,999	52.9	44.4	2.4	.3	25.6	41.8	22.1	10.5
$3,000 to $3,999	35.5	57.8	6.2	.5	11.9	47.1	28.0	13.0
$4,000 to $4,999	25.2	56.3	17.3	1.2	4.3	38.1	39.3	18.3
$5,000 to $5,999	14.1	56.2	27.3	2.4	1.9	30.9	43.0	24.2
$6,000 to $6,999	5.1	45.9	44.4	4.6	.8	18.9	46.2	34.1
$7,000 to $7,999	1.8	24.4	61.8	12.0	.3	9.4	44.4	45.9
$8,000 to $9,999	.7	11.5	63.6	24.2	.2	4.9	36.2	58.7
$10,000 to $11,999	.4	4.3	45.1	50.2	-------	2.6	21.9	75.5
$12,000 to $14,999	-------	.6	24.8	74.6	-------	.9	9.0	90.1
$15,000 or more	.3	.5	10.5	88.7	-------	.5	4.5	95.0
All groups	18.1	49.1	27.8	5.0	7.6	32.4	34.7	25.3
Median property valuation	$4,281	$4,986	$6,224	$7,945	$3,123	$4,006	$4,921	$6,114

[1] Includes FHA valuation of house, all other physical improvements, and land.

Garage capacity and FHA property valuation.—All but 20.7 percent of the new homes securing mortgages accepted for insurance had garages, and 25.8 percent of the dwellings had two or more garages each. Property valuation bears a direct relationship to the provision of garages. No garages or one-car garages were reported primarily for the lower value properties, whereas two-or-more-car garages were primarily reported in homes valued at $10,000 or more.

All but 11.9 percent of the existing homes had garage facilities, and 36.6 percent had two-or-more-car garages, indicating a greater prevalence of automobile space in older properties than in new homes.

Table 29.—Garage capacity and property valuation groups: *New and existing single-family home mortgages accepted for insurance, 1939*

Property valuation [1]	Percent distribution of new homes				Percent distribution of existing homes			
	No garage	1-car garage	2- or more-car garage	Total	No garage	1-car garage	2- or more-car garage	Total
Less than $2,000	63.2	36.8	-------	100	31.2	56.9	11.9	100
$2,000 to $2,999	31.6	63.6	4.8	100	21.0	63.8	15.2	100
$3,000 to $3,999	16.5	58.7	24.8	100	15.2	60.4	24.4	100
$4,000 to $4,999	22.0	51.7	26.3	100	11.4	54.6	34.0	100
$5,000 to $5,999	24.2	52.3	23.5	100	9.6	50.3	40.1	100
$6,000 to $6,999	23.9	54.3	21.8	100	7.7	44.5	47.8	100
$7,000 to $7,999	13.5	56.5	30.0	100	6.5	36.0	57.5	100
$8,000 to $9,999	8.9	49.4	41.7	100	4.4	31.6	64.0	100
$10,000 to $11,999	4.6	37.7	57.7	100	1.6	25.1	73.3	100
$12,000 to $14,999	2.3	24.6	73.1	100	1.4	22.3	76.3	100
$15,000 or more	2.8	18.0	79.2	100	1.9	14.9	83.2	100
All groups	20.7	53.5	25.8	100	11.9	51.5	36.6	100
Median valuation	$5,222	$5,199	$5,370	$5,245	$3,883	$4,307	$5,492	$4,629

[1] Includes FHA valuation of house, all other physical improvements, and land.

Exterior material and average FHA valuation.—Wood was the most popular material of exterior construction of new, single-family homes covered by mortgages accepted for insurance in 1939; some 40.8

percent of them used that material, predominantly clapboard. Brick was next to wood in popularity, 29.6 percent with brick veneer most generally used. And stucco was third in order of preference, 11.6 percent, with stucco-on-wood the major choice.

Stucco in combination, stone, and "other" materials accounted for the remainder. The distribution was much the same for existing homes except that a larger percentage was constructed of wood and stucco, with a smaller percentage of brick, stone in combination, stone, and "other" materials.

Table 30.—Type of exterior material and average valuation: *Percentage distribution and average valuation for new, existing, and total single-family home mortgages accepted for insurance, 1939*

Type of exterior material	Percent distribution of homes			Average valuation [1] of homes		
	New	Existing	Total	New	Existing	Total
Wood:						
Clapboard [2]	30.0	44.0	38.2	$4,655	$4,136	$4,495
Shingles [3]	4.8	11.5	6.5	5,651	4,090	5,342
Total	40.8	55.5	44.7	4,771	4,312	4,619
Brick [4] on:						
Masonry [5]	11.1	9.9	10.8	6,260	5,938	6,182
Wood	18.5	10.2	16.3	6,259	6,615	6,319
Total	29.6	20.1	27.1	6,260	6,283	6,264
Stucco [6] on:						
Masonry [5]	2.5	1.3	2.2	5,031	5,619	5,127
Wood	9.1	13.3	10.2	4,767	5,356	4,972
Total	11.6	14.6	12.4	4,824	5,380	4,999
Stucco in combination [7] on:						
Masonry [5]	.1	.4	.2	6,204	6,415	6,314
Wood	8.7	5.6	7.9	5,506	6,292	5,655
Total	8.8	6.0	8.1	5,516	6,300	5,671
Stone [8] on:						
Masonry [5]	.9	.4	.8	5,858	7,736	6,091
Wood	2.8	1.0	2.3	6,690	7,487	6,793
Total	3.7	1.4	3.1	6,490	7,551	6,619
Other:						
Asbestos shingles [9]	5.2	1.9	4.2	4,804	4,259	4,740
Metal siding [10]	(11)	.1	(11)	5,216	4,054	4,635
Prefabrication	.1	(11)	.1	5,034	5,058	5,037
All other	.2	.4	.3	5,450	4,633	5,008
Total	5.5	2.4	4.6	4,835	4,333	4,765
Grand total	100.0	100.0	100.0	5,352	5,030	5,266

[1] Includes FHA valuation of house, all other physical improvements, and land.
[2] Includes also weatherboard and beveled, novelty, tongue and groove, shiplap, and other board sidings.
[3] Includes also shingles in combination with any type of board siding.
[4] Includes brick and a small number of brick and wood in exterior combination.
[5] Includes both stone and block or tile.
[6] Includes stucco and similar materials, such as cement, applied as an exterior plaster.
[7] Includes wood, brick, or stone in exterior combination with stucco.
[8] Includes stone exclusively or in exterior combination with wood or brick.
[9] Includes asbestos shingles exclusively or in exterior combination with other materials.
[10] Includes copper sheet metal, or other metal alone or in exterior combination with other materials.
[11] Less than 0.05 percent.

Exterior material and FHA valuation groups.—Table 31 further bears out the relationship between the type of exterior material used and FHA valuation of the dwelling. New, single-family homes in the lower valuation groups are predominantly of wood exterior construction and as the valuation rises, the use of wood as the major exterior surface material decreases. Conversely, the use of brick increases as more expensive new homes are built.

In table 76 the types of material used in new and existing homes are distributed for metropolitan areas and States.

CHART 13

HOMES CLASSIFIED BY MATERIAL OF EXTERIOR CONSTRUCTION
1939

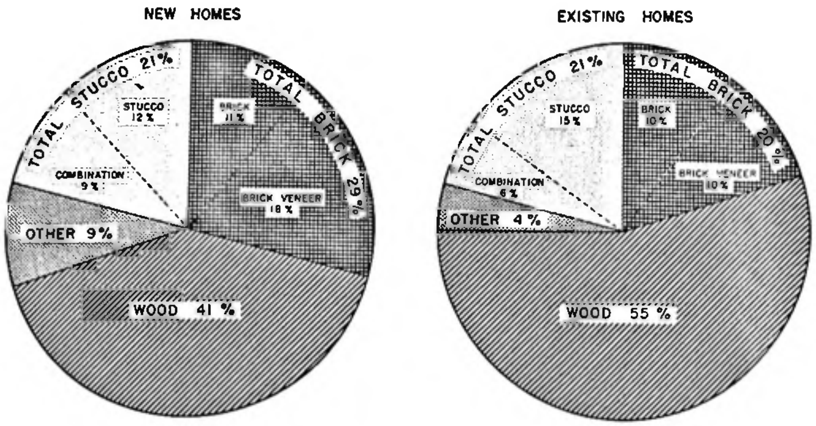


TABLE 31.—Exterior material of homes and FHA valuation groups: ***New and existing, single-family home mortgages accepted for insurance, 1939***

Property valuation [1]	Percentage distribution of new homes: Wood [2]	Brick [3]	Stucco [4]	Other [5]	Percentage distribution of existing homes: Wood [2]	Brick [3]	Stucco [4]	Other [5]
Less than $2,000	89.4	------	5.3	5.3	84.8	6.3	6.8	2.1
$2,000 to $2,999	84.0	1.5	9.9	4.6	79.7	8.1	9.3	2.9
$3,000 to $3,999	61.8	4.7	26.1	7.4	69.9	9.9	16.4	3.8
$4,000 to $4,999	48.7	15.9	24.3	11.1	59.2	15.3	21.4	4.1
$5,000 to $5,999	35.6	35.2	20.5	8.7	47.1	25.2	24.3	3.4
$6,000 to $6,999	25.2	51.1	15.7	8.0	39.7	31.8	25.1	3.4
$7,000 to $7,999	25.2	50.2	14.5	10.1	33.3	35.2	27.4	4.1
$8,000 to $9,999	20.5	53.1	14.5	11.9	26.6	39.6	29.4	4.4
$10,000 to $11,999	17.3	56.3	15.7	10.7	24.6	39.4	30.3	5.7
$12,000 to $14,999	17.7	51.5	16.9	13.9	18.5	48.2	26.4	6.9
$15,000 or more	16.2	47.4	20.2	16.2	10.3	43.8	35.0	10.9
All groups	40.8	29.6	20.4	9.2	55.5	20.1	20.6	3.8
Average valuation	$4,771	$6,260	$5,123	$5,507	$4,312	$6,283	$5,647	$5,521
Median valuation	4,658	6,152	4,936	5,220	4,090	5,819	5,166	4,749

[1] Includes FHA valuation of house, all other physical improvements, and land.
[2] Includes shingles and all types of board siding.
[3] Includes brick on masonry, brick veneer, and brick and wood in any exterior combination.
[4] Includes stucco and similar materials, such as cement, applied as an exterior plaster, stucco in exterior combination with wood, brick, or stone, and miscellaneous finishes of precast concrete materials.
[5] Includes principally asbestos shingles and stone exclusively or in exterior combination with wood or brick, and subordinately prefabrication, metal siding, and any other material of exterior construction.

Valuation characteristics.—The average new home property was valued at $5,352 of which $724 represented land value. As might be expected, land valuation increases with the total property valuation. Thus new properties valued at less than $2,000 had an average land valuation of $220, while for those valued in excess of $15,000 the land valuation was $3,246. The ratio of land valuation to property valuation was 13.5 percent for all new homes; for homes of $2,000 to $2,999 valuation, land represented 11.5 percent of the total; and for homes above $15,000 it was 18.7 percent.

Although the average new home valuation including land exceeded that for existing homes, $5,352 and $5,030 respectively in 1939, the average land valuation for existing properties and the ratio of land to property were above those for new homes; the land value was $956 and the ratio was 19.0 percent, as compared with $724 and 13.5 percent respectively. Existing homes of less than $2,000 property valuation had an average land value of $293, while those valued at $15,000 or more had a land value average of $4,315; the ratio of land to property valuation rose steadily from 17.0 percent for existing homes in the $2,000 to $2,999 group to 24.9 percent for those dwellings in excess of $15,000 total valuation.

Data concerning valuation of properties located in metropolitan areas and States are presented in table 77.

TABLE 32.—Land valuation by property valuation groups: ***New and existing, single-family home mortgages accepted for insurance, 1939***

Property valuation [1]	New homes: Average property valuation	New homes: Average land valuation	New homes: Land value as percent of property value	Existing homes: Average property valuation	Existing homes: Average land valuation	Existing homes: Land value as percent of property value
Less than $2,000	$1,777	$220	12.4	$1,654	$293	17.7
$2,000 to $2,999	2,652	304	11.5	2,513	427	17.0
$3,000 to $3,999	3,502	406	11.6	3,419	577	16.9
$4,000 to $4,999	4,416	543	12.3	4,358	759	17.4
$5,000 to $5,999	5,383	698	13.0	5,330	972	18.2
$6,000 to $6,999	6,285	890	14.2	6,314	1,206	19.1
$7,000 to $7,999	7,327	1,091	14.9	7,315	1,483	20.3
$8,000 to $9,999	8,632	1,358	15.7	8,643	1,855	21.5
10,000 to 11,999	10,573	1,774	16.8	10,526	2,470	23.5
$12,000 to $14,999	12,965	2,269	17.5	12,959	2,984	23.0
$15,000 or more	17,327	3,246	18.7	17,307	4,315	24.9
All groups	5,352	724	13.5	5,030	956	19.0
Average valuation:						
1939	5,352	724	13.5	5,030	956	19.0
1938	5,530	785	14.2	5,069	1,010	19.9
1937	[2] 5,978	913	15.3	[2] 5,170	[3]	[3]
1936	[2] 6,255	1,026	16.4	[2] 5,244	[3]	[3]
1935	[2] 6,440	1,129	17.5	[2] 5,300	[3]	[3]
Median valuation:						
1939	5,245	[3]	[3]	4,629	[3]	[3]
1938	5,326	[3]	[3]	4,662	[3]	[3]
1937	[2] 5,467	781	14.3	[2] 4,705	[3]	[3]
1936	[2] 5,625	876	15.6	[2] 4,673	[3]	[3]
1935	[2] 5,760	[3]	[3]	[2] 4,650	[3]	[3]

[1] Includes FHA valuation of house, all other physical improvements and land.
[2] Computation based on premium-paying mortgages.
[3] Data not available.

Valuation characteristics and city size.—The average valuation for new homes accepted for mortgage insurance in 1939 was $5,576 on homes inside metropolitan areas, and $4,687 for those outside. The existing home average was lower in both cases, $5,380 and $4,076, respectively. Average land value also was higher for cities inside the metropolitan areas than for those outside, $782 and $550, respectively, for new homes, and $1,067 and $655 for existing homes.

All cities containing 100,000 or more population lie inside metropolitan areas. Cities of less than 100,000 population may or may not be part of a metropolitan area, depending upon whether they are accompanied by other central or satellite places all of which aggregate 100,000 or more population. For metropolitan area cities comprising each city-size group the average property valuation, the average land

TABLE 33.—**Average valuation characteristics for city-size groups:** *New and existing single-family home mortgages accepted for insurance, 1939*

City-size groups [1]	New homes			Existing homes		
	Average		Land as percent of property value	Average		Land as percent of property value
	Property valuation [2]	Land valuation [3]		Property valuation [2]	Land valuation [3]	
ALL CITIES						
1,000,000 or more	$5,816	$804	14.9	$5,280	$1,116	21.1
500,000 to 999,999	6,088	960	15.8	5,679	1,243	21.9
250,000 to 499,999	5,328	730	13.7	4,857	885	18.2
100,000 to 249,999	4,834	627	13.0	4,661	804	17.3
50,000 to 99,999	5,356	733	13.7	5,535	1,092	19.7
25,000 to 49,999	5,104	680	13.3	4,825	861	17.8
10,000 to 24,999	5,325	714	13.4	5,240	1,034	19.7
5,000 to 9,999	5,270	686	13.0	5,156	993	19.3
2,500 to 4,999	5,156	645	12.5	4,703	836	17.8
2,499 or less	5,312	673	12.7	4,624	797	17.2
All groups	5,352	724	13.5	5,030	956	19.0
CITIES INSIDE METROPOLITAN AREAS						
1,000,000 or more	5,816	864	14.9	5,280	1,116	21.1
500,000 to 999,999	6,088	960	15.8	5,679	1,243	21.9
250,000 to 499,999	5,328	730	13.7	4,857	885	18.2
100,000 to 249,999	4,834	627	13.0	4,661	804	17.3
50,000 to 99,999	5,726	796	13.9	5,929	1,217	20.5
25,000 to 49,999	5,757	886	15.4	5,427	1,074	19.8
10,000 to 24,999	5,706	829	14.5	6,127	1,335	21.8
5,000 to 9,999	5,788	806	13.9	6,263	1,324	21.1
2,500 to 4,999	5,863	794	13.5	5,781	1,133	19.6
2,499 or less	5,588	734	13.1	5,457	995	18.2
All groups	5,576	782	14.0	5,380	1,067	19.8
CITIES OUTSIDE METROPOLITAN AREAS						
50,000 to 99,999	4,949	663	13.4	4,622	801	17.3
25,000 to 49,999	4,780	577	12.1	4,435	723	16.3
10,000 to 24,999	4,755	540	11.4	4,111	650	15.8
5,000 to 9,999	4,540	516	11.4	3,847	601	15.6
2,500 to 4,999	4,420	492	11.1	3,914	619	15.8
2,499 or less	4,600	514	11.2	3,747	589	15.7
All groups	4,687	550	11.7	4,076	655	16.1

[1] Based on population groups as defined on p. 6 in the 1930 Census on Metropolitan Districts.
[2] Includes FHA valuation of house, all other physical improvements, and land.
[3] FHA estimated value of land after construction of main building and completion of other improvements.

valuation, and land valuation as a percent of property valuation exceeded those for places of comparable size lying outside metropolitan areas. In cities outside metropolitan areas the average valuation tends to decline with the size of the city. The same is true of the ratio of land to property valuation.

E. Characteristics of Borrowers.

Data relating to borrowers' incomes and obligations embrace an income distribution, mortgage payment, ratio of payment to income, ratio of property value to income, and various characteristics for the detailed income groups. These figures are based upon premium paying mortgages and relate only to owner occupant purchasers of single-family homes and do not include operative builders, absentee landlords, and other mortgagors. Thus the data attempt to cover primarily the great majority of borrowers, and to exclude the relatively few whose incomes do not bear the same type of relationship to the mortgages and properties involved.

During the year 1939 there was a continuation of the trend of earlier years toward a lower average annual income for those persons financing new home purchases with a mortgage insured by the FHA. The average monthly mortgage payment for both new and existing home mortgagors continued the decline characteristic of preceding years, although the ratio of property value to annual income and of mortgage payment to annual income rose slightly for new home mortgagors. As in 1938, the average annual income of new home purchasers was substantially less than that for the buyers of existing homes.

Borrower's Annual Income.—Lower income brackets embrace increasing proportions of the home buyers with FHA insured mortgages. In 1939 some 24.7 percent of the new home buyers had incomes of less than $2,000; and 52.3 percent of them had incomes of less than $2,500. The comparable figures for 1938 new home buyers were 20.8 and 46.6 percent, respectively. New home buyers with incomes in excess of $5,000 constituted a smaller percentage of all homes in 1939 than in 1938; they accounted for 7.8 percent of the purchasers in 1938 and 5.5 percent in 1939. Incomes for new and existing home buyers averaged $2,781 and $3,029 respectively in 1939.

As might be expected, the higher the income of a family the more expensive the home it buys. The new home buyer's average income was $2,781. For the $2,500 to $2,999 income group which embraces this average, 66.1 percent of the buyers purchased new homes valued at $5,000 to $10,000, and 0.1 percent were valued at $10,000 or more.

Table 78 shows the percentage distribution of borrowers according to income, both for new and existing homes, in the various metropolitan areas and States. Of the new home purchasers, 43 percent had incomes of from $2,000 to $2,999, compared to 38 percent for existing home buyers; 10 percent of the latter had incomes in excess of $5,000 as against 5 percent of the former. Variations in the incomes of the new home purchasers is marked among the States; for example, 48 percent of them in Idaho had an income of less than $2,000, and but 9 percent in New York; again, 11 percent of the Maine new home purchasers had incomes in excess of $5,000, while but 1 percent of the Vermont purchasers were so characterized. Similar variations are found among the metropolitan areas.

CHART 14

BORROWERS CLASSIFIED BY ANNUAL INCOME

1939

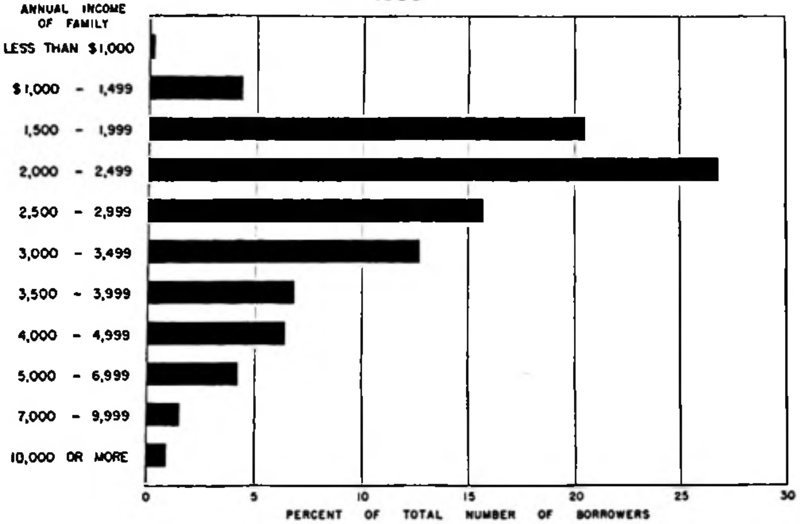


TABLE 34.—**Borrower's annual income:** *New, existing, and total premium-paying single-family home mortgages, 1939*

Borrower's annual income [1]	Percent distribution, 1939 homes			Borrower's annual income [1]	Percent cumulation, 1939 homes		
	New	Existing	Total		New	Existing	Total
Less than $1,000	0.1	0.3	0.2	Less than $1,000	0.1	0.3	0.2
$1,000 to $1,499	3.9	5.1	4.3	Less than $1,500	4.0	5.4	4.5
$1,500 to $1,999	20.7	19.8	20.5	Less than $2,000	24.7	25.2	25.0
$2,000 to $2,499	27.6	24.8	26.8	Less than $2,500	52.3	50.0	51.8
$2,500 to $2,999	16.3	14.0	15.7	Less than $3,000	68.6	64.0	67.5
$3,000 to $3,499	13.1	12.1	12.8	Less than $3,500	81.7	76.1	80.3
$3,500 to $3,999	6.8	6.9	6.8	Less than $4,000	88.5	83.0	87.1
$4,000 to $4,999	6.0	7.3	6.3	Less than $5,000	94.5	90.3	93.4
$5,000 to $6,999	3.7	5.7	4.2	Less than $7,000	98.2	96.0	97.6
$7,000 to $9,999	1.2	2.4	1.5	Less than $10,000	99.4	98.4	99.1
$10,000 or more	.6	1.6	.9	All groups	100.0	100.0	100.0
Total	100.0	100.0	100.0				
Average income:				Median income:			
1939	$2,781	$3,020	$2,849	1939	$2,457	$2,501	$2,468
1938	2,968	3,210	3,069	1938	2,603	2,599	2,601
1937	3,133	3,014	3,045	1937	2,716	2,485	2,540
1936	3,387	3,054	3,110	1936	2,814	2,452	2,488

[1] Includes family income of owner-occupant purchasers only; excludes operative builders, absentee landlords, and others.

Monthly mortgage payments.—Two-thirds, or 66.8 percent, of the single-family home owners in 1939 made monthly mortgage payments of less than $30. This figure includes amortization of principal, and interest, but excludes such items as local taxes, hazard insurance, and mortgage insurance premium.

The average monthly payment for new homes was $28.52 in 1939, a decline of $8.92, or 23.8 percent, from 1936. The average payment

for existing homes in 1939 was $27.60, a decline of $3.40, or 11.0 percent, from 1936. The gross average payment was $38.89 for new homes and $38.26 for existing homes in 1939.

CHART 15

BORROWERS CLASSIFIED BY MONTHLY MORTGAGE PAYMENT

1939

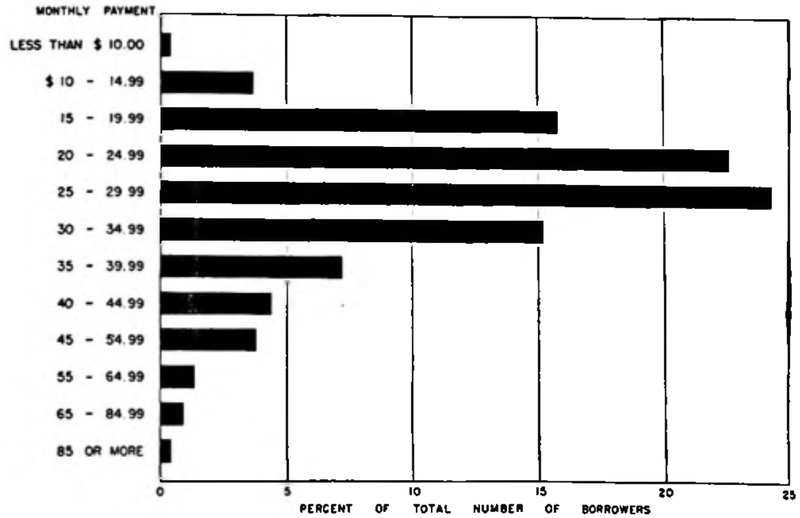


TABLE 35.—**Monthly mortgage payment:** *New, existing, and total premium-paying single-family [1] home mortgages, 1939*

Monthly payment [2]	Percent distribution 1939 homes			Monthly payment [2]	Percent cumulation 1939 homes		
	New	Existing	Total		New	Existing	Total
Less than $10	0.1	1.2	0.4	Less than $10	0.1	1.2	0.4
$10 to $14.99	2.3	7.5	3.7	Less than $15	2.4	8.7	4.1
$15 to $19.99	14.1	20.2	15.8	Less than $20	16.5	28.9	19.9
$20 to $24.99	23.1	21.3	22.6	Less than $25	39.6	50.2	42.5
$25 to $29.99	26.3	18.8	24.3	Less than $30	65.9	69.0	66.8
$30 to $34.99	16.5	11.9	15.2	Less than $35	82.4	80.9	82.0
$35 to $39.99	7.1	7.3	7.2	Less than $40	89.5	88.2	89.2
$40 to $44.99	4.6	3.8	4.4	Less than $45	94.1	92.0	93.6
$45 to $54.99	3.7	4.1	3.8	Less than $55	97.8	96.1	97.4
$55 to $64.99	1.2	1.7	1.3	Less than $65	99.0	97.8	98.7
$65 to $84.99	.7	1.5	.9	Less than $85	99.7	99.3	99.6
$85 or more	.3	.7	.4	All groups	100.0	100.0	100.0
Total	100.0	100.0	100.0				
Average payment:				Median payment:			
1939	$28.52	$27.60	$28.27	1939	$26.09	$24.96	$26.56
1938	30.06	29.23	29.72	1938	28.02	26.20	27.37
1937	35.33	31.44	32.43	1937	32.14	28.42	29.42
1936	37.44	31.00	32.09	1936	32.67	27.37	28.18

[1] Includes owner-occupant purchasers only; excludes operative builders, absentee landlords, and others.
[2] Includes interest and amortization of principal.

Ratio of mortgage payment to borrower's annual income.—Half of the borrowers, or 50.3 percent, financing single-family homes in 1939 paid from 10 to 15 percent of their incomes for mortgage payments on their homes. More of the owners of existing homes used less than 10 percent of their incomes for mortgage payments than was the case with the new home owners; the percentages are 30.8 and 17.2 percent respectively. The ratio of payment to income decreases as the income rises.

CHART 16

BORROWERS CLASSIFIED BY RATIO OF PAYMENT TO INCOME

1939

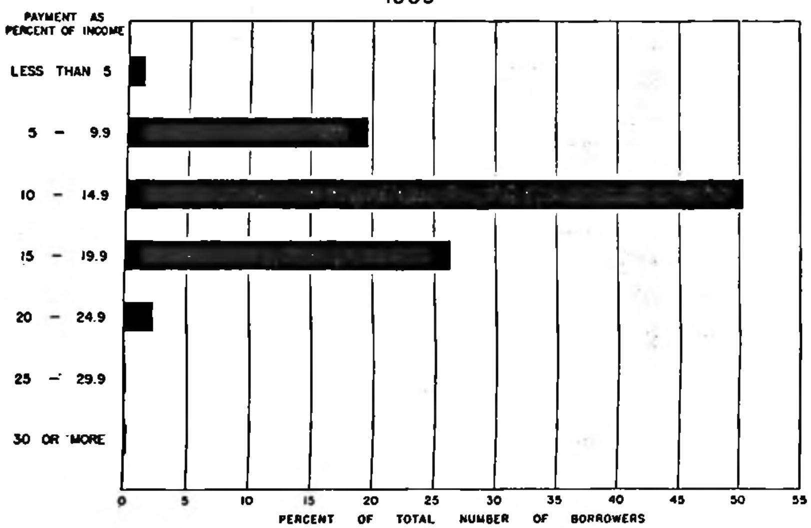


TABLE 36.—Ratio of mortgage payment to income: *New, existing, and total premium-paying single-family [1] home mortgages, 1939*

Payment [2] as percent of income	Percent distribution, 1939 homes			Payment [2] as percent of income	Percent cumulation, 1939 homes		
	New	Existing	Total		New	Existing	Total
Less than 5.0	0.9	2.4	1.3	Less than 5.0	0.9	2.4	1.3
5.0 to 9.9	16.3	28.4	19.6	Less than 10.0	17.2	30.8	20.9
10.0 to 14.9	51.1	48.1	50.3	Less than 15.0	68.3	78.9	71.2
15.0 to 19.9	29.0	19.1	26.3	Less than 20.0	97.3	98.0	97.5
20.0 to 24.9	2.6	1.7	2.3	Less than 25.0	99.9	99.7	99.8
25.0 to 29.9	.1	.2	.1	Less than 30.0	100.0	99.9	99.9
30.0 or more	(3)	.1	.1	All groups	100.0	100.0	100.0
Total	100.0	100.0	100.0				
Average payment as percent of average income:				Median percent:			
1939	12.3	10.9	11.0	1939	13.2	12.0	12.9
1938	12.2	10.9	11.6	1938	13.0	12.0	12.6
1937	13.5	12.5	12.8	1937	14.7	13.4	13.7
1936	13.3	12.2	12.4	1936	14.9	13.1	13.4

[1] Includes owner-occupant purchasers only; excludes operative builders, absentee landlords, and others.
[2] Includes interest and amortization of principal.
[3] Less than 0.05 percent.

Ratio of property value to annual income.—Of the new home mortgages insured in 1939 by the FHA 44.5 percent were valued at less than twice, and 94.1 percent at less than three times the annual income of the borrower. In the case of existing homes, 64.6 percent were valued at less than twice the borrower's annual income, and 96.8 percent less than three times such income. In general, as the borrower's income increases, the ratio of property value to income decreases.

CHART 17

BORROWERS CLASSIFIED BY RATIO OF PROPERTY VALUE TO INCOME

1939

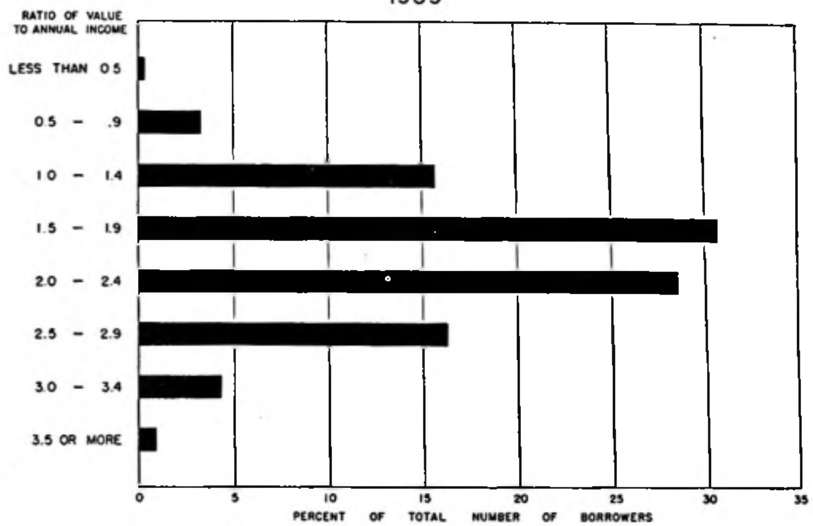


TABLE 37.—Ratio of property value to annual income: *New, existing, and total premium-paying single-family [1] home mortgages, 1939*

Ratio of property value to borrower's annual income	Percent distribution, 1939 homes			Ratio of property value to borrower's annual income	Percent cumulation, 1939 homes		
	New	Existing	Total		New	Existing	Total
Less than 0.5	0.2	0.4	0.3	Less than 0.5	0.2	0.4	0.3
0.5 to 0.9	2.1	6.6	3.3	Less than 1.0	2.3	7.0	3.6
1.0 to 1.4	12.3	24.7	15.7	Less than 1.5	14.6	31.7	19.3
1.5 to 1.9	29.9	32.9	30.7	Less than 2.0	44.5	64.6	50.0
2.0 to 2.4	30.9	22.0	28.5	Less than 2.5	75.4	86.6	78.5
2.5 to 2.9	18.7	10.2	16.3	Less than 3.0	94.1	96.8	94.8
3.0 to 3.4	5.0	2.5	4.3	Less than 3.5	99.1	99.3	99.1
3.5 or more	.9	.7	.9	All groups	100.0	100.0	100.0
Total	100.0	100.0	100.0				
Average ratio:				Median ratio:			
1939	1.93	1.65	1.85	1939	2.09	1.78	2.00
1938	1.89	1.62	1.77	1938	2.05	1.76	1.93
1937	1.93	1.71	1.77	1937	2.11	1.84	1.90
1936	1.90	1.72	1.75	1936	2.07	1.85	1.89

[1] Includes owner-occupant purchasers only; excludes operative builders, absentee landlords, and others.

Relationship of average characteristics to annual income.—The interrelationships of purchasers of all single-family homes insured by FHA in 1939 are set forth in table 38. The data indicate that as the annual income of the borrower increases, the average amount of

TABLE 38.—Average characteristics by borrower's annual income: *New, existing, and total premium-paying single-family home mortgages, 1939*

Borrower's annual income [1]	Average—				Ratio of—		Annual payment as a percent of—		Mortgage as a percent of valuation
	Borrower's annual income	Mortgage principal	Property valuation	Net monthly mortgage payment	Property to annual income	Mortgage to annual income	Annual income	Mortgage	
ALL HOME BUYERS									
Less than $1,000	$883	$1,950	$2,069	$13.94	3.02	2.21	18.9	8.6	73.1
$1,000 to $1,499	1,297	2,613	3,306	17.44	2.55	2.01	16.1	8.0	79.0
$1,500 to $1,999	1,748	3,344	4,081	21.67	2.33	1.91	14.9	7.8	81.9
$2,000 to $2,499	2,227	3,945	4,775	25.38	2.14	1.77	13.7	7.7	82.6
$2,500 to $2,999	2,690	4,341	5,256	28.00	1.95	1.61	12.5	7.7	82.6
$3,000 to $3,499	3,143	4,694	5,706	30.73	1.82	1.49	11.7	7.9	82.3
$3,500 to $3,999	3,675	5,111	6,254	33.93	1.70	1.39	11.1	8.0	81.7
$4,000 to $4,999	4,366	5,541	6,839	37.36	1.57	1.27	10.3	8.1	81.0
$5,000 to $6,999	5,641	6,400	8,055	43.93	1.43	1.13	9.3	8.2	79.5
$7,000 to $9,999	7,975	7,688	9,853	53.51	1.24	.96	8.1	8.4	78.0
$10,000 or more	14,162	9,161	11,994	65.07	.85	.65	5.5	8.5	76.4
All groups	2,849	4,308	5,273	28.27	1.85	1.51	11.9	7.9	81.7
NEW HOME BUYERS									
Less than $1,000	$892	$2,208	$2,793	$14.23	3.13	2.48	19.1	7.7	79.1
$1,000 to $1,499	1,303	2,872	3,481	18.07	2.67	2.20	16.6	7.6	82.5
$1,500 to $1,999	1,752	3,605	4,262	22.31	2.43	2.06	15.3	7.4	84.6
$2,000 to $2,499	2,228	4,213	4,957	26.06	2.22	1.89	14.0	7.4	85.0
$2,500 to $2,999	2,690	4,594	5,421	28.56	2.01	1.71	12.7	7.5	84.8
$3,000 to $3,499	3,145	4,951	5,859	31.24	1.86	1.57	11.9	7.6	84.5
$3,500 to $3,999	3,674	5,350	6,382	34.44	1.74	1.46	11.2	7.7	83.8
$4,000 to $4,999	4,362	5,803	6,982	37.89	1.60	1.33	10.4	7.8	83.1
$5,000 to $6,999	5,620	6,605	8,086	44.03	1.44	1.18	9.4	8.0	81.7
$7,000 to $9,999	7,975	7,838	9,856	52.79	1.24	.98	7.9	8.1	79.5
$10,000 or more	14,805	9,208	11,831	64.06	.80	.62	5.2	8.3	77.8
All groups	2,781	4,524	5,378	28.52	1.93	1.63	12.3	7.6	84.1
EXISTING HOME BUYERS									
Less than $1,000	$871	$1,586	$2,493	$13.54	2.86	1.82	18.7	10.2	63.6
$1,000 to $1,499	1,286	2,090	2,951	16.15	2.30	1.63	15.1	9.3	70.8
$1,500 to $1,999	1,738	2,624	3,585	19.91	2.06	1.51	13.8	9.1	73.2
$2,000 to $2,499	2,224	3,158	4,239	23.39	1.91	1.42	12.6	8.9	74.5
$2,500 to $2,999	2,688	3,565	4,750	26.26	1.77	1.33	11.7	8.8	75.0
$3,000 to $3,499	3,139	3,962	5,268	29.28	1.68	1.26	11.2	8.9	75.2
$3,500 to $3,999	3,676	4,488	5,921	32.61	1.61	1.22	10.6	8.7	75.8
$4,000 to $4,999	4,377	4,974	6,529	36.21	1.49	1.14	9.9	8.7	76.2
$5,000 to $6,999	5,677	6,055	8,002	43.78	1.41	1.07	9.3	8.7	75.7
$7,000 to $9,999	7,976	7,498	9,851	54.41	1.24	.94	8.2	8.7	76.1
10,000 or more	13,520	9,113	12,157	66.07	.90	.67	5.9	8.7	75.0
All groups	3,029	3,739	4,998	27.60	1.65	1.23	10.9	8.9	74.8

[1] Includes family income of owner-occupant purchasers only; excludes operative builders, absentee landlords, and others.

mortgage principal, property valuation, and monthly mortgage payment also increase. Conversely, the ratio of property value to annual income and of mortgage principal to income decrease as the income increases. For example, borrowers with incomes ranging between $2,000 and $2,499 paid 2.14 times their incomes for their homes whereas the ratio for those with incomes between $5,000 and $6,999 was but 1.43 times income; borrowers with incomes in excess of $10,000 buy homes valued at less than their annual incomes. On the average, borrowers pay 1.85 times their income for their homes. The net monthly mortgage payment increases with each increase in borrower income; when the annual income is from $1,000 to $1,499 the average monthly mortgage payment is $17.44; when the income ranges from $2,000 to $2,499, the payment is $25.38; and when the income is between $5,000 and $6,999, the payment is $43.93. The annual mortgage payment expressed as a percent of annual income amounts to 13.7 percent of the incomes between $2,000 and $2,499; to 9.3 percent of the incomes between $5,000 and $6,999, and to 11.9 percent of the incomes of all groups.

In 1939 the mortgage averaged 82.6 percent of FHA property valuation for the income group accounting for the largest percentage of mortgages originated—$2,000 to $2,499. This was also true of the next larger income group, $2,500 to $2,999. Below and above these income levels, the percentage relationship decreased with each successive increase or decrease in income level. The decline above the $3,000 level, for which property valuations are correspondingly higher, reflects the upper limits placed on loans for more than 80 percent of the value as stated in 1938 and 1939 amendments. The property valuation averaged $5,273 in 1939 for all borrowers. Those with incomes between $2,000 and $2,499 financed properties valued at $4,775. For borrowers with incomes between $4,000 and $4,999 the property valuation was $6,839. It was $9,853 for borrowers with incomes between $7,000 and $9,999.

Average income characteristics for States and metropolitan areas are given in appendix table 79. In this table the amounts shown in the column headed "average gross monthly payment" not only include the interest and amortization of principal referred to in the preceding text and used in tables 35, 36, and 38, but also cover one-twelfth of the annual amounts charged for the first year for mortgage insurance premium, real estate taxes, water rent, special assessments, hazard insurance, and related items. These items increase the gross payment to an amount averaging about 35 to 40 percent higher than the net mortgage payment alone. The mortgage insurance premium is higher for the first year than for any succeeding year, and the amounts payable for taxes, assessments, hazard insurance, etc., will of course fluctuate from year to year as changes in rates occur.

RENTAL HOUSING AND RELEASE CLAUSE MORTGAGE INSURANCE UNDER SECTIONS 207 AND 210 OF TITLE II

During the year 1939, mortgages on large-scale housing projects were insured under title II in accordance with the terms of sections 207 and 210. Although the latter section was repealed by the amendment of June 3, 1939, all applications received in accordance with its terms prior to that date were eligible for insurance; thus, mortgages were insured under both sections throughout the year. The amended act continues the provision for insurance of blanket mortgages, with appropriate partial release clauses, on projects in which single-family houses are built for sale to individual home buyers. Insurance of this nature has never been extensive, representing only 4 percent of the total mortgage principal insured through 1939, and at the end of that year there were neither commitments outstanding nor cases in process for mortgages of this type. Under plans formulated for the insurance of mortgages in connection with the rehabilitation of existing properties, a number of projects of this nature were under consideration as of December 31, 1939. The following pages present the statistics concerning large-scale housing operations.

A. Status and Volume of Insuring Operations.

Applications for insurance of mortgages on large-scale housing projects are submitted to insuring offices by the sponsor with the approval of the mortgagee. After a preliminary examination the approved applications are routed through a zone rental office, for further analysis, to the Washington office for completion of processing. All commitments to insure mortgages are issued in Washington, where the final terms and conditions of the mortgage are determined prior to the closing of the loan and the receipt of the first mortgage-insurance premium.

The volume of mortgages insured is greater for 1939 than for any previous year, although there was a decline in the number of applications received and in the number of commitments issued during the year. During the last half of the year a marked decrease occurred in all operations, including mortgages insured.

During the first 3 years of insuring operations, the amount of mortgage principal insured was small compared with the volume insured during either the year 1938 or 1939. Until the February 1938 amendment the program was devoted primarily to establishing and developing procedure and in securing actual demonstrations of the plan.

Cumulative summary.—Through December 31, 1939, applications for insurance on 1,245 proposed mortgages for $808,513,910 had been submitted under sections 207 and 210 of the National Housing Act.

Applications for 269 mortgages with principal aggregating $113,934,775 had become premium paying mortgages; of these, 13 projects involving mortgages for $4,897,200 had been refinanced without insurance, 124 with mortgages amounting to $55,838,350 were occupied and in operation, and 132 projects involving mortgage insurance of $53,199,225 were in the process of construction.

On December 31, 1939, commitments to insure 72 mortgages for $25,437,500 were outstanding, 30 applications involving mortgage

insurance of $14,081,751 were under examination in Washington, zone, and State or district insuring offices, and 2 applications for mortgage insurance of $210,000 were held in abeyance in the Washington office.

TABLE 39.—**Status of rental or group-housing insurance operations:** *Disposition of applications received, cumulative 1935–39*

Status of operations	Rental housing projects		Release clause projects		Total	
	Number	Amount	Number	Amount	Number	Amount
Refinanced	6	$4,400,000	7	$497,200	13	$4,897,200
In operation	120	55,054,650	4	783,700	124	55,838,350
Under construction	92	49,795,100	40	3,404,125	132	53,199,225
Total premium-paying mortgages	218	109,249,750	51	4,685,025	269	113,934,775
Commitments outstanding	72	25,437,500			72	25,437,500
Net commitments issued	290	134,687,250	51	4,685,025	341	139,372,275
Commitments expired	138	101,292,149	25	3,759,100	163	105,051,249
Gross commitments issued	428	235,979,399	76	8,444,125	504	244,423,524
Held in abeyance	2	210,000			2	210,000
Rejections	620	538,623,845	89	11,174,790	709	549,798,635
Total cases processed	1,050	774,813,244	165	19,618,915	1,215	794,432,159
Cases in process:						
In Washington	6	4,076,000			6	4,076,000
In zone offices	14	5,521,751			14	5,521,751
In insuring offices	10	4,484,000			10	4,484,000
Total	30	14,081,751			30	14,081,751
Total applications received	1,080	788,894,995	165	19,618,915	1,245	808,513,910

Sections 207 and 210.—Table 40 reveals that the preponderance of rental and group housing insurance operations has been performed in accordance with the terms of section 207. Well over 90 percent of the total mortgage principal represented by contracts of insurance executed, commitments issued, and applications received through December 31, 1939, is in conformity with the provisions of this section.

Although mortgages under section 210, during the 16 months of its existence, accounted for a very small part of the total mortgage insurance operations, two-thirds of the mortgages embodying release clause provisions were insured under this section.

Section 210 came into existence with the amended act of February 3, 1938, and was repealed under the amendment of June 3, 1939. There is no significant distinction in the physical characteristics of projects on which mortgages were insurable under either section 210 or section 207. There is a difference, however, in the maximum insurable mortgage, the maximum mortgage per room attributable to dwelling use, and the maximum period of amortization permitted for mortgages insured under the two sections.

Table 40.—Operations under sections 207 and 210: *Premium-paying mortgages, net commitments issued, and applications received, cumulative 1935–39*

Section and status	Rental housing projects		Release clause projects		Total	
	Number	Amount	Number	Amount	Number	Amount
Section 207:						
Total premium-paying mortgages	163	$104,787,650	3	$1,529,000	166	$106,316,650
Net total commitments issued	221	129,258,650	3	1,529,000	224	130,787,650
Total applications received	864	774,032,345	22	9,777,300	886	783,809,645
Section 210:						
Total premium-paying mortgages	55	4,462,100	48	3,156,025	103	7,618,125
Net total commitments issued	69	5,428,600	48	3,156,025	117	8,584,625
Total applications received	216	14,862,650	143	9,841,615	359	24,704,265

Volume for the year.—During the year 1939, total applications for mortgage insurance numbered 208 for a mortgage amount of $50,662,466, as compared with 641 applications for $267,167,788 in mortgage insurance during 1938. Of these, rental projects accounted for 171 applications for a mortgage value of $48,268,776 during 1939 as compared with 517 for $250,663,271 during 1938, while the remainder of the applications, 37 during 1939 and 124 during 1938, were for properties intended for ultimate sale under release clause provisions.

Commitments were issued during the year presenting the terms and conditions of insurance on 161 projects involving mortgages of $43,526,775; whereas, during 1938 commitments were issued on 247 projects for $95,202,050 in mortgage insurance. During 1939, commitments were issued on 139 rental projects for $42,132,900 in mortgage principal as compared with 193 for $88,576,600 during the preceding year. All other commitments issued, 22 during 1939 and 54 during 1938, covered release clause projects.

Contracts of insurance were executed on 131 projects during the year for an aggregate mortgage principal of $51,340,625, as compared with 117 mortgages insured for $47,589,150 during the year 1938. Of these, 106 mortgages were insured for $49,784,700 on rental projects during 1939 as compared with 91 for $44,460,050 during 1938, while the remainder of the insured mortgages, 25 during the last year and 26 during 1938, covered release clause projects.

Semiannual volume of premium-paying mortgages.—Chart 18 and table 41 show the trend by 6-month periods of insurance on large scale projects. The mortgage principal insured during each of the first six periods is small compared with the volume for any of the subsequent periods. The first period of any significance, January to June 1938, shows a gain of 164 percent over the preceding period. The next two periods show gains of 27 and 39 percent respectively, while the last half of 1939 reflects a decrease of 61 percent in volume of insurance written. As indicated previously, this decline is attributed in a large measure to the effects of the amendment of June 3, 1939.

Chart 18

SEMI-ANNUAL VOLUME OF RENTAL HOUSING MORTGAGE INSURANCE

1935 - 1939

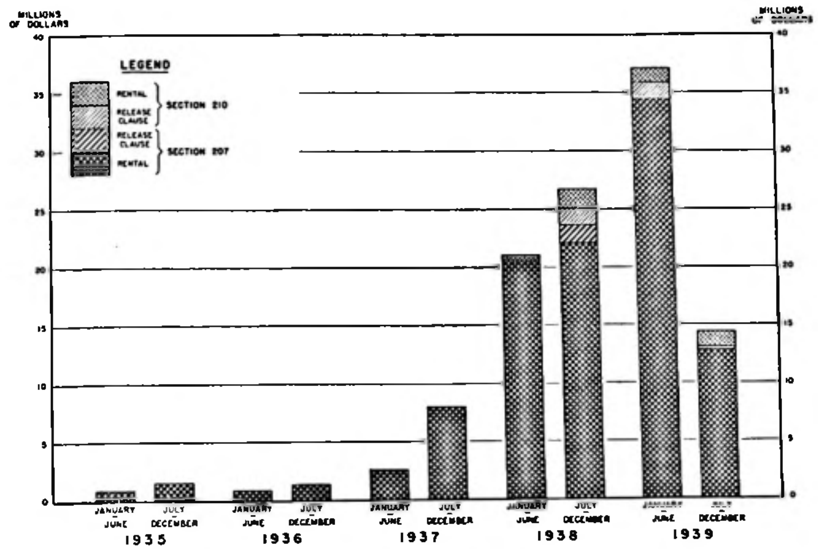


Table 41.—Semiannual volume of premium-paying mortgages: *Trend of mortgage insurance, 1935–39*

Period and section	Rental housing projects		Release clause projects		Total	
	Number	Amount	Number	Amount	Number	Amount
1935—January-June, sec. 207	1	$875,000			1	$875,000
July-December, sec. 207	1	1,480,000			1	1,480,000
1936—January-June, sec. 207	1	800,000			1	800,000
July-December, sec. 207	3	1,301,000			3	1,301,000
1937—January-June, sec. 207	5	2,589,000			5	2,589,000
July-December, sec. 207	10	7,960,000			10	7,960,000
1938—January-June:						
Sec. 207	27	20,470,750			27	20,470,750
Sec. 210	2	315,000	1	$190,000	3	505,000
Total	29	20,785,750	1	190,000	30	20,975,750
July-December:						
Sec. 207	40	[1] 22,062,800	3	1,529,000	43	[1] 23,591,800
Sec. 210	22	[2] 1,611,500	22	1,410,100	44	[2] 3,021,600
Total	62	[3] 23,674,300	25	2,939,100	87	[3] 26,613,400
1939—January-June:						
Sec. 207	49	34,286,600			49	34,286,600
Sec. 210	15	1,349,400	22	1,406,625	37	2,756,025
Total	64	35,636,000	22	1,406,625	86	37,042,625
July-December:						
Sec. 207	25	12,812,500			25	12,812,500
Sec. 210	17	1,336,200	3	149,300	20	1,485,500
Total	42	14,148,700	3	149,300	45	14,298,000

[1] Includes $91,000 increase for amendments during 1939.
[2] Includes $5,000 increase for amendments during 1939.
[3] Includes $96,000 increase for amendments during 1939.

B. Mortgagee Institution Activity.

As of December 31, 1939, insured mortgages on 269 projects had been financed by 88 separate institutions. Of these, 51 institutions financed only rental projects, 27 financed only release clause projects, and 10 institutions financed both types. Table 42 shows the distribution of the total amount of mortgages by type of institution and by type of project. Insurance companies, 22 in all, hold 69.8 percent of the $113,934,775 mortgage principal insured. Commercial banks, both National and State, financed 16.9 percent of the total, and the remaining 13.3 percent is distributed among 6 other types of institutions. There is little difference in the distribution for rental and release clause projects. Insurance companies, however, played a more important role in financing rental than release clause projects, having financed 70.6 percent of the total volume of the former as compared with 51.2 percent of the total of the latter. On the other hand, commercial banks and mortgage companies have been more active in financing release clause projects. Commercial banks financed 23.4 percent and mortgage companies 13.6 percent of total mortgage principal with release clause provisions; whereas, these institutions financed 16.6 percent and 0.2 percent respectively, of the total mortgages for rental projects.

TABLE 42.—**Type of institution:** *Mortgages by type of latest holding mortgagee, cumulative 1935–39*

Type of lending institution	Rental housing mortgages		Release clause mortgages		Total			
					Volume of mortgages			Number of institutions
	Number	Amount	Number	Amount	Number	Amount	Percent	
National banks	24	$7,035,400	11	$564,200	35	$7,599,600	6.7	18
State banks and trust companies	16	11,119,000	7	532,650	23	11,651,650	10.2	14
Total commercial banks	40	18,154,400	18	1,096,850	58	19,251,250	16.9	32
Mortgage companies	4	200,500	12	636,750	16	837,250	.7	15
Savings and loan associations	9	1,470,500	1	145,800	10	1,616,300	1.4	7
Insurance companies	132	77,111,850	16	2,399,300	148	79,511,150	69.8	22
Finance companies	----	----	1	200,000	1	200,000	.2	1
Mutual and stock savings banks	7	6,004,000	----	----	7	6,004,000	5.3	5
Federal agencies [1]	8	3,279,000	----	----	8	3,279,000	2.9	2
All others	18	3,029,500	3	206,325	21	3,235,825	2.8	4
Total	218	109,249,750	51	4,685,025	269	113,934,775	100.0	88

[1] Includes Federal National Mortgage Association with 5 mortgages amounting to $2,604,000 and the RFC Mortgage Co. with 3 mortgages of an aggregate principal of $675,000.

The distribution indicates some change in the activity of the various types of institutions since the end of 1938. Commercial banks had financed only $3,927,000, or 6.2 percent of the total; whereas, by the end of 1939 they had financed $19,251,250, or 16.9 percent of the total. Also significant is the fact that insurance companies had financed 77.9 percent of the total mortgage amount by the end of 1938, but their relative participation during 1939 declined to such an extent that their holdings at the end of the year represented only 69.8 percent of the total.

It should be pointed out that the data in table 42 are based on the mortgagees holding mortgages as of December 31, 1939, which in many cases were not the same as the originating mortgagees. The 13 mortgages which have been refinanced without insurance are reported for the last mortgagee holding the insured mortgage.

C. Location of Projects.

The 269 projects for which mortgages had been insured by the end of 1939 were located in 155 municipalities in 34 States and the District of Columbia. Loans insured during the year 1939 covered 131 projects located in 92 municipalities in 28 States and the District of Columbia. Of these, 106 covered rental housing projects in 79 municipalities of 26 States and the District of Columbia. The city and State location of rental projects insured during the year is presented in alphabetical order in table 43 together with data as to size, monthly rental, and mortgage principal. The monthly rental is based on conservative estimates of currently obtainable rentals in the area within which the project is located. This figure is generally lower than the maximum allowable rental.

The FHA definitions are comparatively strict in determining what constitutes a room or a half room. This fact should be borne in mind in connection with the data presented in the following pages, for a more liberal system would show more rooms in the same project, and therefore, the average monthly rental per room as well as the average amount of mortgage per room would be materially lower than those shown here.

Table 43 and all the following tables on rental housing are based on rental projects for which mortgages were insured during the year. The 25 release clause projects, for which loans were closed, have been omitted because they are not strictly comparable to rental projects. For example, all release clause projects for which mortgages were insured in 1939 consist of detached structures and as a result the number of rooms in a unit is greater than for rental projects; further, since these projects are not contemplated for rental purposes, there are no rental data.

The 25 mortgages insured with release clause provisions during 1939 were in accordance with the terms of section 210. Mortgages on 32 of the 106 rental properties insured during the year were also written in accordance with the terms of this section. Table 43 is annotated to indicate these projects.

Many of the projects for which loans were insured during 1939 are located within metropolitan areas. The alphabetical arrangement of table 43, however, precludes the possibility of incorporating an analysis by metropolitan areas, since these areas may include several municipalities and parts of several States.

The location and descriptive data of projects insured prior to 1939, are shown in table 53 of the Fifth Annual Report for the year 1938.

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Table 43.—Description of rental projects: *Properties with premium-paying mortgages, 1939*

State, city, and project	Type of structure	Number of dwelling units[1]	Average number of rooms per unit	Average monthly rental: Per room	Average monthly rental: Per unit	Amount of mortgage[2]: Total	Amount of mortgage[2]: Per room
Alabama:							
Mobile:							
Summerville Housing Corporation.	Walk-up	80	3.8	$13.17	$49.38	$295,000	$969
California:							
Glendale:							
Reinhard Apartments [3]	do	12	3.5	11.43	40.00	32,000	720
Long Beach:							
Don Berry Apartments [3]	do	5	4.8	11.50	55.50	18,700	758
Los Angeles:							
Wyvernwood	do	1,102	4.0	8.75	35.14	3,000,000	648
Santa Monica:							
Tulsa-Santa Monica Housing Corporation.[3]	Elevator	62	2.8	19.52	54.41	200,000	1,089
Colorado:							
Boulder:							
Huntington Apartments [3]	Walk-up	13	3.3	15.85	52.85	37,500	883
Denver:							
Country Club Gardens, Inc	do	171	3.9	16.73	65.16	800,000	1,135
Lakewood:							
Lewiston Apartments [3]	do	14	3.5	11.50	40.25	32,000	608
Connecticut:							
Hartford:							
The Laurels, Inc	Elevator	58	3.7	19.68	73.32	275,000	1,273
Stamford:							
The Wood Park Estates, Inc	Walk-up	168	3.6	17.50	63.00	720,000	1,212
Delaware:							
Claymont:							
Claymont Apartment Corporation	do	101	3.8	13.05	49.36	400,000	1,000
District of Columbia:							
Washington:							
Skyland Apartments, Inc	do	223	3.6	12.80	46.15	760,000	886
Florida:							
Gainesville:							
McCoy Apartments [3]	do	12	3.5	13.09	45.83	30,000	677
Jacksonville:							
Catherine's Court, Inc	do	100	3.5	14.50	50.75	380,000	1,069
McCormick Apartments [3]	do	12	3.7	13.27	48.67	27,500	625
Miami Beach:							
Miami Beach Housing Corporation	do	120	3.4	15.00	51.00	405,000	979
Orlando:							
Highland Lake Apartments	do	64	3.2	14.75	46.56	225,000	1,103
Georgia:							
Atlanta:							
Emory Court Apartments, Inc	do	36	3.1	13.46	41.89	100,000	893
Augusta:							
Forest Hills Apartments, Inc	do	52	4.0	12.70	50.35	204,000	975
Illinois:							
Chicago:							
Chatham Park	do	554	4.0	16.20	64.64	2,460,000	1,100
Marine Drive, Inc	Elevator	202	4.2	20.00	83.17	1,100,000	1,310
River Forest:							
River Forest Gardens Apartments	do	128	3.9	15.55	61.85	545,000	1,073
Urbana:							
Delmont Village, Inc	Walk-up	61	3.7	15.24	55.87	262,400	1,138
Indiana:							
Fort Wayne:							
Fort Wayne Housing Authority	Detached	16	3.0	3.61	10.83	14,400	300
Fort Wayne Housing Authority	do	17	3.0	3.61	10.83	15,300	300
Indianapolis:							
College Colonial Court [3]	Walk-up	10	4.0	10.63	42.50	31,000	746
Louisiana:							
New Orleans:							
Loeb Realty Co., Inc.[3]	do	31	3.7	17.49	64.87	122,500	1,039
Shreveport:							
Alexandrine Courts	do	120	3.5	13.54	47.40	482,000	1,100

See footnotes at end of table.

Table 43.—Description of rental projects: *Properties with premium-paying mortgages, 1939*—Continued

State, city, and project	Type of structure	Number of dwelling units[1]	Average number of rooms per unit	Average monthly rental: Per room	Average monthly rental: Per unit	Amount of mortgage[2]: Total	Amount of mortgage[2]: Per room
Maryland:							
Baltimore:							
Parkway Apartments Corporation	Walk-up	72	4.0	$14.57	$58.28	$325,000	$1,087
Stansbury Manor	do	184	4.2	11.78	49.79	700,000	855
Michigan:							
Dearborn:							
Ford Foundation [3]	do	49	3.2	17.37	55.73	165,000	1,056
Ford Foundation [3]	do	25	3.4	16.52	56.46	83,000	984
Ford Foundation [3]	do	40	4.7	13.53	63.25	168,000	884
Ford Foundation [3]	do	40	4.8	13.49	64.10	170,000	883
Detroit:							
7700 East Jefferson	do	178	3.6	20.00	71.70	800,000	1,254
2901 West Chicago Boulevard	do	49	4.2	16.00	67.01	190,000	922
Flint:							
Sunset Village	do	168	3.7	13.86	51.17	570,000	903
Minnesota:							
Minneapolis:							
Stanley Hall Court	do	43	3.6	17.10	61.07	170,000	1,083
Dean Terrace Apartments [3]	do	32	4.0	16.61	66.44	130,000	968
Fair Oaks Apartments, Inc	do	224	3.6	16.25	58.62	960,000	1,133
Mississippi:							
Jackson:							
Jackson Opera House Co.[3]	do	12	3.5	13.57	47.50	34,000	810
Missouri:							
Clayton:							
Westwood Apartments [3]	do	38	4.4	16.93	73.05	182,000	1,039
Shaw Park Apartments [3]	do	37	4.3	15.12	65.50	165,000	982
Columbia:							
Shamrock Apartments [3]	do	8	3.8	13.83	51.88	27,500	870
Maplewood:							
Mol-Mar Apartments [3]	do	21	3.6	13.75	49.50	65,000	870
St. Louis:							
Crystal Towers Apartments [3]	do	19	4.3	13.53	58.61	67,000	826
Building & Realty Corporation [3]	do	8	4.0	13.75	55.00	25,000	781
Lucas-Hunt Village	do	604	3.6	15.67	56.40	2,700,000	1,198
New Jersey:							
Chelsea:							
Chelsea Village	do	261	3.8	12.50	47.41	875,000	808
Clifton:							
Piaget Day Corporation	do	161	3.1	14.02	43.46	475,000	928
Cranford:							
English Village	Elevator	101	3.5	19.30	67.94	475,000	1,349
Kearny:							
General Kearny Apartments	Walk-up	169	3.6	12.50	44.75	510,000	843
Roselle:							
Warinanco Park Garden Apartments	do	204	3.4	14.97	50.79	700,000	989
Teaneck:							
Teaneck Plaza	do	132	3.7	16.50	60.36	520,000	1,043
Park-Manor [3]	do	49	3.3	16.50	53.63	157,500	962
Tenafly:							
Stonegarth Apartments	do	49	3.5	17.16	60.79	195,000	1,097
New York:							
Albany:							
Dutch Village, Inc	do	140	3.6	15.76	56.73	600,000	1,111
Bronx:							
Evergreen Apartments, Inc	Elevator	61	3.0	17.00	51.00	180,000	1,000
M. & I. Realty Co	do	145	3.4	17.36	59.56	535,000	1,072
Buffalo:							
Ken Homes, Inc	Walk-up	48	6.0	8.33	50.00	156,000	529
Eastchester:							
Villa-Lakon Corporation	do	525	3.9	15.00	59.00	2,200,000	1,015
Flushing:							
Regency Park, Inc	do	540	3.5	16.48	57.92	2,100,000	1,069
Forest Hills, Long Island:							
Thornwood Estates	Elevator	312	3.5	18.02	62.13	1,290,000	1,151
Greenburgh:							
Fort Hill Campus, Inc	Walk-up	87	4.0	18.00	71.69	440,000	1,251
Hastings-on-Hudson:							
Column Holding Corporation	do	86	3.9	17.87	69.00	417,000	1,198
Ithaca:							
Fairview, Inc	do	60	2.3	18.25	42.58	170,000	1,214

See footnotes at end of table.

TABLE 43.—**Description of rental projects:** *Properties with premium-paying mortgages, 1939*—Continued

State, city, and project	Type of structure	Number of dwelling units [1]	Average number of rooms per unit	Average monthly rental: Per room	Average monthly rental: Per unit	Amount of mortgage [2]: Total	Amount of mortgage [2]: Per room
New York—Continued							
Kew Gardens:							
Kew Gardens	Walk-up	422	3.5	$18.00	$62.53	$1,750,000	$1,188
Mount Vernon:							
Braude Limited Dividend Corporation.	Elevator	72	3.2	19.18	61.02	300,000	1,249
Pearl River:							
Pearl River Apartments [3]	Walk-up	26	3.1	14.05	43.84	64,000	762
Riverdale:							
Riverdale Park	Elevator	272	3.8	20.07	76.36	1,365,000	1,281
White Plains:							
Surrey-Strathmore Corporation	do	166	3.6	19.50	70.68	775,000	1,261
Yonkers:							
Cottage Lawn Properties, Inc. [3]	Walk-up	28	3.5	16.38	57.33	95,000	929
North Carolina:							
Charlotte:							
Alson Court, Inc	do	60	3.3	14.54	48.22	200,000	987
Little Homes, Inc	do	52	3.6	9.10	32.37	130,000	703
Kingston:							
Kingston Housing Corporation	do	36	3.3	13.39	43.89	110,000	914
Ohio:							
Cleveland:							
Yellowstone Noble Apartments [3]	do	33	4.3	14.43	61.34	135,000	993
Oklahoma:							
Tulsa:							
Palk Realty Co. [3]	do	11	4.0	13.88	55.50	35,000	854
Pennsylvania:							
Jenkintown:							
Dangerfield House	do	24	3.7	16.14	59.17	100,000	1,100
Philadelphia:							
Ogontz Avenue Apartments	Elevator	201	3.2	17.48	56.13	875,000	1,308
St. Georges Apartment Corporation	Walk-up	61	3.9	17.25	67.28	300,000	1,174
Wynnewood:							
Wynnewood Park Corporation	do	224	3.7	16.00	58.79	980,000	1,128
Yeadon:							
Colonial Gardens Corporation	do	186	3.1	14.86	45.86	635,000	1,079
Rhode Island:							
Middletown:							
Dudley Place Colonial Village	Detached	36	4.0	10.50	42.00	114,000	792
Tennessee:							
Kingsport:							
Kingsport Gardens	Walk-up	86	4.0	11.73	47.21	315,000	830
Knoxville:							
Sequoyah Village	do	136	3.8	14.42	54.49	500,000	944
Memphis:							
Kimbrough Apartments	Elevator	96	3.5	16.46	56.02	382,000	1,151
Texas:							
Dallas:							
Southern Enterprises [3]	Walk-up	16	4.5	14.72	66.25	08,400	904
Walter F. Bell Building Co., Inc. [3]	do	20	3.8	15.92	60.50	68,000	851
Preston Manor, Inc. [3]	do	13	4.3	14.04	60.83	47,000	858
Fort Worth:							
Crestwood Place	do	62	3.9	12.81	50.00	220,000	843
Houston:							
Parklane Apartment	do	140	3.8	16.00	61.03	680,000	1,243
Richmond Court [3]	do	16	4.1	13.26	54.69	58,000	845
Wilshire Village	do	144	4.2	13.50	57.00	635,000	1,009
Chilton Court, Inc. [3]	do	8	5.0	13.50	67.50	35,000	837
Virginia:							
Alexandria:							
Auburn Gardens, Inc	do	180	3.6	12.73	45.53	553,000	846
Mount Vernon Development Corporation.	do	57	3.4	13.52	46.36	165,000	859
Arlington:							
Westover, Inc	do	153	3.9	10.51	40.52	410,000	697
Arlington Village, Inc	do	655	4.1	11.00	45.00	2,385,000	863
Fifth Buckingham Co., Inc	do	276	3.6	14.44	51.08	1,035,000	1,042
Third Buckingham Annex	do	112	3.3	14.75	49.00	490,000	1,062
Front Royal:							
Front Royal Gardens Housing Corporation	do	44	3.6	8.12	29.16	104,000	658

See footnotes at end of table.

TABLE 43.—**Description of rental projects:** *Properties with premium-paying mortgages, 1939*—Continued

State, city, and project	Type of structure	Number of dwelling units [1]	Average number of rooms per unit	Average monthly rental: Per room	Average monthly rental: Per unit	Amount of mortgage [2]: Total	Amount of mortgage [2]: Per room
Virginia—Continued							
Petersburg:							
Walnut Hill Apartments	Walk-up	37	3.5	$13.10	$45.83	$127,000	$971
Richmond:							
Central Lock Lane	do	48	4.0	15.83	63.33	200,000	1,029
Avery Realty Corporation [3]	do	34	3.6	13.58	49.12	110,000	894
Wisconsin:							
Madison:							
Clarendon Corporation	do	77	3.6	16.26	58.39	333,000	1,194
Milwaukee:							
1609 Prospect Avenue Co	Elevator	55	4.0	17.80	70.55	235,000	1,083
Total for 106 rental projects		12,909				49,784,700	
Average		122	3.7	14.67	54.64	469,667	1,010
Total for 25 release clause projects [3]	Detached	433				1,555,925	
Average	do	17	4.9			62,237	737
Grand total for 131 projects		13,342				51,340,625	
Average		102	3.8	14.67	54.64	391,913	998

[1] Includes 52 units, for janitors and other employees, which produce no income.
[2] Attributable to dwelling units.
[3] Insured under section 210.

D. Characteristics of mortgages.

Mortgage principal.—Under section 207 the principal obligation may not exceed $5,000,000 and no minimum limit is expressed. The largest single loan insured through 1939 is a mortgage of $3,000,000 on the Wyvernwood project in Los Angeles. In several instances two or more projects, each with a separate insured mortgage, have been constructed on adjacent sites under a single management. Although developments of this nature may be managed as a unit, each of the component projects is handled separately for reporting purposes. The smallest mortgage insured through December 31, 1939, was one for $14,400 on one of the three Fort Wayne Housing Authority projects.

Section 210, repealed June 3, 1939, provided for insurance of mortgages from $16,000 to $200,000. Mortgages on the 103 projects insured according to the provisions of this section ranged from $18,700 to $200,000.

Amount of mortgage per room.—The National Housing Act, amended February 3, 1938, established the maximum mortgage principal that may be attributable to dwelling use as $1,350 a room for projects insured according to the provisions of section 207 and $1,150 a room for those insured under section 210. These restrictions were not revised by the amendments of June 3, 1939. Of the mortgage principal insured under section 207 during 1939, that part attributable to dwelling use amounted to $1,015 a room as compared with $1,016 a room for mortgages insured through December 31, 1938. The average amount for each room under section 210, including mortgages with release clause provisions, is $844, whereas the average through the end of 1938 was $790. The average amount of mortgage allocable to dwelling use for all projects insured during 1939 is $1,010 a room for rental projects, $737 for release clause, and $998 a room for both as compared with $1,001 a room for the mortgages insured through the end of 1938. As indicated previously, a system of room count less strict than that employed by the FHA would result in a lower amount of mortgage a room.

Table 44 presents a distribution of the 106 rental projects for which loans were insured during 1939 by the amount of mortgage per room and according to the type of structure. A similar table presented in the Fifth Annual Report for the year 1938 was based on total mortgage principal rather than that part allocated to dwelling use. Some 79.9 percent of the walk-up apartments have a mortgage per room between $800 and $1,200, with the average at $978 a room. Projects consisting of elevator structures all have mortgages averaging at least $1,000 a room. Approximately four-fifths, or 78.6 per cent, of these range between $1,000 and $1,300 a room, with the average mortgage at $1,213. Mortgage per room is generally much lower for projects composed of single-family detached homes. During 1939 mortgages were insured on only three rental properties of this type, two of which were built by the Fort Wayne Housing Authority for low-income families. The low cost of these projects has resulted in an average mortgage per room of $592 for detached structures which is much lower than in the preceding year. For more than four-fifths, or 82.1 percent, of the total number of rental projects for which loans were insured during the year, that part of the mortgage allocable to dwelling use ranges from an average of $800 to $1,300 a room.

TABLE 44.—**Mortgage per room:** *Rental projects with premium-paying mortgages 1939*

Mortgage per room [1]	Project by type of structure							
	Walk-up		Elevator		Detached		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than $500					2	66.7	2	1.9
$500 to $599	1	1.1					1	.9
$600 to $699	6	6.7					6	5.7
$700 to $799	6	6.7			1	33.3	7	6.6
$800 to $899	23	25.9					23	21.7
$900 to $999	18	20.2					18	17.0
$1,000 to $1,099	16	18.0	5	35.7			21	19.8
$1,100 to $1,199	14	15.8	2	14.3			16	15.1
$1,200 to $1,299	5	5.6	4	28.6			9	8.5
$1,300 to $1,350			3	21.4			3	2.8
Total	89	100.0	14	100.0	3	100.0	106	100.0
Average amount	$978		$1,213		$592		$1,010	

[1] Based on that part of mortgage principal attributable to dwelling use.

Duration and ratio of mortgage to valuation.—The predominant amortization schedule during 1939 was the same as that which prevailed during preceding years. Under section 207 the most frequent term was 26½ years at an interest rate of 4½ percent per annum. Amended administrative rules and regulations reduced the interest rate to 4 percent per annum on all commitments issued after August 1, 1939, but only four of these had become insured mortgages

by the end of the year. The prevailing term under section 210, repealed by the amendment of June 3, 1939, was 20 years at an interest rate of 5 percent per annum.

The mortgage principal insured during 1939, as during previous years, was 77 percent of the FHA valuation, or about 90 percent of the estimated cost of physical improvements.

E. Characteristics of Projects.

The data on certain physical and financial characteristics of rental projects for which loans were insured during 1939 are presented to show the relative importance of three general types of structures found in the projects; namely walk-up, elevator, and detached buildings. The projects have been classified by the predominant type of structure employed in the project; thus, a walk-up project may include an elevator building. Row houses have been classified as walk-up structures in this section.

Type of structure built.—Of the dwelling units in rental projects for which mortgages were insured during the year 1939 some 84.5 percent are in walk-up structures, 15.0 percent in elevator buildings, and 0.5 percent in detached structures. This compares with a distribution of 76.9 percent in walk-up apartments, 20.0 percent in elevator structures, and 3.1 percent in detached houses for rental projects on which mortgages were insured prior to December 31, 1938.

TABLE 45.—**Type of structure:** *Rental projects with premium-paying mortgages, dwelling units, and rooms, 1939*

Type of structure	Rental projects		Dwelling units [1]		Rooms [2]	
	Number	Percent	Number	Percent	Number	Percent
Walk-up	89	84.0	10,909	84.5	40,880	85.1
Elevator	14	13.2	1,931	15.0	6,911	14.4
Detached	3	2.8	69	.5	243	.5
Total	106	100.0	12,909	100.0	48,034	100.0

[1] Includes 52 units which produce no income.
[2] Includes 132 rooms which produce no income.

Size of projects.—Individual projects range in size from 5 to 1,102 units. The average rental project during 1939 consisted of 122 units, as compared with 138 units for rental projects on which mortgages were insured through the end of 1938. Some 61.3 percent of the mortgages insured during 1939, as shown in table 46, cover projects of less than 100 dwelling units as compared with a similar proportion in this category through the end of 1938.

The average elevator and detached project decreased in size during 1939 more than the average walk-up project. Of the rental projects for which mortgages were insured during the year, the average walk-up project contains 123 units, the average elevator project 138 units, and the average detached project 23 units. This compares with an average of 130 units in walk-up projects, 206 units in elevator projects and 81 units in detached projects for which mortgages were insured prior to December 31, 1938.

Table 46.—Size of project: *Rental projects with premium-paying mortgages, 1939*

Number of dwelling units[1]	Project by type of structure							
	Walk-up		Elevator		Detached		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than 50	41	46.1			3	100.0	44	41.5
50 to 99	15	16.9	6	42.9			21	19.8
100 to 199	20	22.5	4	28.6			24	22.7
200 to 299	6	6.7	3	21.4			9	8.5
300 to 399			1	7.1			1	.9
400 to 499	1	1.1					1	.9
500 or more	6	6.7					6	5.7
Total	89	100.0	14	100.0	3	100.0	106	100.0
Average units	123		138		23		122	

[1] Based on totals including 52 units which produce no income.

Size of dwelling units.—The 106 rental projects for which mortgages were insured during 1939 provide 12,909 dwelling units, or 48,034 rooms. These units range from 1 to 6 rooms in size, with an average, as for projects closed prior to 1939, of 3.7 rooms a unit.

Chart 19 and table 47 present a distribution of the total number of dwelling units by the number of rooms in each unit. As was the case for projects insured prior to 1939, the predominant apartment size is 3 rooms, and the next most popular is the 4-room unit. Some 85.3 percent of the family units are from 3 to 4½ rooms in size. It should be pointed out that the average of 3.5 rooms a unit is unusually low for detached structures because of the influence of the Fort Wayne projects for low-income families containing 3 rooms a unit.

Chart 19

RENTAL HOUSING UNITS CLASSIFIED BY NUMBER OF ROOMS

1939

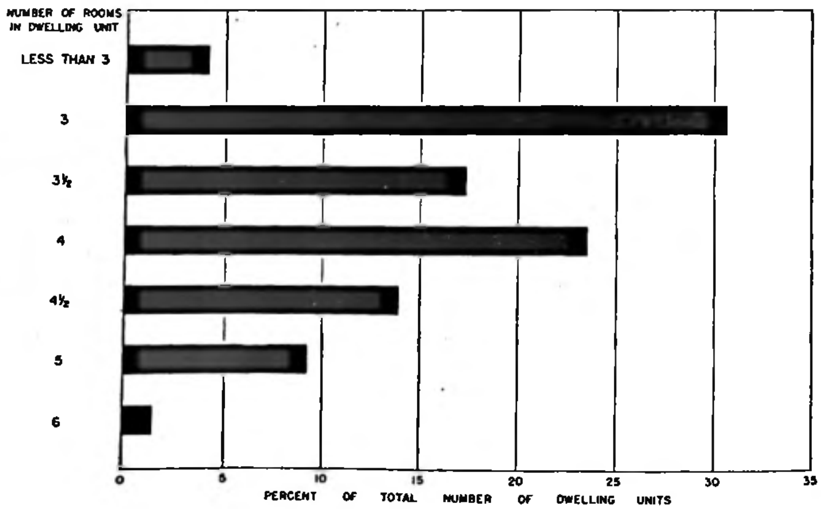


Table 47.—Size of dwelling unit: *Rental projects with premium-paying mortgages, 1939*

Number of rooms	Dwelling unit by type of structure[1]							
	Walk-up		Elevator		Detached		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
1	10	0.1	5	0.3			15	0.1
2	191	1.8	170	8.8			361	2.8
2½	107	1.0	47	2.4			154	1.2
3	3,477	31.9	442	22.9	33	47.8	3,952	30.6
3½	1,903	17.4	333	17.3			2,236	17.3
4	2,417	22.1	580	30.0	36	52.2	3,033	23.5
4½	1,534	14.1	263	13.6			1,797	13.9
5	1,089	10.0	91	4.7			1,180	9.2
6	181	1.6					181	1.4
Total	10,909	100.0	1,931	100.0	69	100.0	12,909	100.0
Average rooms	3.7		3.6		3.5		3.7	

[1] Includes 52 units which produce no income.

Financial structure.—An analysis of the rental projects for which mortgages were insured during 1939 reveals very little change in financial structure from the projects closed prior to the beginning of the year. The distribution of the estimated assets is practically unchanged, with approximately 86 percent representing physical improvements, 10 percent land, and 4 percent carrying charges and working capital, as compared with 85, 11, and 4 percent, respectively, for projects insured prior to 1939. The distribution of estimated liabilities between mortgage principal and the equity investment of sponsors, 77 and 23 percent, respectively, is the same as for mortgages insured prior to 1939. Of the 23 percent equity investment, 10 percent represents land and 13 percent cash and services; whereas, for mortgages insured prior to 1939 the distribution was 11 and 12 percent, respectively.

F. Characteristics of Rentals.

Rental rates used in this section are based on estimates of currently obtainable rentals in the area in which the project is located. Such rentals may be less than the maximum rent allowable, and less than actual rentals during the initial periods of operation.

Rentals for individual apartments in a project vary not only with the number of rooms but with such factors as location of the apartment within a building. After these appraised rentals have been determined for each unit within the project, they are entered in a rental schedule (used in compiling tables 49 and 50) and totaled. From this total, an average monthly room rental for the entire project is computed.

Average monthly room rental.—The average monthly rental on projects for which mortgages were insured during 1939 is $14.67 a room as compared with $14.40 a room for those with mortgages insured prior to 1939. The rentals range from an average of $3.61 a room for the Fort Wayne Housing Authority projects for low-income families to $20.07 a room for an elevator project in Riverdale, N. Y. In several walk-up projects, the monthly dwelling rental includes a garage as well as the dwelling unit; thus, the quoted rental on a room or unit basis is slightly inflated in projects of this nature.

TABLE 48.—**Average monthly room rental:** *Rental projects with premium-paying mortgages, 1939*

Monthly room rental	Room by type of structure[1]							
	Walk-up		Elevator		Detached		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than $5					99	40.7	99	0.2
$5.00 to $7.49								
$7.50 to $9.99	5,056	12.4					5,056	10.6
$10.00 to $12.49	4,515	11.1			144	59.3	4,689	9.8
$12.50 to $14.99	12,363	30.3					12,363	25.8
$15.00 to $17.49	15,285	37.5	2,168	31.5			17,453	36.4
$17.50 to $19.99	2,878	7.1	2,856	41.4			5,734	12.0
$20.00 or more	638	1.6	1,870	27.1			2,508	5.2
Total	40,765	100.0	6,894	100.0	243	100.0	47,902	100.0
Average rental	$14.07		$18.44		$7.69		$14.67	

[1] Excludes 132 rooms in 52 units which produce no income.

Rentals for walk-up structures range from less than $10 to $20 a room. Some 91.3 percent of the apartments have an estimated rental of less than $17.50 a room, and the average for all projects of this type is $14.07 as compared with $14.37 a room for projects prior to 1939. In elevator structures the range is from $15 through $20 a room, with 72.9 percent at less than $20 a room. The average of $18.44 a room shows a slight increase over the average of $18.13 a room prior to 1939.

Monthly dwelling unit rental.—Chart 20 and table 49 present a distribution by monthly rentals of all units in projects on which mortgages were insured during 1939.

CHART 20

RENTAL HOUSING UNITS CLASSIFIED BY MONTHLY RENTAL
1939

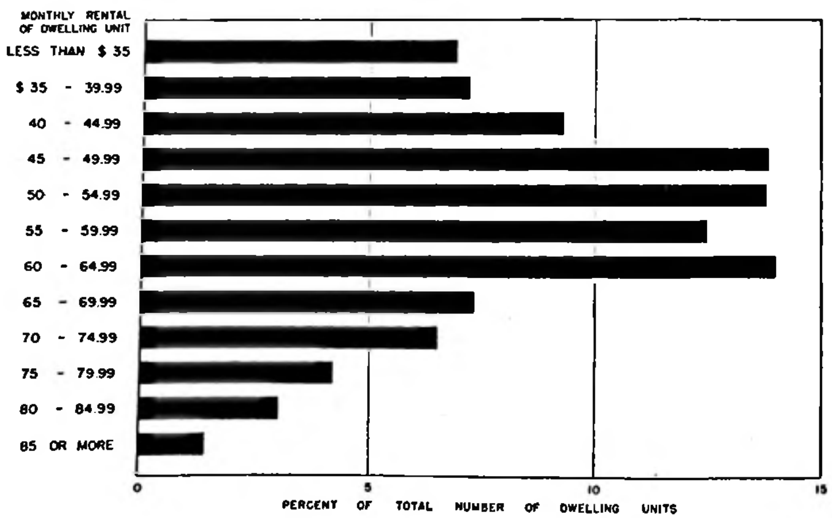


TABLE 49.—**Monthly rental of dwelling units:** *Rental projects with premium-paying mortgages, 1939*

Monthly dwelling unit rental	Dwelling unit by type of structure[1]							
	Walk-up		Elevator		Detached		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than $25.00					33	47.8	33	0.3
$25.00 to $29.99	102	0.9					102	.8
$30.00 to $34.99	745	6.9					745	5.8
$35.00 to $39.99	925	8.5	2	0.1			927	7.2
$40.00 to $44.99	1,015	9.3	140	7.3	36	52.2	1,191	9.3
$45.00 to $49.99	1,759	16.2	32	1.7			1,791	13.9
$50.00 to $54.99	1,589	14.6	185	9.6			1,774	13.8
$55.00 to $59.99	1,398	12.9	205	10.7			1,603	12.4
$60.00 to $64.99	1,519	14.0	282	14.7			1,801	14.0
$65.00 to $69.99	727	6.7	212	11.0			939	7.3
$70.00 to $74.99	526	4.8	313	16.3			839	6.5
$75.00 to $79.99	367	3.3	167	8.7			534	4.2
$80.00 to $84.99	127	1.2	265	13.8			392	3.1
$85.00 to $89.99	28	.3	42	2.2			70	.5
$90.00 or more	42	.4	74	3.9			116	.9
Total	10,869	100.0	1,919	100.0	69	100.0	12,857	100.0
Average rental	$52.76		$66.26		$27.09		$54.64	

[1] Excludes 52 units which produce no income.

More than four-fifths, or 83.3 percent, of the units in walk-up structures are listed for less than $65 a month. Rentals for apartments in elevator structures are higher, with only 0.1 percent of the units listed at less than $40 a month and with 90.9 percent ranging from $50 to more than $90. As pointed out previously, the rental characteristics of detached structures cannot be considered as typical. The average monthly rentals for units in projects with mortgages insured in 1939 are $52.76 for walk-up apartments, $66.26 for elevator apartments, $27.09 for single-family detached units, and $54.64 for all types as compared with $52.45, $64.86, $38.41 and $53.71, respectively, for projects insured prior to 1939.

Distribution of units by size and rental groups.—The distribution in table 50 is substantially the same as that for projects for which mortgages were insured prior to 1939 presented in table 59 of the Fifth Annual Report for the year 1938. In both tables the majority of the dwelling units in detached structures fall in the lower rental groups, most of those in walk-up structures in the middle range, and the majority of those in elevator structures in the upper range.

There is also a direct correlation between the size of the units and the monthly rentals. Approximately one-third, or 30.6 percent, of the total dwelling units in projects on which mortgages were insured during 1939, are 3-room units, two-thirds of which are scheduled to rent for less than $50 a month. Next most common, representing almost a quarter, or 23.2 percent, of the total units, are the 4-room apartments, more than half of which range in rental from $50 to $65 a month. Nearly a quarter, or 24.8 percent, of the total number of dwellings are 4½-room units or larger, more than half of which range from $60 upwards in monthly rentals.

Of the total units, 23.4 percent rent for less than $45 a month, 54.1 percent from $45 to $65 a month, and 22.5 percent at $65 or more a month. Thus, more than three-quarters, or 77.5 percent of the total dwelling units are scheduled to rent for less than $65 a month.

TABLE 50.—**Rooms and monthly rental of dwelling units:** *Percentage distribution for rental projects with premium-paying mortgages, 1939*

Type of structure and number of rooms in dwelling	Monthly dwelling unit rental							
	Under $40	$40 to $44.99	$45 to $49.99	$50 to $54.99	$55 to $59.99	$60 to $64.99	$65 and over	Total
Walk-up:								
1 to 2½	1.4	1.0	0.1	0.2				2.7
3	7.9	6.1	9.6	7.5	0.8	[1]		31.9
3½	1.1	1.5	4.0	3.0	4.3	2.5	1.1	17.5
4	.3	.4	1.4	2.4	2.8	8.6	5.9	21.8
4½ to 6	5.6	.3	1.1	1.5	5.0	2.9	9.7	26.1
Total	16.3	9.3	16.2	14.6	12.9	14.0	16.7	100.0
Elevator:								
1 to 2½	.1	7.3	1.5		1.0	1.6		11.5
3			.2	9.0	7.2	5.5	.9	22.8
3½				.6	2.3	6.7	7.6	17.2
4 to 4½					.2	.9	42.8	43.9
5							4.6	4.6
Total	.1	7.3	1.7	9.6	10.7	14.7	55.9	100.0
Detached:								
3	47.8							47.8
4		52.2						52.2
Total	47.8	52.2						100.0
All types:								
1 to 2½	1.3	1.9	.3	.2	.1	.2		4.0
3	6.9	5.2	8.2	7.7	1.7	.8	.1	30.0
3½	1.0	1.3	3.4	2.6	3.9	3.1	2.1	17.4
4	.2	.6	1.1	2.0	2.5	7.3	9.5	23.2
4½ to 6	4.7	.3	.9	1.3	4.2	2.6	10.8	24.8
Total	14.1	9.3	13.9	13.8	12.4	14.0	22.5	100.0

[1] Less than 0.05 percent.

In walk-up structures 31.9 percent of the units consist of three rooms, three-quarters of which rent for less than $50 a month. The next most predominant size, representing 21.8 percent of the total, is the 4-room unit; approximately two-thirds of these rent for $60 or more a month. Approximately one-half, or 48.5 percent, of the elevator apartments consist of 4, 4½, and 5 rooms, nearly all of which rent for $65 or more a month. Some 34.3 percent are 3 rooms or less, more than one-half of which rent for less than $55 a month.

As has been indicated previously the data on detached structures for 1939 are influenced by the Fort Wayne projects for low-income families. The rentals for detached structures, however, are generally lower than those for other types of structures, because of the omission of certain services, such as janitor service, from the operating costs in projects of this nature. Approximately 50 percent of the units in projects of this type, on which mortgages were insured prior to 1939, were scheduled to rent for less than $40 a month.

PROPERTY IMPROVEMENT CREDIT INSURANCE UNDER TITLE I

Property improvement loans were insured during 1939 under the provisions of section 2 of title I of the February 1938 amendment which expired July 1, 1939, and those of the June 1939 amendment which became effective July 1, 1939.

The three classes of loans eligible for insurance under title I during 1939 included: class 1 loans, the proceeds of which financed repairs, alterations, and improvements to residential, commercial, and miscellaneous types of existing structures, and loans to finance the restoration and rehabilitation of buildings damaged by floods or other catastrophe; class 2 loans, the proceeds of which financed new nonresidential construction; and class 3 loans, the proceeds of which financed the construction of new buildings used wholly or in part for residential purposes.

Applications for class 1 and class 2 loans are submitted to qualified lending institutions by the owners or lessees of the properties to be improved. If a borrower is a lessee of the property to be improved, the term of the lease must extend not less than 6 months beyond the maturity of the proposed loan.

If the lending institution approves the borrower's credit standing and the proposed use of the proceeds is for an eligible purpose, the institution may then make the loan in accordance with the regulations of the Administrator. The FHA has placed the responsibility for conformity to regulations upon the lending institution.

The lending institution sends a report of each class 1 and class 2 loan made or note purchased to the Washington office of the FHA within 31 days after the advance of credit. If found in order, the individual insurance account of the lending institution is credited with 10 percent of the net proceeds of the note, and the liability of the Administrator is charged against the maximum reserve permitted under the act.

Application for a class 3, new small home loan is also submitted directly to the lending institution. After an investigation of the borrower's credit rating, the application is then submitted to the local insuring office of the FHA for analysis of the plans, specifications, and location of the property. In accordance with the regulations of the Administrator effective January 1, 1940, the FHA inspects the construction of the physical security at three stages of the work to determine compliance with the submitted drawings and specifications before final acceptance is granted.

An analysis of the statistics presented in the following pages reveals that the average title I loan insured during 1939 was $403. The majority of the borrowers amortized their loans within 3 years, and the average monthly payment amounted to $15.49. The borrower, as a rule, used the proceeds of the loan to improve his home, the major items of improvement including installation of new plumbing and heating equipment, refinishing the exterior and interior, or making additions or structural alterations to the structure.

A. Volume and Distribution.

Summary of insuring operations.—Property improvement and modernization loans insured under title I since the enactment of the National Housing Act in June 1934 through December 31, 1939, total 2,346,276 for $966,417,897. Of these, 513,091 for $233,067,349 were insured during 1939. The volume of loans insured during the latter months of 1939 showed no decrease from the comparable period of 1938, notwithstanding the fact that lending institutions were required to pay an insurance charge on loans insured under the June amendment.

The insurance charge under regulations of the Administrator was established at ¾ of 1 percent per annum on the original net proceeds for class 1 and class 2 loans, covering improvements to existing structures and nonresidential construction, and ½ of 1 percent per annum for class 3 loans for new small home construction. The insurance charge does not increase the cost of title I loans to the borrowers beyond the maximum permissible discount established by the Administrator.

Section 6 of title I dealing with the insurance of catastrophe loans was repealed, effective July 1, 1939; however, loans for the restoration and rehabilitation of properties damaged by earthquake, conflagration, hurricane, flood, or other catastrophe were made eligible for insurance under the regular provisions of the June 1939 amended act. A total of 4,355 catastrophe loans amounting to $1,784,254 had been reported for insurance under section 6 prior to its expiration on July 1, 1939. Of these loans, 800 for $398,366 were insured during 1939.

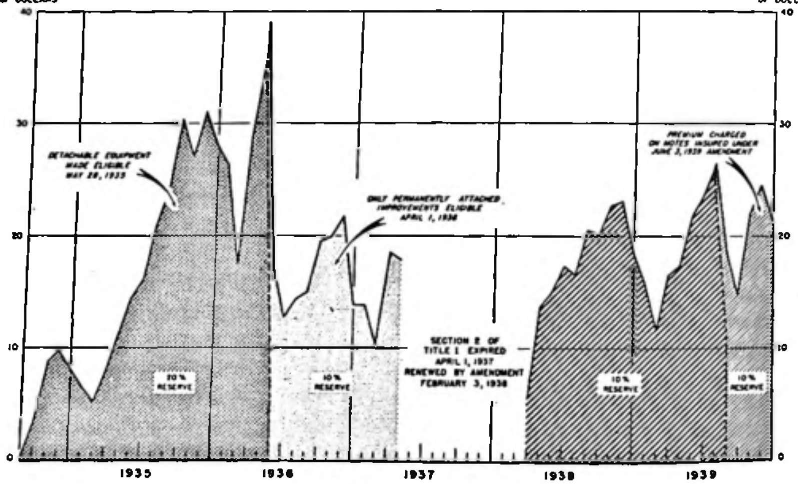
Title I loans were insured under the original 20-percent reserve from the beginning of operations in 1934 until April 1, 1936. Under the subsequent amendment which expired April 1, 1937, loans were insured on a 10-percent reserve basis.

After a lapse of 10 months insuring operations under title I were resumed with the passage of the February 3, 1938 amendment, and

CHART 21

MONTHLY VOLUME OF PROPERTY IMPROVEMENT LOANS INSURED

1934 - 1939



loans were insured under the 10-percent reserve established in this amendment, the provisions of which were in effect until July 1, 1939.

Since July 1, 1939, premium-paying title I loans have been insured under the 10-percent reserve provision of the amendment of June 3, 1939, effective until July 1, 1941.

Specific authorization for the insurance of title I new small home loans was first granted in the February 3, 1938 amendment. A total of 5,845 class 3, new small home loans amounting to $12,566,365 were insured by December 31, 1938. The amendment of June 3, 1939 also made provision for the insurance of new small home loans, and by December 31, 1939 the cumulative total of class 3 loans insured amounted to 16,628 for $37,914,149, of which 10,783 for $25,347,784 were reported during 1939.

The monthly trend of all title I loans insured through December 1939 is shown by type of reserve in chart 21. Table 51 indicates the yearly trend of loans insured from 1934 through 1937 and the monthly trend from 1938 through 1939, by class of loan insured.

TABLE 51.—**Trend of property improvement loans insured:** *Volume of class 1 and 2 loans and class 3 new small home loans, 1934–39*

Year and month	Property improvement loans insured class 1 and 2		New small home construction loans insured class 3		Total	
	Number	Amount	Number	Amount	Number	Amount
1934	72,658	$30,450,583			72,658	$30,450,583
1935	635,747	223,620,146			635,747	223,620,146
1936	617,697	246,149,913			617,697	246,149,913
1937	124,758	60,382,598			124,758	60,382,598
1938:						
January	216	9,664			216	9,664
February	366	[1] −10,795			366	[1] −10,795
March	11,658	5,512,810			11,658	5,512,810
April	28,697	13,150,120	417	$479,079	29,114	13,629,199
May	31,707	14,120,417	334	748,456	32,041	14,868,873
June	34,646	15,677,893	602	1,716,274	35,248	17,394,167
July	34,220	15,154,498	567	1,496,003	34,787	16,650,501
August	41,884	18,796,892	891	1,703,483	42,775	20,500,375
September	44,161	18,635,219	708	1,443,934	44,869	20,079,153
October	54,191	21,172,397	700	1,458,640	54,891	22,631,037
November	54,274	21,397,040	765	1,647,854	55,039	23,044,894
December	40,460	16,654,788	861	1,782,642	41,321	18,437,430
Total	376,480	160,180,943	5,845	12,566,365	382,325	172,747,308
1939:						
January	32,714	13,946,579	798	1,790,600	33,512	15,737,179
February	21,853	9,852,864	756	1,760,593	22,609	11,613,457
March	32,320	14,382,692	910	2,093,870	33,230	16,476,562
April	35,035	14,911,848	1,013	2,420,589	36,048	17,332,437
May	44,452	18,843,889	1,229	2,768,999	45,681	21,612,888
June	48,276	20,838,759	1,291	2,597,776	49,567	23,436,535
July	51,877	[2] 23,544,274	1,375	2,893,400	53,252	[2] 26,437,674
August	33,695	16,047,819	772	1,802,102	34,467	17,849,921
September	35,242	13,511,543	567	1,378,537	35,809	14,890,080
October	54,277	20,289,490	590	1,530,074	54,867	21,819,564
November	63,601	23,091,538	537	1,429,398	64,138	24,520,936
December	48,066	18,458,270	845	2,881,846	48,911	21,340,116
Total	502,308	207,719,565	10,783	25,347,784	513,091	233,067,349
Cumulative	2,320,648	928,503,748	16,628	37,914,149	2,346,276	966,417,897

[1] Negative insurance volume results from cancelations, refinancing, and corrections of modernization notes insured prior to this date.

[2] Monthly data show notes reported not actual volume financed by lending institutions. Thus notes insured under the Feb. 3, 1938, amendment were reported through July 1939.

Activity of qualified lending institutions.—The number of institutions participating in the title I program and the volume of insured loans financed by each type of lending institution are shown in table 52, chart 22, and table 53. Under the original 20-percent reserve loans were reported for insurance by 6,289 financial institutions, or 79.3 percent of the 7,935 accepting insurance contracts under title I.

The number of institutions reporting loans for insurance had decreased under the amendments to title I, all of which have provided a 10-percent reserve against the aggregate volume of loans made or purchased by any one institution. However, a large number of branch offices of the more active lending institutions are reporting title I loans for insurance, at the same or an increased volume, in areas formerly serviced by institutions which have become inactive under the amendments to title I. Under the April 1936 amendment 4,154 institutions reported loans for insurance, 3,629 under the February 3, 1938 amendment, and in the first 6 months of operations under the June 3, 1939 amendment 2,488 lending institutions had reported loans for insurance by December 31, 1939.

TABLE 52.—**Activity of lending institution:** *Number of institutions active under the original and amended act and percent of amount of all loans insured, cumulative 1934–39*

Type of institution	Number of institutions active				Percent distribution of amount insured			
	Original 20-percent reserve of June 1934	10-percent reserve under amendments of—			Original 20-percent reserve of June 1934	10-percent reserve under amendments of—		
		April 1936	February 1938	June 1939		April 1936	February 1938	June 1939
National banks	2,748	1,929	1,718	1,193	43.5	45.2	41.8	26.0
State banks and trust companies	2,940	1,861	1,568	1,076	25.7	27.8	26.4	29.9
Commercial banks	5,688	3,790	3,286	2,269	69.2	73.0	68.2	55.9
Finance companies	146	87	50	39	23.3	19.5	24.7	38.8
Industrial banks	74	62	60	30	5.7	5.9	5.4	4.0
Savings and loan associations	288	145	153	80	.9	.6	1.0	.7
Mutual and stock savings banks	60	41	53	45	.7	.8	.6	.5
Credit unions	21	23	19	14	.1	.1	.1	.1
All others [1]	12	6	8	2	.1	.1	(2)	(2)
Total	6,289	4,154	3,629	2,488	100.0	100.0	100.0	100.0

[1] Includes mortgage companies and production credit associations.
[2] Less than 0.05 percent.

Volume of loans by type of institution.—National and State banks financed 55.9 percent of the total loans insured under the June 1939 amendment, 68.2 percent of all loans insured under the February 1938 amendment, 73 percent under the April 1936 amendment, and accounted for 69.2 percent of the total loans insured under the original 20-percent reserve. The decrease under the June 1939 amendment is attributable to a relative decline in the activity of national banks, as State banks showed a proportionate increase over notes insured under the February 1938 amendment. Finance companies increased their proportionate share of all loans insured under the June 1939 amendment as compared with their relative activity under the February 1938 amendment.

Chart 22 illustrates the percentage distribution of property improvement loans insured by type of lending institution under each reserve from 1934 through 1939. The number and amount of all loans insured during 1939 by type of institution, with a break-down by the February 1938 and the June 1939 amendments are given in table 53.

CHART 22

PROPERTY IMPROVEMENT LOANS DISTRIBUTED BY TYPE OF LENDING INSTITUTION 1934 - 1939

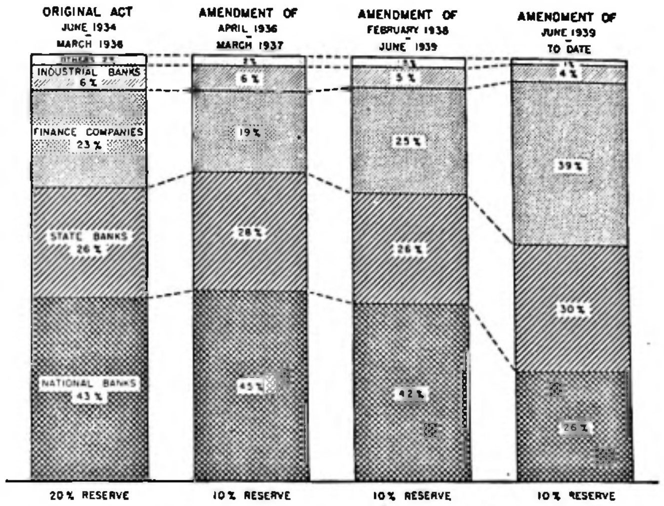


TABLE 53.—**Volume by type of lending institution:** *Property improvement loans insured during 1939 under the February 1938 and the June 1939 amendments*

Type of institution	Loans insured under				Total loans insured during 1939 [1]	
	February 1938 amendment		June 1939 amendment			
	Number	Amount	Number	Amount	Number	Amount
National banks	92,740	$56,388,852	54,454	$23,325,892	147,194	$79,714,744
State banks and trust companies	64,916	32,925,151	58,083	26,840,306	122,999	59,765,457
Commercial banks	157,656	89,314,003	112,537	50,160,198	270,193	139,480,201
Finance companies	112,280	45,028,713	98,514	34,828,050	210,794	79,856,772
Industrial banks	13,178	6,243,184	9,156	3,629,823	22,334	9,873,007
Savings and loan associations	2,096	1,312,745	1,209	609,558	3,305	1,922,303
Mutual and stock savings banks	1,645	773,620	1,072	412,873	2,717	1,186,493
Credit unions	219	123,445	110	49,400	329	172,845
All others [2]	296	55,388	2	574	298	55,962
Total	287,370	142,851,098	222,600	89,696,485	509,970	232,547,583

[1] Excludes 800 catastrophe loans for $398,366 insured under sec. 6 and adjustments of 2,321 loans and $121,400.
[2] Includes mortgage companies and production-credit associations.

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State distribution of loans insured under title I.—During the year 1939 loans were insured to improve properties located in each of the 48 States, the District of Columbia, Alaska, and Hawaii. In fact, there were only 59 of the 3,100 counties in the United States in which no loans were reported during the past year.

The largest volume of loans insured during 1939 financed improvements to properties located in New York and California, such loans approximating $35,000,000 and $32,000,000, respectively. For each of four other States, namely: Michigan, New Jersey, Illinois, and Pennsylvania, more than $12,000,000 in loans for improvements to properties in these States were reported for insurance, and for 37 of the 48 States the total loans insured exceeded $1,000,000. Increased activity in many States is indicated by the fact that in 1938 the volume in only 31 States exceeded $1,000,000.

Table 54 shows a State distribution of the volume of property improvement loans insured under title I during 1939 and a percentage distribution based on the amount of loans insured.

TABLE 54.—State volume for the year: *Property improvement loans insured under title I, 1939*

State of property	Total volume of title I loans insured [1]		Percent distribution of amount of loans insured	State of property	Total volume of title I loans insured [1]		Percent distribution of amount of loans insured
	Number	Amount			Number	Amount	
Alabama	7,547	$2,489,113	1.1	Nevada	904	527,960	0.2
Arizona	2,649	1,540,748	.7	New Hampshire	1,642	652,851	.3
Arkansas	3,856	1,376,968	.6	New Jersey	25,501	13,620,425	5.9
California	43,783	31,909,134	13.7	New Mexico	1,155	626,870	.3
Colorado	4,385	1,590,815	.7	New York	58,468	34,906,845	15.0
Connecticut	8,972	3,834,949	1.6	North Carolina	5,458	1,840,929	.8
Delaware	1,094	567,802	.2	North Dakota	978	479,767	.2
District of Col.	2,502	1,101,591	.5	Ohio	24,101	9,556,519	4.1
Florida	11,714	5,424,690	2.3	Oklahoma	6,790	2,625,797	1.1
Georgia	8,236	2,960,209	1.3	Oregon	6,581	2,780,624	1.2
Idaho	2,936	1,221,384	.5	Pennsylvania	29,038	12,715,677	5.5
Illinois	32,470	13,341,599	5.7	Rhode Island	3,485	1,633,638	.7
Indiana	16,463	5,550,874	2.4	South Carolina	3,053	1,068,805	.5
Iowa	7,826	2,797,403	1.2	South Dakota	856	342,930	.1
Kansas	5,307	1,737,277	.7	Tennessee	10,002	3,144,350	1.4
Kentucky	5,751	2,022,178	.9	Texas	24,304	9,467,128	4.1
Louisiana	4,848	2,282,837	1.0	Utah	3,530	1,244,981	.5
Maine	1,771	724,917	.3	Vermont	868	411,966	.2
Maryland	8,945	3,623,328	1.6	Virginia	6,126	3,003,689	1.3
Massachusetts	16,882	7,014,669	3.0	Washington	12,788	5,658,730	2.4
Michigan	37,815	14,382,286	6.2	West Virginia	2,209	959,516	.4
Minnesota	11,694	4,461,832	1.9	Wisconsin	9,854	4,004,124	1.7
Mississippi	4,577	1,902,131	.9	Wyoming	832	374,183	.2
Missouri	13,329	4,413,247	1.9	Alaska	62	67,984	(2)
Montana	1,011	957,890	.4	Hawaii	60	35,633	(2)
Nebraska	3,903	1,379,782	.6				
				Total	509,970	232,547,583	100.0

[1] Excludes 800 catastrophe loans for $398,366 insured under sec. 6 and adjustments of 2,321 loans and $121,400.
[2] Less than 0.05 percent.

B. Characteristics of All Notes Insured.

Summaries of title I loans by type of property improved and type of improvement financed with the proceeds of the 509,970 title I loans amounting to $232,547,583 insured during 1939 under the February 1938 and the June 1939 Amendments are shown in the following chart and table. In addition there is a distribution by size of loan, the amount of the borrower's monthly payment, and the duration of the loan.

Type of improvement financed by insured loans.—The major item of expenditure reported most frequently for title I loans during 1939 financed the installation and modernization of heating equipment, for which 125,985 loans were insured for $46,865,204. Exterior painting, roofing, additions and alterations, and plumbing, in the order named, were the other major types of improvements financed by title I loans during the year.

Of 21,091 loans amounting to $31,974,017 advanced to erect new structures during the past year, 10,783 for $25,347,784 financed new residential construction, and 10,308 loans for $6,626,233 financed new nonresidential buildings.

The number and amount of loans insured during 1939 by type of property and type of improvement financed are shown in table 55.

TABLE 55.—Type of property and improvement financed: *Loans insured under title I, 1939*

Major type of improvement	Type of property improved						
	Single-family dwellings	Multi-family dwellings	Commercial and industrial	Farm homes and buildings	Other	Total [1]	Percent of total
	Number	*Number*	*Number*	*Number*	*Number*	*Number*	*Number*
New residential construction	10,572	99	6	106		10,783	2.1
New nonresidential construction	41	18	1,453	1,023	6,873	10,308	2.0
Additions and alterations	51,484	9,648	5,195	3,594	2,836	72,757	14.3
Exterior painting	74,374	13,785	1,061	3,072	1,341	93,033	18.4
Interior finish	21,839	6,258	1,405	480	622	30,604	6.0
Roofing	64,064	8,340	1,291	5,194	1,340	80,229	15.7
Plumbing	29,621	7,957	1,200	2,661	1,007	42,446	8.3
Heating	92,581	22,666	5,024	3,151	2,563	125,985	24.7
Miscellaneous	29,859	4,869	2,140	4,442	1,915	43,225	8.5
Total	374,435	73,640	18,775	24,623	18,497	509,970	100
Percent of total	73.5	14.4	3.7	4.8	3.6	100	
	Amount	*Amount*	*Amount*	*Amount*	*Amount*	*Amount*	*Amount*
New residential construction	$24,973,706	$210,385	$7,586	$156,107		$25,347,784	10.9
New nonresidential construction	8,854	10,775	2,196,305	1,125,215	$3,285,084	6,626,233	2.8
Additions and alterations	26,109,838	8,428,043	6,701,946	1,985,667	2,049,234	45,274,728	19.5
Exterior painting	31,607,518	7,251,403	777,460	1,444,052	813,317	41,893,750	18.0
Interior finish	7,650,670	3,532,880	1,236,329	202,740	447,204	13,069,901	5.6
Roofing	14,357,084	2,293,225	582,473	1,404,431	508,637	19,145,850	8.2
Plumbing	9,686,981	5,174,457	797,093	1,039,218	636,075	17,333,824	7.5
Heating	29,296,585	11,242,441	3,547,303	1,162,761	1,616,114	46,865,204	20.2
Miscellaneous	9,432,398	2,829,436	1,813,708	1,687,606	1,227,161	16,990,309	7.3
Total	153,123,643	40,973,054	17,660,203	10,207,797	10,582,886	232,547,583	100
Percent of total	65.8	17.6	7.6	4.4	4.6	100	

[1] Excludes 800 catastrophe loans for $398,366 insured under section 6 and adjustments of 2,321 loans and $121,400.

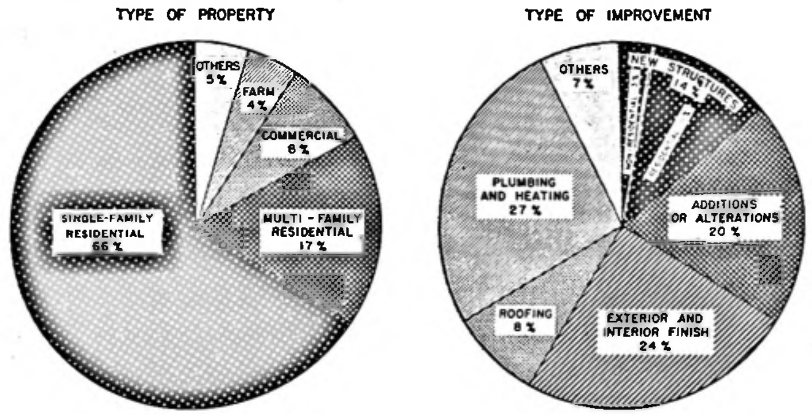
Type of property improved.—Approximately three out of every four title I loans, or 73.5 percent, were made for financing construction or improvements to single-family dwellings, and these loans represented two-thirds, or 65.8 percent, of the dollar volume of loans insured during 1939. Loans to improve nonfarm residential properties represented 87.9 percent of the total number insured during 1939, while those financing improvements to farm, commercial, and miscellaneous types of properties accounted for 4.8, 3.7, and 3.6 percent, respectively. The miscellaneous nonresidential structures erected or improved included private garages, hospitals, orphanages, and schools.

A percentage distribution of the borrower's apportionment of the property improvement dollar by type of property and major type of improvement appears graphically in chart 23.

CHART 23

AMOUNT OF PROPERTY IMPROVEMENT LOANS DISTRIBUTED BY TYPE OF PROPERTY AND TYPE OF IMPROVEMENT

1939



Size of insured loan.—The face amount of the average title I loan insured under the provisions of the June 1939 amendment amounted to $403. The average loan insured under the February 1938 amendment amounted to $475. These compare with an average of $452 under the April 1936 amendment and $357 under the original 20-percent reserve.

About one out of every three loans, or 30.2 percent, insured during the year was for an amount of less than $200, and as many loans were insured with the face amount of the note under $282 as there were with the face amount above. The maximum loan insurable under the June 1939 amendment could not exceed $2,500. Under the February 1938 provisions this maximum was applicable only to new structure loans; residential or nonresidential loans for financing improvements to existing structures were insurable in amounts up to $10,000.

Chart 24 and table 56 show a distribution of title I loans by size of loan.

CHART 24

PROPERTY IMPROVEMENT LOANS CLASSIFIED BY FACE AMOUNT

1939

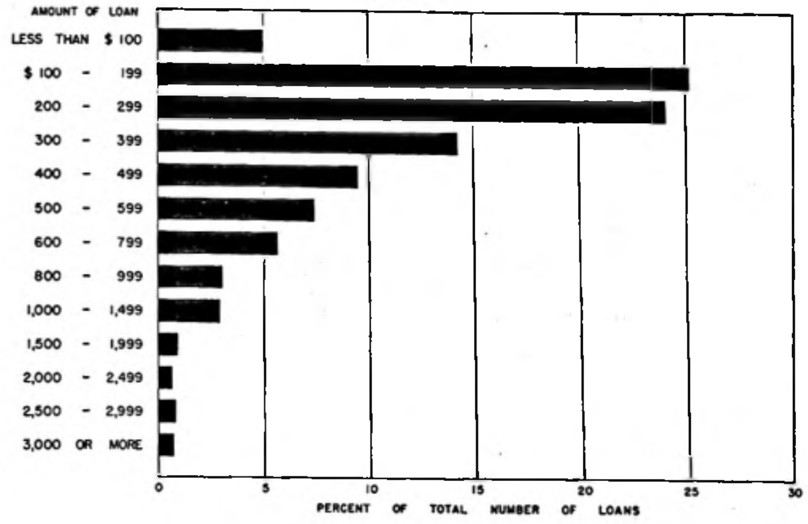


TABLE 56.—Size of loan: *Property improvement loans insured under title I as amended June 3, 1939*

Face amount of loan [1]	Percent of total loans		Face amount of loan [1]	Percent cumulation of loans	
	Number	Amount		Number	Amount
Less than $100	5.0	1.0	Less than $100	5.0	1.0
$100 to $199	25.2	9.3	Less than $200	30.2	10.3
$200 to $299	24.1	14.6	Less than $300	54.3	24.9
$300 to $399	14.3	12.2	Less than $400	68.6	37.1
$400 to $499	9.5	10.5	Less than $500	78.1	47.6
$500 to $599	7.4	10.2	Less than $600	85.5	57.8
$600 to $799	5.6	9.5	Less than $800	91.1	67.3
$800 to $999	3.0	6.6	Less than $1,000	94.1	73.9
$1,000 to $1,499	2.9	8.5	Less than $1,500	97.0	82.4
$1,500 to $1,999	.9	3.7	Less than $2,000	97.9	86.1
$2,000 to $2,499	.6	3.0	Less than $2,500	98.5	89.1
$2,500 to $2,999 [2]	.8	5.2	Less than $3,000 [2]	99.3	94.3
$3,000 or more [2]	.7	5.7	All loans [2]	100.0	100.0
Total	100.0	100.0			

Average loan:		Median loan:	
June 1939 amendment	$403	June 1939 amendment	$282
Feb. 1938 amendment	475	Feb. 1938 amendment	304
April 1936 amendment	452	April 1936 amendment	(3)
Original act 1934	357	Original act 1934	(3)

[1] Includes finance charges.
[2] Insured net proceeds to borrower may not exceed $2,500.
[3] Data not available.

Borrower's monthly payment.—During 1939, 46.3 percent of the borrowers under title I were amortizing their loans with monthly payments of less than $10, 69.6 percent made monthly payments of less than $15, and 91.1 percent less than $30. The average monthly payment amounted to $15.49 in 1939, compared with $15.33 in 1938, and the median monthly payment of $10.81 was slightly lower than the $11.13 in 1938. Chart 25 and table 57 show a percentage distribution of the number of loans by amount of monthly payment.

CHART 25

PROPERTY IMPROVEMENT LOANS CLASSIFIED BY MONTHLY PAYMENT

1939

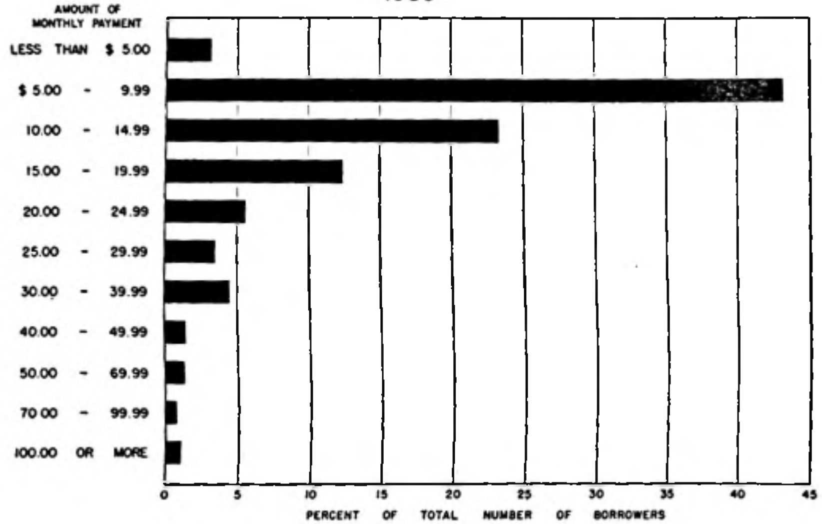


TABLE 57.—Borrower's monthly payment: *Property improvement loans insured under title I, 1939* [1]

Amount of borrower's monthly payment	Percent of total loans		Amount of borrower's monthly payment	Percent cumulation of loans	
	Number	Amount		Number	Amount
Less than $5	3.1	0.9	Less than $5	3.1	0.9
$5 to $9.99	43.2	18.7	Less than $10	46.3	19.6
$10 to $14.99	23.3	18.4	Less than $15	69.6	38.0
$15 to $19.99	12.4	14.5	Less than $20	82.0	52.5
$20 to $24.99	5.6	9.2	Less than $25	87.6	61.7
$25 to $29.99	3.5	7.0	Less than $30	91.1	68.7
$30 to $39.99	4.5	15.4	Less than $40	95.6	84.1
$40 to $49.99	1.4	4.6	Less than $50	97.0	88.7
$50 to $69.99	1.3	5.3	Less than $70	98.3	94.0
$70 to $99.99	.7	3.6	Less than $100	99.0	97.6
$100 or more	1.0	2.4	All loans	100.0	100.0
Total	100.0	100.0			

Average monthly payment:		Median monthly payment:	
1939	$15.49	1939	$10.81
1938	15.33	1938	11.13

[1] Includes only those loans insured under the February 1938 amendment, January–June 1939.

Duration of property improvement loans—Loans insured during the first half of 1939 under the February 1938 amendment were permitted a maximum maturity of 5 years and 32 days, except that for class 3, new small home loans, a maturity of 7 years and 32 days was allowed. The June 3, 1939, amendment reduced the maximum maturity of the other than new small home loans to 3 years and 32 days, with an exception in the case of loans for new nonresidential, agricultural structures for which longer durations were provided. Loans for the construction of new small homes are permitted a maximum maturity of 15 years and 5 months under the present administrative regulations.

More than half of the property improvement loans or 51.4 percent, insured under the June 3, 1939 amendments had a duration period of from 36 to 47 months, almost all of which were written for 3 years and 32 days. Furthermore, 98.8 percent of the loans will have been completely amortized within a period of less than 4 years, as shown in table 58.

The average duration of loans insured during 1939 was 30.2 months, which was slightly higher than the 1938 average. The median duration of 36.6 months during 1939 was considerably greater than the 1938 median of 31.4 months.

The distribution of loans by monthly duration and the average size of loans in each group appear in table 58. The data shown in the table are based on the face amount of the notes rather than the insured net proceeds of the loan which the borrower receives.

TABLE 58.—Duration of loan: *Property-improvement loans insured under title I as amended, June 3, 1939*

Duration of loan	Percent of total loans		Average size of loan [1]	Duration of loan	Percent cumulation of loans		Average size of loan
	Number	Amount			Number	Amount	
Less than 6 months	0.3	0.2	$257	Less than 6 months	0.3	0.2	$257
6 to 11 months	2.2	.8	151	Less than 12 months	2.5	1.0	163
12 to 17 months	15.9	6.9	174	Less than 18 months	18.4	7.0	173
18 to 23 months	6.5	3.3	206	Less than 24 months	24.9	11.2	181
24 to 29 months	14.4	9.4	263	Less than 30 months	39.3	20.6	212
30 to 35 months	8.1	7.8	385	Less than 36 months	47.4	28.4	241
36 to 47 months	51.4	63.3	496	Less than 48 months	98.8	91.7	374
48 to 59 months	(2)	.1	1,135	Less than 60 months	98.8	91.8	374
60 months and over	1.2	8.2	2,846	Total duration	100.0	100.0	403
Total	100.0	100.0	403				

Average duration:	Months	Median duration:	Months
1939	30.2	1939	36.6
1938	29.9	1938	31.4

[1] Insured net proceeds to borrower may not exceed $2,500.
[2] Less than 0.05 percent.

C. New Small Homes Under Title I.

The general authorization for the insurance of new small home loans under title I was granted in the February 3, 1938 amendment and retained in the June 3, 1939 amendment. A significant difference from the previous amendment in regard to class 3 loans lies in the insurance fee, which the Administrator has fixed at one-half of 1 percent per annum of the net proceeds of the loan. This fee is payable annually in advance by the institution and does not increase the cost of the loan to the borrower beyond the maximum permissible discount.

The chief reason for the differential between the insurance charge of three-quarters of 1 percent per annum for class 1 and class 2 loans and the class 3 insurance fee of one-half of 1 percent lies in the fact that class 3 loans must be secured by first mortgages, whereas other title I loans are mainly secured by the borrower's credit alone. The class 3 loans are also of longer duration, and prior to insurance the structures to be financed by the loans must comply with construction and property standards established by the Administrator.

Characteristics of new small home loans.—An analysis of the class 3 loans reveals that a great majority of the borrowers received loans of $2,500, the maximum permitted, to finance their new small homes, and that less than 2 percent of the borrowers reported construction costs exceeding $3,500 for their dwellings. Most of the borrowers were owners, as distinguished from long-term lessees, of the properties upon which the new dwellings were constructed. Approximately half of these homes were constructed on lots costing $200 to $400, two-thirds of the lots cost less than $400, and almost three out of every four dwellings were constructed on plot areas of less than 10,000 square feet. In addition, of all class 3 dwellings constructed, more than half contained four rooms, and relatively few contained more than five rooms.

State distribution of new small home loans.—New small homes financed with loans insured under title I during 1939 are located in 45 of the 48 States and Alaska. During the year homes numbering 10,783 were constructed with loans amounting to $25,347,784. These loans accounted for 10.9 percent of the total amount of title I loans insured in 1939 as compared with 7.3 percent during 1938.

In five States—California, Louisiana, Arizona, Washington, and Nevada and in Alaska—loans for financing new small homes exceeded the 10.9 percent average of these loans to total for the United States as a whole. For California these loans represented 47.0 percent of the total loans insured, and in Louisiana 23.7 percent.

California continues to account for the largest volume of new small home loans insured, reporting almost $15,000,000 or 59.1 percent of the total amount of new dwelling loans insured during 1939, as compared with 57.2 percent in 1938. Loans for the construction of new small homes in New York, New Jersey, and Illinois amounted to more than $1,000,000 in each State during the year. And for five other States—Ohio, Michigan, Washington, Louisiana, and Texas—the volume exceeded $500,000.

TABLE 59.—**New home loans by States:** *Class 3 property improvement loans insured under title I, 1939*

State of property	Class 3 new home loans insured		Percent of total amount of title I loans insured in State	State of property	Class 3 new home loans insured		Percent of total amount of title I loans insured in State
	Number	Amount			Number	Amount	
Alabama	55	$71,883	2.9	Nevada	25	$64,489	12.2
Arizona	129	270,269	17.5	New Hampshire	2	2,574	.4
Arkansas	24	38,076	2.8	New Jersey	574	1,248,106	9.2
California	5,658	14,085,395	47.0	New Mexico	18	36,975	5.9
Colorado	10	15,880	1.0	New York	889	1,973,598	5.6
Connecticut	37	68,165	1.7	North Carolina	20	21,567	1.2
Delaware	----	----	----	North Dakota	2	1,900	.4
Dist. of Col.	----	----	----	Ohio	289	781,675	8.2
Florida	80	170,843	3.1	Oklahoma	18	27,308	1.0
Georgia	59	81,246	2.8	Oregon	126	239,690	8.6
Idaho	20	40,105	4.0	Pennsylvania	113	221,702	1.7
Illinois	646	1,211,148	9.1	Rhode Island	14	22,239	1.3
Indiana	65	132,158	2.4	South Carolina	20	20,798	2.8
Iowa	30	64,252	2.3	South Dakota	1	1,850	.5
Kansas	17	42,767	2.5	Tennessee	2	5,146	.2
Kentucky	2	5,133	.3	Texas	302	507,648	5.4
Louisiana	302	541,918	23.7	Utah	19	34,308	2.8
Maine	6	10,815	1.5	Vermont	----	----	----
Maryland	20	50,561	1.4	Virginia	47	105,005	3.5
Massachusetts	25	19,723	.3	Washington	395	754,423	13.3
Michigan	352	778,246	5.4	West Virginia	5	11,106	1.2
Minnesota	136	205,051	5.9	Wisconsin	54	115,372	2.9
Mississippi	132	197,606	9.9	Wyoming	1	936	.3
Missouri	23	41,889	.9	Alaska	4	12,204	18.0
Montana	6	12,880	1.3				
Nebraska	----	----	----	Total [1]	10,783	25,347,784	10.9

[1] Class 3 new home loans insured during 1939 under the February 1938 amendment totaled 8,163 for $18,092,727, and under the June 1939 amendment 2,620 for $7,255,057.

D. Insurance Claims Paid on Defaulted Notes.

A summary of claims for insurance paid from the various insurance reserves established to cover losses on title I loans, the quarterly volume of these claims paid, the number and type of institutions to which insurance claims were paid, and the volume by type of institution and by States are shown in the following pages.

Insurance reserves.—The original act of June 27, 1934, allocated an amount of $200,000,000 to be made available for payment of claims for insurance up to 20 percent of the aggregate net amount advanced by a qualified institution on insured loans under title I. At the request of the Administrator the amendment of April 1, 1936, which expired April 1, 1937, reduced this authorization to $100,000,000 and the amount of insurance from 20 percent to 10 percent of the aggregate amount of loans financed under the amendment by each qualified institution. The amount of reserve was continued at 10 percent under the amendments of February 3, 1938, and of June 3, 1939. The insurance under each amendment is limited to 10 percent of the aggregate amount of loans made under the provisions of each amendment.

Volume of insurance claims paid.—Through December 1939 the Administration had paid 103,426 claims for insurance, acquiring the original defaulted notes upon payment of these claims. Of the $23,967,882 of defaulted notes on which these insurance claims were paid, recoveries in the form of cash collections of $4,739,787 and credits on repossessed properties transferred to the Procurement Division of the Treasury and other Government agencies of $3,779,749 totaled $8,519,536, leaving a total for claims for insurance paid less recoveries of $15,448,346, or 1.60 percent of the original total face amount of notes insured through December 1939.

Table 60 indicates that of the total $23,967,882 of insurance claims paid by the Administration through December 1939, $15,260,274 of the payments reimbursed financial institutions for losses under the 20-percent reserve of the original act; and that $5,988,690 under the April 1936 amendment, $2,715,112 under the February 1938 amendment, and $3,806 under the June 1939 amendment represent claims under the three 10-percent reserves established. The ratio of total claims paid to total face amount of notes insured is 2.48 percent. The average title I insurance claim paid amounted to $232.

TABLE 60.—**Cumulative summary:** *Volume of notes insured and insurance claims paid under the provisions of title I by type of reserve, cumulative 1934–39*

Insurance claims paid under	Volume of notes insured		Volume of insurance claims paid		Amount of claims paid as percent of notes insured
	Number	Face amount	Number	Amount	
Original 20 percent reserve	1,036,384	$370,228,058	77,146	$15,260,274	4.12
April 1936 10 percent reserve	424,946	191,923,030	19,761	5,988,690	3.12
February 1938 10 percent reserve	662,346	314,569,724	6,507	2,715,112	.86
June 1939 10 percent reserve	222,600	89,696,485	12	3,806	(1)
All reserves	2,340,276	966,417,897	103,426	23,967,882	2.48

1 Less than 0.005 percent.

Quarterly volume of insurance claims paid.—Payment of insurance claims reached a peak in the final quarter of 1936, at which time 8,771 claims amounting to $2,104,186 were paid. From this date until the second quarter of 1938, a decreasing volume of claims paid was reported. Since the payment of the 9,811 claims for $2,070,119 in the second quarter of 1938, the volume of claims paid each quarter has ranged from $1,000,000 to $1,400,000. The large volume of claims paid during the second quarter of 1938 is, in part, attributable to an administrative measure to settle cases on which audits had been pending for several months. Chart 26 and table 61 cover the volume of claims paid quarterly, by years under each reserve, from the payment of the first claims in the second quarter of 1935 through December 1939.

CHART 26

QUARTERLY VOLUME OF CLAIMS FOR INSURANCE PAID ON DEFAULTED NOTES
1934 - 1939

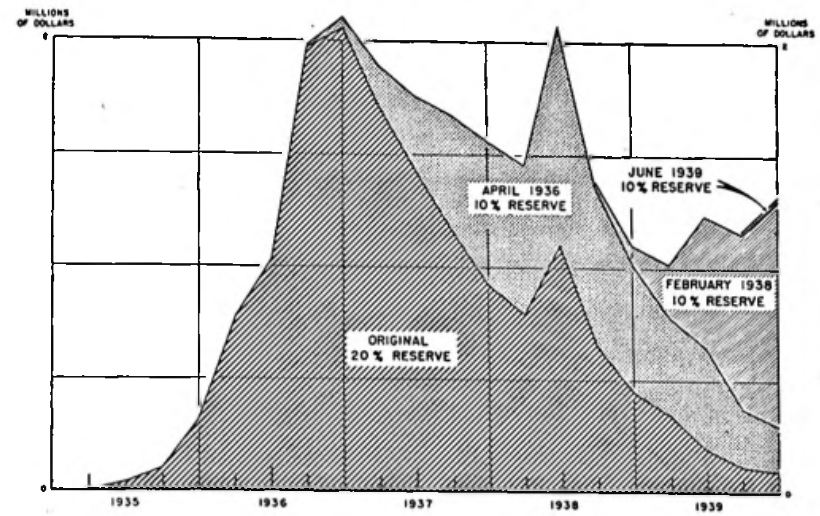


TABLE 61.—**Quarterly volume:** *Insurance claims paid to lending institutions on defaulted loans by date of payment and reserve under title I, 1935–39*

Quarter and year	Amount of claims for insurance paid under—				Total claims for insurance paid	
	Original 20-percent reserve of June 1934	10-percent reserve under amendments of—				
		April 1936	February 1938	June 1939	Number	Amount
1935: January-March						
April-June	$36,496				86	$36,496
July-September	98,517				249	98,517
October-December	312,435				953	312,435
Total	447,448				1,288	447,448
1936: January-March	776,088				3,107	776,088
April-June	1,025,499				4,706	1,025,499
July-September	1,974,572	$4,540			8,641	1,979,112
October-December	2,059,717	44,469			8,771	2,104,186
Total	5,835,876	49,009			25,315	5,884,885
1937: January-March	1,712,370	182,761			7,867	1,895,131
April-June	1,426,137	332,105			7,313	1,758,242
July-September	1,166,842	511,323			6,733	1,678,165
October-December	920,737	638,622			6,911	1,559,359
Total	5,226,086	1,664,811			28,824	6,890,897
1938: January-March	793,824	661,801			6,418	1,455,625
April-June	1,101,758	968,361			9,811	2,070,119
July-September	653,821	712,299	$19,812		7,231	1,385,932
October-December	445,619	577,388	81,624		5,973	1,104,631
Total	2,995,022	2,919,849	101,436		29,433	6,016,307
1939: January-March	349,932	434,785	237,976		5,824	1,022,693
April-June	194,937	459,043	583,096		5,085	1,237,076
July-September	114,296	258,843	783,602		3,947	1,156,741
October-December	96,677	202,350	1,009,002	$3,806	3,710	1,311,835
Total	755,842	1,355,021	2,613,676	3,806	18,566	4,728,345
Cumulative	15,260,274	5,988,690	2,715,112	3,806	103,426	23,967,882

Insurance claims paid to institutions under the 10-percent and the 20-percent reserves.—Of the 6,289 lending institutions which reported loans for insurance under the original 20-percent reserve of June 1934, claims for insurance were paid to 2,165 by December 31, 1939. More than one-half, or 52.7 percent, of these claims paid were distributed among 1,898 of the 5,688 commercial banks which had reported loans for insurance, 123 of the 146 active finance companies received more than one-third, or 37.2 percent, of the insurance claims paid, and 63 of the 74 active industrial banks received one-tenth, or 9.5 percent, of the total claims paid.

Under the April 1936 amendment, claims for insurance were paid to 1,256 of the 4,154 lending institutions which had reported loans for insurance. The number of commercial banks to which more than three-fifths, or 62.0 percent, of all claims were paid, dropped to 1,098. Furthermore 72 finance companies and 45 industrial banks received almost as large a relative proportion of claims paid as the 123 finance companies and the 63 industrial banks received under the original 20-percent reserve.

A distribution of the number of institutions to which claims have been paid and of the amount of claims paid by reserve and by type of institution are given in table 62.

TABLE 62.—Institutions under 10-percent and 20-percent reserves: *Number to which insurance claims were paid and percent distribution of amount of claims paid by type of reserve, 1934–39*

Type of institution	Number of institutions to which insurance claims were paid				Percent distribution of amount of insurance claims paid			
	Original 20-percent reserve of June 1934	10-percent reserve under amendments of—			Original 20-percent reserve of June 1934	10-percent reserve under amendments of—		
		April 1936	February 1938	June 1939		April 1936	February 1938	June 1939
National banks	1,052	612	346	4	33.4	41.6	36.2	37.8
State banks and trust companies	846	480	269	5	19.3	20.4	20.4	33.3
Commercial banks	1,898	1,098	615	9	52.7	62.0	56.6	71.1
Finance companies	123	72	31	2	37.2	20.7	35.8	21.6
Industrial banks	63	45	34	1	9.5	7.1	6.9	7.3
Savings and loan associations	50	21	7	......	.3	.3	.3	......
Mutual and stock savings banks	22	14	8	......	.3	.6	.3	......
Credit unions	5	4	1	......	(1)	.1	(1)	......
All others [2]	4	2	2	......	......	.2	.1	......
Total	2,165	1,256	698	12	100.0	100.0	100.0	100.0

[1] Less than 0.05 percent.
[2] Includes mortgage companies and production credit associations.

Volume of insurance claims paid by type of lending institution.—Finance companies and industrial banks have ratios of claims to notes insured under title I of 3.56 percent and 3.90 percent, respectively. For commercial banks, which have financed more than two-thirds or some 68.38 percent of all insured loans, the ratio is only 2.01 percent. The ratio for all institutions on December 31, 1939 was 2.48 percent, as shown in table 63.

Insurance claims paid by States.—The highest ratio of insurance claims paid to notes insured was reported in connection with loans

financing improvements on properties in Arkansas, in which State claims against the Administration totaled 5.91 percent of the amount of loans insured. New Jersey, Florida, Missouri, and South Carolina reported ratios ranging from 3.40 percent to 3.68 percent. In 27 States a ratio of from 2 percent to 3 percent was recorded. The ratio for the United States was 2.48 percent. Table 64 shows the volume of claims paid by State location of properties under title I of the original and amended act.

TABLE 63.—Insurance claims by type of lending institution: *Volume of claims paid, percent distribution of amount of claims paid and notes insured, and ratio of amount of claims paid to notes insured, cumulative 1934–39*

Type of institution	Volume of claims for insurance paid on defaulted notes		Percent distribution of amount		Amount of claims paid as percent of notes insured
	Number	Amount	Claims paid	Notes insured	
National banks	35,065	$8,569,105	35.76	41.66	2.13
State banks and trust companies	18,968	4,716,178	19.68	26.72	1.83
Commercial banks	54,033	13,285,283	55.43	68.38	2.01
Finance companies	37,435	8,425,576	35.16	24.47	3.56
Industrial banks	11,346	2,066,742	8.62	5.49	3.00
Savings and loan associations	178	67,054	.28	.84	.82
Mutual and stock savings banks	345	96,134	.40	.69	1.45
Credit unions	20	6,882	.03	.08	.90
All others [1]	69	20,211	.08	.05	4.58
Total	103,426	23,967,882	100.00	100.00	2.48

[1] Includes mortgage companies and production credit associations.

TABLE 64.—State distribution of insurance claims paid: *Defaulted notes insured under title I of original and amended act and ratio of amount of claims paid to notes insured, cumulative 1934–39*

State of property	Volume of claims paid		Amount of claims paid as percent of notes insured	State of property	Volume of claims paid		Amount of claims paid as percent of notes insured
	Number	Amount			Number	Amount	
Alabama	858	$167,938	2.07	New Hampshire	334	$84,979	2.54
Arizona	627	166,801	2.35	New Jersey	10,346	2,266,635	3.68
Arkansas	1,711	356,083	5.91	New Mexico	120	33,863	1.46
California	12,018	3,123,222	2.30	New York	17,340	5,206,583	2.84
Colorado	410	83,630	1.48	North Carolina	952	178,092	2.44
Connecticut	1,104	317,814	1.90	North Dakota	123	25,958	1.48
Delaware	162	63,909	2.58	Ohio	2,958	600,251	1.70
District of Columbia	354	110,186	1.64	Oklahoma	1,463	241,224	2.69
Florida	2,220	564,490	3.45	Oregon	1,284	271,371	2.13
Georgia	1,316	281,923	2.43	Pennsylvania	6,212	1,349,095	2.55
Idaho	505	107,162	2.33	Rhode Island	632	160,860	2.22
Illinois	3,963	879,530	1.77	South Carolina	752	145,011	3.40
Indiana	2,910	502,870	2.39	South Dakota	100	27,698	1.77
Iowa	696	163,115	1.62	Tennessee	1,119	230,947	2.03
Kansas	649	121,974	2.26	Texas	3,808	721,371	2.51
Kentucky	1,025	220,054	2.56	Utah	395	76,040	1.61
Louisiana	1,441	216,958	2.85	Vermont	142	38,718	2.40
Maine	240	70,500	2.37	Virginia	944	247,096	1.89
Maryland	1,089	276,859	1.85	Washington	3,331	677,625	2.54
Massachusetts	3,173	815,908	2.48	West Virginia	375	84,786	2.22
Michigan	7,477	1,214,694	2.55	Wisconsin	707	213,363	1.53
Minnesota	727	173,826	.99	Wyoming	72	21,486	1.33
Mississippi	827	167,803	2.70	Alaska	10	3,533	1.14
Missouri	3,547	707,221	3.43	Hawaii	1	327	.07
Montana	116	27,705	.87				
Nebraska	457	87,442	2.00	Total	103,426	23,967,882	2.48
Nevada	95	32,430	1.66				

ACCOUNTS AND FINANCE

The accounts and records of the Federal Housing Administration are established and maintained in accordance with governmental procedure adapted to the requirements of the National Housing Act, and are centrally maintained in Washington, D. C. All funds are deposited with the Treasurer of the United States, and all disbursements are made through the Chief Disbursing Officer of the Treasury.

Receipts.

Receipts of the FHA are principally in the forms of (*a*) allocations from RFC for administrative expenses and payment of claims under title I, (*b*) fees, insurance charges, and premiums under titles I and II, (*c*) rents and sales proceeds from properties acquired after defaults under titles I and II and recoveries under defaulted title I notes, (*d*) interest on investments, and (*e*) miscellaneous receipts.

Disbursements.

Disbursements by this Administration are made principally for (*a*) salaries and expenses, (*b*) furniture and equipment, (*c*) property management, (*d*) cash settlements of title I claims and cash adjustments (under $50) under title II claims, (*e*) interest on debentures, redemptions and retirements of debentures and payments of certificates of claim under title II, and (f) investments.

Appropriations.

Estimates for general operating expenses are regularly submitted to Congress in cooperation with the Director of the Budget. The annual budget is partly met by outright appropriation by the Congress through allocations of funds from RFC (in accordance with the provisions of sec. 4 of the National Housing Act), while the remainder is made available from the insurance funds.

During the fiscal year 1939 the $13,500,000 appropriation for administrative expenses was met by a $5,525,000 allocation by RFC and a $7,975,000 transfer from the Mutual Mortgage Insurance Fund. During the fiscal year ending June 30, 1940, the $13,800,000 appropriation is being met by an allocation of $3,500,000 from RFC and transfers of $9,450,000 from the Mutual Mortgage Insurance Fund and $850,000 from the title I Insurance Fund. No allocation for operating expenses has yet been made from the Housing Insurance Fund, which was established under the 1938 amendments. (The general authority for charging operation expenses to the funds is contained in sections 2 (f), 205 (b) and 207 (f). The specific authorizations for such charges are contained in the Independent Offices Appropriation Acts of 1939 and 1940, in Public Resolution No. 3 of the Seventy-sixth Congress, and the Second and Third Deficiency Acts of 1939, and are based upon decisions of the Administrator as approved by the Director of the Budget.)

Comparison of Business and Operating Expenses.

A comparison between all expenses of operation and all business handled from the beginning of the act to December 31, 1939, is set forth in statement 1.

Income from Fees, Premiums and Interest.

A statement of all fee, insurance premium, and interest income from titles I and II is given in statement 2.

STATEMENT 1.—*Volume of insurance under titles I and II, and costs of operation of the Administration by 6-month periods, 1934–39*

Period	Insurance written				Expenses incurred		
	Modernization and property improvement notes insured	Small home mortgages insured	Rental and group housing mortgages insured	Total volume of insurance	Total operating expenses [1]	Departmental	Field
1934: Last half	$30,450,583	------------	------------	$30,450,583	$1,739,770	$1,295,733	$444,037
1935:							
First half	61,536,494	$11,514,309	$875,000	73,925,803	4,532,852	2,035,977	2,496,875
Last half	162,083,652	82,367,703	1,480,000	245,931,355	5,766,816	1,926,090	3,840,726
1936:							
First half	141,811,958	110,764,470	800,000	253,376,428	6,319,289	2,446,415	3,872,874
Last half	104,337,955	198,180,636	1,301,000	303,819,591	5,081,559	1,744,351	3,337,208
1937:							
First half	[2] 60,481,416	196,955,124	2,589,000	260,025,540	5,176,590	1,922,026	3,254,564
Last half	[2] −98,818	227,417,875	7,900,000	235,279,057	4,100,609	1,630,088	2,470,521
1938:							
First half	[2] 51,403,918	170,649,400	20,975,750	243,029,068	5,156,461	1,952,507	3,203,954
Last half	121,343,390	302,596,724	26,613,400	450,553,514	6,228,342	2,035,343	4,192,999
1939:							
First half	106,209,058	306,700,800	37,042,625	449,952,483	6,347,287	2,086,493	4,260,794
Last half	126,858,291	362,715,354	14,298,000	503,871,645	6,590,952	2,156,496	4,434,456
Total, 1934–39	966,417,897	1,969,862,395	113,934,775	3,050,215,067	57,040,527	21,231,519	35,809,008

[1] Expenses encumbered in subsequent years have been applied to year in which incurred. Capitalized expenditures for furniture and equipment not included in above expenses.
[2] Authority to insure loans under title I expired Apr. 1, 1937; amendment of Feb. 3, 1938, authorized resumption of title I insurance.

STATEMENT 2.—*Income from fees and insurance premiums under titles I and II and interest on Treasury bonds by calendar years and cumulative through Dec. 31, 1939* [1]

	Total	1939	1938	1937	1936	1935	1934
Modernization and property improvement insurance, title I:							
Approval fees	$34,750	$34,750	--------	--------	--------	--------	------
Insurance premium charges	1,268,064	1,268,064	--------	--------	--------	--------	------
Total	1,302,814	1,302,814	--------	--------	--------	--------	------
Small home mortgage insurance, title II, sec. 203:							
Examination and special fees	10,970,230	3,617,173	$3,150,015	$1,777,320	$1,662,068	$763,654	------
Premiums:							
Initial	8,759,564	2,622,316	2,058,703	2,112,038	1,541,664	424,843	------
Renewal	11,057,843	5,123,520	3,382,523	1,952,844	544,865	54,082	------
On prepayment of mortgage	833,479	410,110	240,691	148,211	27,938	523	------
Total	31,621,116	11,779,134	8,831,932	5,990,413	3,776,535	1,243,102	------
Rental and group housing mortgage insurance, title II, secs. 207–210:							
Examination and special fees	459,293	139,232	319,506	555	--------	--------	------
Premiums:							
Initial	553,263	259,184	219,254	53,250	17,200	4,375	------
Renewal	402,148	290,805	69,851	23,717	4,375	7,400	------
On prepayment of mortgage	1,700	1,700	--------	--------	--------	--------	------
Total	1,416,404	690,921	608,011	77,522	21,575	11,775	------
Total fee and premium income	34,340,334	13,778,869	9,440,543	6,067,935	3,798,110	1,254,877	------
Interest income on investments (less amortization):							
Mutual mortgage insurance fund	2,388,745	596,640	562,451	497,373	333,896	284,962	113,423
Housing insurance fund	55,217	35,851	19,366	--------	--------	--------	------
Total	2,443,962	632,491	581,817	497,373	333,896	284,962	113,423
Total fee, insurance premium, and interest income	36,784,296	14,411,360	10,022,360	6,565,308	4,132,006	1,539,839	113,523

[1] See note on page 118.

Title I. Property Improvement Loan Insurance.

Title I of the National Housing Act as amended contains the following provision under section 2 in connection with insurance of property improvement loans for the period from July 1, 1939, to July 1, 1941:

> In no case shall the insurance granted by the Administrator under this section to any such financial institution on loans, advances of credit, and purchases made by such financial institution for such purposes on and after July 1, 1939, exceed 10 per centum of the total amount of such loans, advances of credit, and purchases. The total liability which may be outstanding at any time plus the amount of claims paid in respect of all insurance heretofore and hereafter granted under this section and section 6, as amended, less the amount collected from insurance premiums and deposited in the Treasury of the United States under the provisions of subsection *(f)* of this section, shall not exceed in the aggregate $100,000,000.

The amounts of notes insured, claims paid, and recoveries on title I loans insured by the Federal Housing Administration are shown by years in statement 3 below:

STATEMENT 3.—*Summary of title I notes insured, claims for insurance paid, and recoveries on defaulted notes purchased under the original and amended act by calendar years, 1934–39*

Year	Notes insured	Claims for insurance paid	Recoveries on defaulted notes purchased		
			Total	Cash receipts	Equipment repossessed
1934	$30,450,583				
1935	223,620,146	$447,448	$9,916	$9,916	
1936	246,149,913	5,884,885	946,912	293,207	$653,705
1937	60,382,598	6,890,897	2,602,355	942,295	1,660,060
1938	172,747,308	6,016,307	2,673,660	1,552,417	1,121,243
1939	233,067,349	4,728,345	2,286,693	1,941,953	344,740
Total	966,417,897	23,967,882	8,519,536	4,739,788	3,779,748

Notes insured, claims paid, and recoveries—cumulative.—Under the insurance provisions of title I, there have been paid 103,426 claims, amounting to $23,967,882.31 which have been charged against the insurance reserves of the insured institutions involved. The notes and other claims against the borrowers, which become the property of the Federal Housing Administration on account of the payment of such losses, are turned over to the collection division of the Federal Housing Administration for collection, salvage, or other disposition.

All cash collections on account of collection efforts are deposited in the Treasury Department as miscellaneous receipts under the title "Collections, Insured Loans, Federal Housing Administration (title I, act of June 27, 1934), symbol 535410."

The following summary table shows the status of the collection and property accounts as of December 31, 1939.

STATEMENT 4.—*Summary of title I accounts: Notes insured, claims paid, and recoveries cumulative through Dec. 31, 1939*

Item	Total title I transactions under original act and all amendments	Notes insured prior to Feb. 3, 1938, amendment		Notes insured under Feb. 3, 1938, amendment		Notes insured under June 3, 1939, amendment	
		Amount	Percent of face amount of notes reported	Amount	Percent of face amount of notes reported	Amount	Percent of face amount of notes reported
Number of notes	(2,346,270)	(1,161,330)		(662,340)		(222,600)	
Total notes insured, face amount	$966,417,896.40	$562,151,687.75	100.000	$314,569,723.56	100.000	$89,696,485.09	100.000
Number of notes	(103,426)	(96,907)		(6,507)		(12)	
Total claims for insurance paid	$23,967,882.31	$21,248,964.34	3.780	$2,715,111.80	.863	$3,806.17	.004
Recovery:							
Cash collections on notes	4,604,935.83	4,495,926.86		109,008.97			
Cash receipts on sales of repossessed property	134,851.01	134,001.01		850.00			
Total	4,739,787.44	4,629,928.47	.824	109,858.97	.035		
Repossessed property credits:							
Transferred to other Government activities	3,745,775.27	3,741,197.81		4,577.46			
Held for transfer to other Government activities	23,445.20	20,842.14		2,603.06			
Held for sale	10,527.90	10,360.61		167.29			
Total	3,779,748.37	3,772,400.56	.671	7,347.81	.002		
Total recovery	8,519,535.81	8,402,329.03	1.495	117,206.78	.037		
Total claims paid, unrecovered at Dec. 31, 1939	15,448,346.50	12,846,635.31	2.285	2,597,905.02	.826	3,806.17	.004
Uncollectible balances written off	3,400,664.66	3,347,194.64	.595	53,470.02	.017		
Notes receivable in process of collection	12,047,681.84	9,499,440.67	1.690	2,544,435.00	.809	3,806.17	.004
Not included in above figures:							
Interest collected on notes acquired	74,345.31	73,735.28		610.03			
Property on which pick-up orders have been issued	60,246.68	57,631.07		2,615.61			
Recovery of costs in judgment cases	925.75	904.33		21.42			
Overpayments on closed cases	715.58	677.02		38.56			

Reserves.—Through December 31, 1939, title I notes in the total face amount of $966,417,896.40 had been insured. Under the various insured classes insurance reserves for this business would have aggregated $119,040,414. However, the Administration has determined from time to time that the amount of reserves established on the notes insured during 1934, 1935, and early 1936 exceeded the entire unpaid balance outstanding on such notes to such an extent that at no time has the actual liability been in excess of the legal limit of $100,000,000. As of December 31, 1939, this excess of established reserves over outstanding balances of the notes involved was $44,537,751. After releasing this excess of reserves it will be noted from the following statement that, effective December 31, 1939, there was an approximate unencumbered limit for insurance liability of $26,765,401 still available. It is estimated that this sum, augmented by further releases from liability as earlier insured notes approach maturity and supplemented by receipts of insurance premiums, will be adequate to meet the expected amount of new business under title I.

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Statement 5.—*Insurance reserves under title I authorized, established, released, and remaining unallocated as of December 31, 1939, as provided under sec. 2, National Housing Act*

Item	Gross reserves established	Reserves released	Charges against liability allocation as of Dec. 31, 1939			Summation
			Allocated reserve outstanding	Claims paid	Total	
Total liability allocation by Congress						$100,000,000
Insurance reserves:						
Sec. 2:						
20 percent original act	$66,343,819	$44,536,298	$6,560,842	$15,246,679	$21,807,521	
10 percent amendment of Apr. 3, 1936	17,261,160		11,277,735	5,983,425	17,261,160	
10 percent amendment of Feb. 3, 1938	27,315,456		24,600,344	2,715,112	27,315,456	
10 percent amendment of June 3, 1939	7,810,726		7,806,920	3,806	7,810,726	
Sec. 6:						
20 percent amendment of Apr. 22, 1937	297,340		283,745	13,595	297,340	
10 percent amendment of Apr. 17, 1936	11,913	1,453	5,195	5,265	10,460	
Total	119,040,414	44,537,751	50,534,781	23,967,882	74,502,663	
Insurance premium charges received (deduct)					1,268,064	
Net outstanding liability allocation as of Dec. 31, 1939					73,234,599	73,234,599
Total unallocated amount available for use as reserves, Dec. 31, 1939						26,765,401

Note.—Where not reported, net proceeds of notes have been estimated.

Insurance charges and fees.—In the June 3, 1939 amendments to the act, the Administrator was authorized for the first time to assess, effective July 1, 1939, a charge for insurance of all loans under title I. Section 2 (f) reads as follows:

> The Administrator shall fix a premium charge for the insurance hereafter granted under this title, but in the case of any obligation representing any loan, advance of credit, or purchase, such premium charge shall not exceed an amount equivalent to three-fourths of 1 per centum per annum of the net proceeds of such loan, advance of credit, or purchase, for the term of such obligation, and such premium charge shall be payable in advance by the financial institution and shall be paid at such time and in such manner as may be prescribed by the Administrator. The moneys derived from such premium charges shall be deposited in an account in the Treasury of the United States, which account shall be available for defraying the operating expenses of the Federal Housing Administration under this title, and any amounts in such account which are not needed for such purposes may be used for the payment of claims in connection with the insurance granted under this title.

In connection with the inspection of real properties, the mortgages on which are to serve as basic security for class 3 loans, the Administrator has provided by regulation for an approval or conformity fee of $10 per case.

The collections from the above sources are deposited in the Treasury to the credit of the Title I Insurance, Federal Housing Administration, Revolving Fund, as shown in statement 6.

Statement 6.—*Title I insurance fund—collection of approval fees and insurance charges authorized under amendment of June 3, 1939, through Dec. 31, 1939*

Period July 1 to Dec. 31, 1939:	
Approval fees	$34,750
Insurance premium charges	1,268,064
Total collections	1,302,814

Title II. Mutual Mortgage Insurance Accounts.

Insurance contracts on small-home mortgages executed in the field under section 203 of the act are reviewed in Washington for the purposes of determining their compliance with the rules and regulations and establishing proper insurance accounts and records.

Each collection remitted by the lending institution to the Federal Housing Administration is identified with its individual mortgage record, verified, and deposited with the Treasurer of the United States to the credit of the Mutual Mortgage Insurance Fund.

The receipts from insurance premiums and fees from rental housing projects insured under section 207 prior to the amendments to the National Housing Act of February 3, 1938, are deposited in the Mutual Mortgage Insurance Fund.

In accordance with the provisions of the above amendments a separate Housing Insurance Fund was established on February 3, 1938 (see p. 114), to which receipts from all new housing projects insured after February 3, 1938, under sections 207 and 210 are being credited.

The following is a statement of the fee and premium collections deposited with the Treasurer of the United States on account of collections to the Mutual Mortgage Insurance Fund:

Statement 7.—*Receipts of the Mutual Mortgage Insurance Fund from examination fees, insurance, and prepayment premiums under secs. 203 and 207, by years, 1935–39*

Calendar year	Total receipts under sec. 203	Total receipts under sec. 207 [1]	Grand total
1935	$1,243,102	$11,775	$1,254,877
1936	3,776,535	21,575	3,798,110
1937	5,990,413	77,522	6,067,935
1938	8,831,932	98,332	8,930,264
1939	11,779,134	52,227	11,831,361
Total	31,621,116	261,431	31,882,547

[1] Receipts amounting to $1,154,973.29 from rental housing projects insured after the amendment of Feb. 3, 1938 have been deposited to the Housing Insurance Fund as shown in statement 18.

Resources and liabilities.—A comparative statement of the Mutual Mortgage Insurance Fund as of December 31, 1939, showing the resources and liabilities, and excess of resources over liabilities, follows:

Statement 8.—*Resources and liabilities of the Mutual Mortgage Insurance Fund as of December 1938, June 1939, and December 1939*

	Dec. 31, 1939	June 30, 1939	Dec. 31, 1938
Resources:			
Cash	$2, 270, 210. 03	$2, 101, 352. 58	$3, 140, 430. 04
Accrued rent and other income	5, 524. 63	4, 517. 74	1, 146. 72
Prepaid expense	2, 417. 03	3, 995. 77	741. 24
Accrued interest receivable:			
Treasury bonds	144, 976. 62	142, 075. 74	140, 433. 62
Mortgage notes	1, 677. 87	809. 78	323. 39
Treasury bonds	23, 253, 904. 27	21, 372, 305. 27	19, 408, 240. 11
Donated stock (rental housing before Feb. 3, 1938), 1,550 shares			
Mortgage notes on sold properties	1, 807, 260. 36	1, 011, 933. 81	656, 580. 66
Real property at cost (debentures and cash adjustments)	2, 830, 494. 68	1, 947, 075. 39	947, 757. 57
Total resources	30, 325, 466. 39	26, 584, 066. 08	24, 295, 662. 35
Liabilities:			
Cash adjustments on debentures authorized	683. 32	958. 88	
Accrued interest on debentures	53, 696. 61	40, 119. 14	19, 593. 27
Accounts payable	82, 515. 62	58, 329. 51	29, 353. 51
Mortgagors' escrow deposits	20, 294. 95	11, 960. 55	8, 234. 44
Earnest money on pending sales	16, 682. 63	16, 438. 22	800. 00
Debentures payable:			
Outstanding	[1] 3, 547, 398. 07	2, 034, 398. 07	1, 259, 626. 33
Authorized	157, 250. 00	172, 450. 00	111, 300. 00
Claims in audit	639, 287. 54	296, 541. 34	229, 131. 96
Total liabilities	4, 517, 809. 34	3, 231, 202. 31	1, 658, 039. 51
Excess of resources over liabilities	25, 807, 657. 05	23, 352, 863. 77	22, 637, 622. 84
Contingent liability for certificates of claim on properties still on hand:			
Certificates of claim outstanding	176, 014. 36	118, 082. 90	49, 956. 60
Certificates of claim authorized	12, 375. 17	14, 410. 83	9, 990. 14
Certificates of claim in audit	36, 879. 67	18, 263. 30	14, 300. 79
Total contingent liabilities	225, 269. 20	150, 757. 12	74, 247. 53

[1] Includes $4,300 debentures called in for redemption on which interest ceased July 1, 1939.

A statement showing an analysis of changes in the Mutual Mortgage Insurance Fund to December 31, 1939, follows:

Statement 9.—*Analysis of changes in the Mutual Mortgage Insurance Fund, cumulative through December 1939*

Allocation from Reconstruction Finance Corporation	$10, 000, 000. 00
Increases:	
Fees and mortgage insurance premiums (net)	31, 882, 546. 91
Interest income on Treasury bonds received and accrued	2, 743, 429. 34
Interest on mortgage notes	61, 140. 64
Dividends on rental housing stock	123. 25
Sale of donated rental housing stock	20. 00
	34, 687, 260. 14
Total allocation and increases	44, 687, 260. 14
Less transfers to:	
Administrative expenses	16, 975, 000. 00
Housing insurance fund	1, 000, 000. 00
	17, 975, 000. 00
	26, 712, 260. 14
Decreases:	
Amortization of premium and discount on Treasury bonds	354, 543. 34
Net charges to fund on account of sold properties	337, 975. 80
Net expenses to date on properties still on hand	176, 747. 76
Interest on debentures after sale of properties	35, 194. 92
Loss on sale of Treasury bonds	140. 76
Miscellaneous expense to general reinsurance fund	. 42
	904, 603. 09
Excess of resources over liabilities (statement 16)	25, 807, 657. 05

As funds are deposited in the Treasury and as cash accumulates in excess of the needs of the Federal Housing Administration, the Secretary of the Treasury, upon request of the Administrator, invests such cash in obligations of the United States or those guaranteed by the United States, and a list of the investments follows.

Statement 10.—*Investments of the Mutual Mortgage Insurance Fund as of December 31, 1939*

Treasury bonds	Interest rate	Par value	Premium or discount (amortized to date)	Present book value
	Percent			
Series of 1944–54	4	$2, 845, 000	$125, 474	$2, 970, 474
Series of 1946–56	3¾	2, 788, 100	113, 689	2, 901, 789
Series of 1947–52	4¼	2, 940, 000	246, 097	3, 186, 097
Series of 1951–54	2¾	550, 000	−4, 582	545, 418
Series of 1955–60	2⅞	4, 389, 500	45, 323	4, 434, 823
Series of 1956–59	2¾	5, 242, 850	54, 874	5, 297, 724
Series of 1960–65	2¾	3, 683, 350	234, 229	3, 917, 579
Total investments		22, 438, 800	815, 104	23, 253, 904

Debentures issued and properties acquired and sold.—Under provisions of the National Housing Act the payment of losses to mortgagees is accomplished by issuing debentures and certificates of claim in exchange for the property deeded to the Administrator. On mortgages insured prior to February 3, 1938, debentures, bearing interest at 3 percent, without tax exemption, or 2¾ percent, with certain tax exemption provisions, are issued for an amount which includes the unpaid principal on date foreclosure proceedings are instituted and payments made by the mortgagee for taxes and hazard insurance. The debentures are dated as of the date foreclosure proceedings were instituted and bear interest from such date. On mortgages insured on and after February 3, 1938, these debentures carry the tax-exemption provisions and are at 2¾ percent only. In addition to these debentures, certificates of claim are issued in connection with each property in an amount covering expenses incurred by the mortgagee in connection with foreclosure.

Statement 11.—*Turnover of properties acquired under section 203 of title II contracts of insurance and losses to the Mutual Mortgage Insurance Fund, by years, cumulative through December 1939*

Properties acquired		Properties sold by years								Properties on hand Dec. 31, 1939
		1936		1937		1938		1939		
Year	Number	Number	Loss to fund	Number	Loss to fund	Number	Loss to fund	Number	Loss to fund	
1936	13	1		10	$5, 291	2	$1, 039			
1937	98			13	5, 374	67	83, 593	7	$9, 650	11
1938	324					139	65, 411	99	63, 574	86
1939	753							278	104, 044	475
Total	1, 188	1		23	10, 665	208	150, 043	384	177, 268	572

For the 616 properties sold, the average time between acquisition by the Federal Housing Administration and the date of sale was 4 months and 25 days.

Statement 12.—*Number of properties and amount of debentures and certificates of claim issued, by States, cumulative through December 1939*

State location of property	Number of properties: Acquired	Number of properties: Sold	Number of properties: On hand	Amount of debentures and cash adjustments	Certificates of claim issued
Alabama	18	14	4	$54, 156	$3, 563
Arizona	2	2		16, 722	1, 386
Arkansas	17	10	7	63, 097	4, 990
California	57	32	25	316, 417	23, 681
Colorado	6	4	2	31, 727	2, 600
Connecticut	17	10	7	81, 991	7, 146
Delaware	8	8		62, 574	10, 072
Florida	30	17	13	104, 365	14, 141
Georgia	23	22	1	68, 506	3, 746
Idaho	3	2	1	15, 506	1, 089
Illinois	42	38	4	238, 995	16, 927
Indiana	8	4	4	29, 289	3, 306
Iowa	1		1	4, 373	181
Kansas	56	18	38	169, 623	16, 323
Kentucky	13	5	8	61, 528	4, 719
Louisiana	4	1	3	14, 576	852
Maine	5	4	1	12, 050	818
Maryland	12	6	6	51, 878	4, 777
Massachusetts	68	35	33	349, 325	21, 173
Michigan	24	13	11	115, 014	8, 022
Minnesota	16	8	8	68, 457	5, 378
Mississippi	32	24	8	86, 449	6, 193
Missouri	83	35	48	370, 847	20, 415
Montana	1		1	4, 146	397
Nebraska	6	3	3	13, 959	1, 460
New Hampshire	4		4	24, 477	1, 294
New Jersey	167	43	124	1, 028, 933	90, 003
New York	126	48	78	760, 748	68, 972
North Carolina	15	12	3	61, 246	3, 629
North Dakota	3	3		8, 544	611
Ohio	54	29	25	270, 093	19, 430
Oklahoma	11	8	3	45, 836	5, 582
Oregon	1		1	3, 487	413
Pennsylvania	55	26	29	220, 225	21, 908
Rhode Island	6	2	4	32, 273	2, 072
South Carolina	24	19	5	81, 619	7, 616
South Dakota	4	3	1	11, 927	709
Tennessee	65	33	32	253, 577	13, 931
Texas	15	5	10	49, 216	2, 753
Utah	8	8		35, 912	3, 685
Vermont	10	8	2	34, 328	4, 336
Virginia	51	48	3	126, 172	11, 812
Washington	6	3	3	19, 892	1, 696
West Virginia	4	1	3	15, 418	1, 324
Wisconsin	6	2	4	28, 923	3, 120
Alaska	1		1	2, 991	247
Total for 46 States [1]	1, 188	616	572	5, 523, 207	448, 498

[1] No properties have been acquired in the District of Columbia, Nevada, New Mexico, Wyoming, Hawaii, and Puerto Rico.

In accordance with arrangements made between the Federal Housing Administrator and the Secretary of the Treasury, the Division of Loans and Currency of the Treasury Department issues debentures upon the acquisition of property by the Administrator, paying interest thereon and redeeming the debentures upon request of the Administrator and the approval of the Secretary of the Treasury. In this way the debentures are recorded and handled in the same manner as obligations of the United States, and the Federal Housing Administration has the additional advantage of an interdepartmental check and control over the debentures.

The policy of the Administration has been to keep the amount of debentures outstanding at approximately the value of property on hand. In accordance with this policy, as a property was disposed of by the Administrator an offer was made to repurchase all debentures in connection with the property. If the mortgagee did not care to sell the debentures, debentures of similar amount were purchased from other mortgagees.

When a property is sold for cash and the proceeds, after deducting for the debentures and net expenses, provide sufficient funds to settle the certificate of claim and make a refund to the mortgagor, payment is made of such certificate and refund shortly after completion of the sale and the final audit of the case. However, if the Administrator accepts a mortgage note on the sold property, no settlement is made of the certificate of claim or refund to the mortgagor until the mortgage note has been paid in full or cash realized on the note by this Administration.

There is given below a statement of sales by calendar years covering defaulted title II properties acquired by the Administration through December 31, 1939, supported by statement 14 showing cost of properties sold and properties remaining on hand.

Statement 13.—*Statement of sale of acquired properties, by years and cumulative through December 1939*

Expenses and charges to MMI fund	1930–37: properties sold, 24	1938: properties sold, 208	1939: properties sold, 384	Total properties sold, 616
Gross sales [1]	$103, 340	$840, 964	$1, 748, 427	$2, 692, 731
Selling expenses:				
Advertising		61		61
Sales allowances	108	244	2, 733	3, 085
Commissions on sales	3, 207	37, 338	71, 218	111, 763
Total	3, 315	37, 643	73, 951	114, 909
Net proceeds of sale	100, 025	803, 321	1, 674, 476	2, 577, 822
Cost of properties sold (statement 14)	108, 265	941, 625	1, 821, 431	2, 871, 321
Net loss	8, 240	138, 304	146, 955	293, 499
Payment of certificates of claim	1, 780	9, 770	21, 910	33, 460
Increment on certificates of claim	12	22	356	390
Refunds to mortgagors paid	462	563		1, 025
Refunds to mortgagors payable (estimated)	171	1, 384	8, 047	9, 602
Loss to mutual mortgage insurance fund	10, 665	150, 043	177, 268	337, 976
Average loss to mutual mortgage insurance fund	444	721	462	549

[1] Analysis of gross proceeds of sales.

Terms of sale	Number	Cash	Mortgage notes	Sales price
Properties sold for all cash	101	$495, 434		$495, 434
Properties sold for cash and notes [2]	510	246, 301	$1, 924, 201	2, 170, 502
Properties sold for notes only [3]	7		26, 795	26, 795
Total	[3] 618	741, 735	1, 950, 996	2, 692, 731

[2] Average percentage of cash down payments ($246,301) to sales price where mortgage note is taken ($2,197,297): 11. 21 percent.

[3] Mortgage notes accepted on sale of portions of 2 properties.

STATEMENT 14.—*Cost analysis of properties sold, by years, and of properties on hand, as of Dec. 31, 1939*

Item	572 properties on hand Dec. 31, 1939	Properties sold					
		1936–37 (24)	1938 (208)	1939 (384)	Total (616)	Average per case	Percent of total cost
Acquisition costs:							
Debentures and cash adjustments	$2,839,495	$103,205	$853,411	$1,727,097	$2,683,713	$4,357	93.47
Interest on debentures prior to acquisition	33,325	....	7,633	30,889	38,522	62	1.34
Taxes, water rent and other expenses accrued at date of acquisition	11,264	764	4,586	6,928	12,278	20	.43
Initial reconditioning and improvements	49,141	2,822	55,717	25,148	83,687	136	2.91
Total acquisition and reconditioning costs	2,933,225	106,791	921,347	1,790,062	2,818,200	4,575	98.15
Operating and carrying costs:							
Interest on debentures to date of sale	50,413	1,445	9,332	17,930	28,707	47	1.00
Taxes, water rent, hazard insurance, and other expense	52,346	1,270	8,270	17,202	26,751	43	.93
Repairs and maintenance	22,262	184	7,203	5,056	12,443	20	.43
Total	125,021	2,908	24,805	40,188	67,901	110	2.36
Less rental and other income, net	42,629	1,434	4,527	8,810	14,780	24	.51
Total net operating and carrying costs	82,392	1,474	20,278	31,369	53,121	86	1.85
Selling expense on properties on hand	625	....	....	....	....	....	....
Total cost of properties	3,010,242	108,265	941,625	1,821,431	2,871,321	4,661	100.00

Housing Insurance Fund: Sections 207 and 210.

The Housing Insurance Fund was established in accordance with the amendments of February 3, 1938, section 207 (f) by the transfer of $1,000,000 from the Mutual Mortgage Insurance Fund. This fund is maintained for the purpose of carrying out the insurance of mortgages on rental and group housing projects accepted for insurance subsequent to the February 1938 amendments, under sections 207 and 210. The 1939 amendments provided for the discontinuance of further mortgage insurance under section 210 except in the case of mortgages for which applications were pending prior to June 3, 1939.

There follows a statement showing the total collections of fees and premiums deposited to the fund, by years, to date.

STATEMENT 15.—*Receipts of the Housing Insurance Fund from examination fees, insurance and prepayment premiums under secs. 207 and 210, by years, 1938 and 1939*

Calendar year	Sec. 207	Sec. 210	Total
1938	$440,629	$69,650	$510,279
1939	608,040	36,654	644,694
Total	1,048,669	106,304	1,154,973

Following are a comparative statement of resources and liabilities of the housing insurance fund as of December 31, 1939, June 30, 1939, and December 31, 1938, and an analysis of the changes in the fund through December 31, 1939.

STATEMENT 16.—*Resources and liabilities of the Housing Insurance Fund as of December 1938, June 1939, and December 1939*

	Dec. 31, 1939	June 30, 1939	Dec. 31, 1938
Resources:			
Cash	$145,251.53	$167,634.96	$569,556.00
Accrued interest receivable on Treasury bonds	8,656.62	8,656.40	7,804.87
Treasury bonds	1,746,154.45	1,747,618.79	948,153.62
Stock in rental housing projects	10,530.00	9,330.00	5,130.00
Donated stock in rental housing projects (after Feb. 3, 1938) 980 shares	....	....	....
Total resources	2,210,592.60	1,933,240.15	1,530,644.49
Liabilities: Unpaid subscriptions for stock in rental housing projects	400.00	1,700.00	1,000.00
Excess of resources over liabilities	2,210,192.60	1,931,540.15	1,529,644.49

STATEMENT 17.—*Analysis of changes in the Housing Insurance Fund, cumulative through Dec. 31, 1939*

Transfer from mutual mortgage insurance fund (sec. 207 (f) National Housing Act, amended Feb. 3, 1938)		$1,000,000.00
Increases:		
Fees and mortgage insurance premiums	$1,154,973.29	
Dividends on rental housing stock	2.83	
Interest on Treasury bonds received and accrued	57,826.79	
		1,212,802.91
Decreases: Amortization of bond premium		2,610.31
Excess of resources over liabilities (statement 16)		2,210,192.60

Moneys not needed for current disbursements from the fund are invested in interest-bearing obligations of the United States, and a list of such investments follows:

STATEMENT 18.—*Investments of the Housing Insurance Fund as of Dec. 31, 1939*

Treasury bonds	Interest rate	Par value	Premium (amortized to date)	Present book value
	Percent			
Series of 1955–60	2⅞	$930,750	$16,536	$947,286
Series of 1960–65	2¾	743,350	55,518	798,868
Total investments	....	1,674,100	72,054	1,746,154

Administrative Accounts.

All expense and other vouchers of the Federal Housing Administration are administratively audited and approved in the Washington office. Those which are regular in nature, such as purchase vouchers under general contracts, ordinary travel expense vouchers, etc. are sent directly to the Chief Disbursing Officer of the Treasury Department for payment. Vouchers which are unusual or on which there have not been established well-defined precedents are forwarded to the Comptroller General of the United States for preaudit. There is no undue accumulation of unpaid accounts on hand.

Statements of the operating expenses of the administrative office at Washington and of the various operating offices throughout the country, for the calendar year 1939, follow:

STATEMENT 19.—*Operating expenses of administrative offices in Washington, D. C., for the calendar year, January–December 1939*

Office or item	Total	Salaries	Travel	Rent	All other
Office of the Administrator	$130, 346	$108, 715	$10, 424		$11, 207
Assistant to Administrator	45, 098	42, 702	406		1, 990
Executive secretary	30, 398	20, 534	230		634
Executive assistant and budget officer	58, 319	48, 994	629		8, 696
Special assistant—Director of Personnel	106, 585	100, 577	1, 230		4, 778
Washington office Management Division	735, 016	633, 305	5, 042		96, 669
Assistant Administrator, title I and educational:					
Administrative	77, 859	35, 901	3, 773		38, 185
Division of Education	165, 247	67, 872	7, 357		90, 018
Division of Collection, Investigation, and Fraud	306, 139	206, 066	5, 480		94, 593
Assistant Administrator, mutual mortgage insurance	223, 232	182, 450	25, 647		15, 135
Assistant Administrator, underwriting	263, 762	227, 601	28, 930		7, 231
Assistant Administrator:					
Administrative	20, 345	18, 125	470		1, 750
Rental housing	351, 786	314, 336	21, 281		16, 169
Technical	77, 704	74, 667	1, 178		1, 859
Land planning	23, 916	21, 786	1, 082		1, 048
Assistant to Administrator, public relations	86, 881	79, 762	3, 260		3, 859
Economic advisor	227, 450	213, 429	2, 589		11, 432
General counsel	139, 662	128, 454	5, 248		5, 960
Comptroller	758, 316	655, 283	6, 239		96, 794
Rent of space and equipment	359, 935			$359, 935	
Transfer of funds to—					
Federal Loan Agency	25, 700				25, 700
Treasury Department	64, 830				64, 830
Department of Justice	20, 000				20, 000
Total	4, 298, 526	3, 189, 559	130, 495	359, 935	618, 537

NOTE.—Includes expenses of prior years encumbered after Jan. 1, 1939.

STATEMENT 20.—*Operating expenses of the field offices for the calendar year January–December 1939*

State	City	Total	Salaries	Travel	Rent	All other
State and district insuring offices:						
Alabama	Birmingham	$70, 344	$55, 626	$12, 335	$2, 333	$6, 050
Alaska	Juneau	3, 074	1, 812			1, 262
Arizona	Phoenix	24, 632	16, 953	2, 154	1, 918	3, 607
Arkansas	Little Rock	62, 578	49, 191	8, 641	2, 004	2, 742
California	Los Angeles	638, 149	539, 791	36, 828	4, 283	57, 247
	San Diego	41, 857	35, 204	2, 500	649	3, 405
	Oakland	145, 067	123, 861	7, 992		13, 214
	Sacramento	57, 269	48, 303	4, 522		4, 444
	San Francisco	314, 108	242, 971	24, 815	15, 467	30, 855
Colorado	Denver	55, 314	46, 166	4, 324		4, 824
Connecticut	Hartford	66, 938	54, 507	5, 103	2, 336	4, 992
District of Columbia	Washington	91, 139	80, 643	4, 143		6, 353
Florida	Jacksonville	128, 069	98, 123	17, 925		12, 021
	Miami	99, 805	86, 993	5, 503	100	7, 209
Georgia	Atlanta	132, 660	99, 001	21, 349	2, 183	10, 127
Hawaii	Honolulu	23, 198	19, 164	707		3, 327
Idaho	Boise	22, 890	17, 374	2, 481	505	2, 530
Illinois	Chicago	351, 795	274, 136	36, 312	10, 884	30, 463
Indiana	Indianapolis	206, 988	161, 735	22, 468	4, 157	18, 628
Iowa	Des Moines	81, 462	57, 790	17, 354		6, 318
Kansas	Topeka	104, 571	74, 480	14, 973	5, 095	10, 023
Kentucky	Louisville	86, 577	66, 994	10, 448		9, 135
Louisiana	New Orleans	119, 283	88, 935	15, 484	5, 532	9, 332

STATEMENT 20.—*Operating expenses of the field offices for the calendar year January–December 1939*—Continued

State	City	Total	Salaries	Travel	Rent	All other
State and district insusuring offices—Continued.						
Maine	Bangor	$28, 409	$21, 780	$3, 881	$595	$2, 153
Maryland	Baltimore	111, 818	92, 289	5, 223	5, 106	9, 200
Massachusetts	Boston	105, 725	84, 388	7, 591	6, 026	7, 720
Michigan	Detroit	476, 867	393, 125	33, 672	19, 662	30, 408
Minnesota	Minneapolis	108, 916	87, 314	11, 484		10, 118
Mississippi	Jackson	58, 901	46, 191	7, 081	1, 972	3, 657
Missouri	Kansas City	73, 042	59, 953	7, 297	2, 403	3, 389
	St. Louis	128, 161	103, 774	10, 238	5, 650	8, 499
Montana	Helena	17, 994	13, 702	2, 969		1, 323
Nebraska	Omaha	55, 632	43, 592	4, 806		7, 234
Nevada	Reno	17, 081	13, 734	886	1, 197	1, 264
New Hampshire	Concord	17, 389	12, 558	2, 195	953	1, 683
New Jersey	Newark	269, 605	224, 577	17, 582	537	26, 909
New Mexico	Santa Fe	31, 718	25, 175	2, 795	330	3, 418
New York	Albany	46, 665	38, 680	4, 872		3, 113
	Buffalo	112, 367	93, 284	5, 996	4, 384	8, 703
	Jamaica	247, 619	216, 047	6, 557	6, 090	18, 025
	New York	176, 183	153, 486	3, 456	1, 461	17, 780
	White Plains	29, 010	23, 696	978	1, 900	2, 436
North Carolina	Greensboro	115, 589	82, 693	19, 870	3, 931	9, 095
North Dakota	Fargo	7, 384	5, 231	1, 931	33	189
Ohio	Cincinnati	43, 100	36, 078	2, 347	261	4, 414
	Cleveland	238, 405	192, 081	17, 353	8, 862	20, 109
	Columbus	91, 268	75, 310	8, 131		7, 827
Oklahoma	Oklahoma City	138, 981	113, 300	15, 697	549	9, 435
Oregon	Portland	70, 384	53, 682	6, 410	2, 570	7, 722
Pennsylvania	Philadelphia	225, 713	183, 873	14, 421	7, 389	20, 030
	Pittsburgh	129, 278	107, 012	10, 829		11, 437
Puerto Rico	San Juan	16, 437	12, 764	1, 127	842	1, 704
Rhode Island	Providence	28, 094	23, 570	1, 575		2, 949
South Carolina	Columbia	49, 921	38, 028	6, 107	439	5, 347
South Dakota	Sioux Falls	11, 100	9, 067	866		1, 167
Tennessee	Memphis	133, 480	104, 947	18, 261		10, 272
Texas	Dallas	104, 347	82, 467	12, 580	380	8, 920
	Fort Worth	103, 000	78, 337	11, 195	5, 316	8, 152
	Houston	114, 024	91, 541	8, 587	3, 418	10, 478
	San Antonio	97, 070	80, 393	9, 396		7, 281
Utah	Salt Lake City	47, 036	37, 802	2, 762	1, 858	4, 614
Vermont	Burlington	14, 070	12, 368	795		907
Virginia	Richmond	117, 888	95, 327	14, 598		7, 963
Washington	Seattle	163, 487	126, 738	10, 202	5, 854	20, 693
West Virginia	Charleston	63, 279	47, 563	8, 470	2, 365	4, 881
Wisconsin	Milwaukee	104, 197	82, 979	9, 705	3, 135	8, 378
Wyoming	Cheyenne	26, 563	21, 111	3, 011		2, 441
Rental housing offices:						
New York	New York (zone I rental housing office).	308, 007	299, 094	7, 724		1, 189
Georgia	Atlanta (zone II rental housing office).	136, 960	120, 437	12, 103	2, 581	1, 839
Illinois	Chicago (zone III rental housing office).	160, 041	145, 372	9, 847	1, 941	2, 881
Missouri	St. Louis (zone IV rental housing office).	109, 002	90, 687	12, 680	3, 199	2, 436
California	San Francisco (zone V rental housing office).	84, 496	72, 165	7, 193	3, 407	1, 731
Miscellaneous field offices:						
Farm underwriting offices.		137, 765	103, 357	30, 085	1, 953	2, 370
Kansas	Kansas City, general administrative.	20, 752	15, 784	3, 008	650	1, 310
Ohio	Columbus, State administrative.	4, 659	4, 355	101		203
Texas	Dallas, State administrative.	36, 557	25, 788	9, 813		956
Miscellaneous field offices.		213, 959	177, 508	36, 088	117	246
Grand total		8, 513, 162	6, 935, 907	762, 887	177, 662	636, 706

NOTE.—Includes expense of prior years encumbered after Jan. 1, 1939.

Consolidated statement of resources and liabilities.—A comparative statement of resources and liabilities, consolidating all funds of the Federal Housing Administration as of December 31, 1939, June 30, 1939, and December 31, 1938, follows:

STATEMENT 21.—*Consolidated statement of resources and liabilities under all funds, as of December 1938, June 1939, and December 1939*

	Dec. 31, 1939	June 30, 1939	Dec. 31, 1938
RESOURCES			
Cash (exclusive of insurance funds)	$3, 953, 226. 69	$3, 640, 943. 94	$2, 261, 034. 56
Accounts receivable	517. 92		
Available funds—Reconstruction Finance Corporation (renovation and modernization fund for title I insurance claims)	75, 000, 000. 00	77, 000, 000. 00	80, 000, 000. 00
Inventory of stores	47, 280. 25	42, 361. 26	44, 991. 43
Prepaid expense	2, 475. 00	20, 000. 00	1, 769. 62
Notes receivable (claims for insurance paid under title I):			
On notes insured prior to Feb. 3, 1938, amendment	9, 499, 440. 67	10, 522, 823. 06	10, 865, 844. 27
On notes insured under Feb. 3, 1938, amendment	2, 544, 435. 00	891, 949. 21	100, 499. 07
On notes insured under June 30, 1939, amendment	3, 806. 17		
Furniture and equipment	985, 408. 71	959, 517. 37	978, 486. 09
Mutual mortgage insurance fund (net)	25, 807, 657. 05	23, 352, 863. 77	22, 637, 622. 84
Housing insurance fund (net)	2, 210, 192. 60	1, 931, 540. 15	1, 529, 644. 49
Title I insurance fund (net)	1, 302, 813. 58		
Total resources	121, 357, 253. 64	118, 370, 098. 76	118, 419, 895. 37
LIABILITIES			
Accounts payable, prior fiscal years	154, 611. 78	670, 776. 85	612, 909. 36
Accounts payable, fiscal year 1940	421, 700. 57		
Special deposits	47, 747. 43	44, 447. 83	44, 506. 33
Miscellaneous receipts in process of deposit	78, 848. 90	90, 959. 23	74, 651. 40
Unexpended appropriations and allocations:			
Unallotted and unexpended (renovation and modernization fund)	75, 891, 117. 69	78, 359, 693. 75	80, 619, 463. 37
Unallotted and unencumbered (administrative expense and special exposition funds)	2, 359, 619. 15	1, 495, 066. 28	909, 504. 10
Total liabilities	78, 953, 744. 61	80, 669, 943. 94	82, 261, 034. 56
EXCESS OF RESOURCES OVER LIABILITIES			
Administrative expense fund	1, 035, 163. 96	1, 001, 878. 63	1, 025, 250. 14
Renovation and modernization fund	12, 047, 681. 84	11, 414, 772. 27	10, 966, 343. 34
Mutual mortgage insurance fund	25, 807, 657. 05	23, 352, 863. 77	22, 637, 622. 84
Housing insurance fund	2, 210, 192. 60	1, 931, 540. 15	1, 529, 644. 40
Title I insurance fund	1, 302, 813. 58		
Total excess of resources over liabilities	42, 403, 509. 03	37, 701, 054. 82	36, 158, 860. 81

NOTE.—The figures in statement 2 do not reflect the income received in connection with properties acquired under contracts of insurance inasmuch as such income is deducted from the gross expense on properties (statements 13 and 14). Fee and premium income from insurance under the modernization and property improvement program is credited to the title I revolving fund, from the insurance of small-home mortgages to the mutual mortgage insurance fund, and that from the insurance of rental and group-housing mortgages to the housing insurance fund with the exception of $281,431 received in connection with rental and group-housing mortgages insured prior to the amendments of Feb. 3, 1938, which was credited to the mutual mortgage insurance fund.

PART IV.—APPENDIXES

A. STATISTICS FOR STATES AND METROPOLITAN AREAS

B. PUBLICATIONS OF THE FEDERAL HOUSING ADMINISTRATION

APPENDIX A: STATES AND METROPOLITAN AREAS

This appendix, with the exception of table 65, affords specific State and metropolitan area classifications of selected series of data presented as counterparts for United States totals in previous tables. These figures give the volume and characteristics of mortgages accepted for insurance in the States and the 96 metropolitan areas. The volume of mortgages includes total, new, and existing home mortgages for 1935 through 1939. Mortgage characteristics include such subjects as FHA valuation of homes, material of exterior construction, land and total property valuation, borrower's annual income, and income characteristics of borrowers.

A. Home Construction and FHA Mortgages.

Approximately 465,000 nonfarm dwelling units were built in the United States during 1939, as compared with 347,000 such units in 1938, according to estimates made by the Bureau of Labor Statistics. Of the 465,000 units built in 1939, about 343,000 or 74 percent were in communities of 2,500 or more population, and the remaining 122,000 were in rural nonfarm areas. Some 408,000 of these 465,000 units were privately financed and 57,000 were publicly financed.

The foregoing estimates are based on building permit data reported to the Bureau of Labor Statistics by some 2,000 communities of 1,000 or more inhabitants, embracing approximately 65 percent of the entire nonfarm population. The trend of the total estimated value (excluding land) of one- and two-family structures as indicated by these sample data is shown in chart 27. Building permit value does not represent contract or selling price. Moreover, the exact relationship between these items cannot be determined for the country as a whole; but there is usually a differential in each city.[1] However, the average differential probably remains relatively constant, and therefore presumably does not seriously affect the validity of the fluctuations in value of residential construction in the United States as presented in chart 27 and table 65.

A comparison of the dollar amount of FHA new construction mortgages selected for appraisal shows a close correlation with the building permit sample data. These mortgages were submitted by private lending institutions to FHA insuring offices in all parts of the country for builders who are planning a home, the construction of which was not begun at the time the mortgage was selected. Hence, the timing of the application corresponds approximately to that of the applications for building permits, as the close correlation in the chart indicates. FHA mortgages selected for appraisal are based upon both the value of the land and the value of improvements, whereas the building permit valuation excludes land valuation. The difference between the two series is relatively small, however, since FHA mortgages do not include the equity of the mortgagor, which frequently approximates the value of the land.

[1] Contract prices averaged 116 percent and selling prices averaged 142 percent of permit valuations during 1938, according to the results of a study of eight cities reported in the Monthly Labor Review, U. S. Department of Labor, October 1939, p. 856.

Chart 27 covers only the most recent 2-year period. Before the amendment of 1938, a substantially smaller percentage of mortgages on new homes were submitted to FHA prior to constuction; hence the FHA data for earlier years do not bear the same time relationship to building permit data as do those shown.

CHART 27

VALUE OF BUILDING PERMITS AND FHA NEW CONSTRUCTION MORTGAGES

1938 - 1939

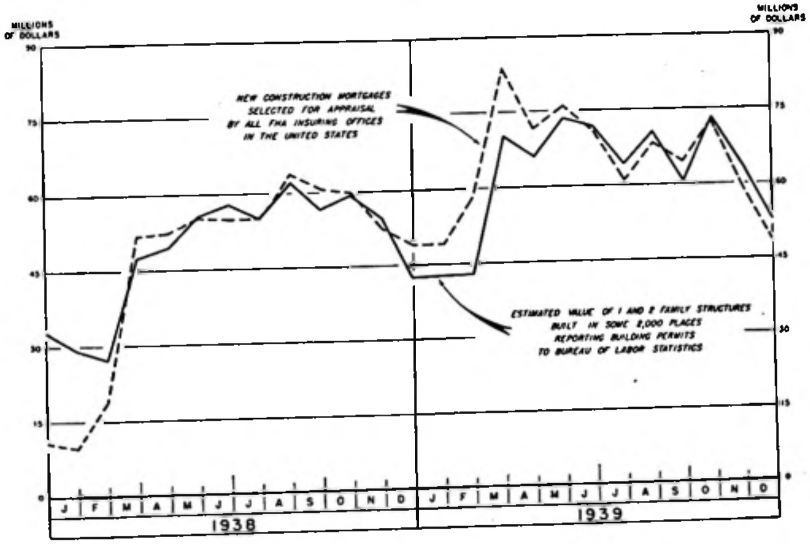

TABLE 65.—**Monthly volume of home construction and FHA new construction mortgages selected:** *Building permits issued for home construction and FHA new construction mortgages selected for appraisal, 1938–39*

Year and month	Building permits issued on 1- and 2-family dwellings [1]	New construction mortgages selected for FHA appraisal	Year and month	Building permits issued on 1- and 2-family dwellings [1]	New construction mortgages selected for FHA appraisal
1938	000 omitted		1939	000 omitted	
January	$29,324	$9,729	January	$42,630	$48,970
February	27,202	18,907	February	42,851	58,305
March	47,576	51,837	March	70,461	83,095
April	49,566	52,343	April	66,167	71,778
May	55,881	55,581	May	73,783	76,083
June	58,070	55,067	June	71,969	71,006
July	55,078	55,087	July	64,273	60,747
August	62,131	63,748	August	70,555	68,408
September	56,578	60,686	September	60,557	64,634
October	50,176	59,772	October	73,443	72,724
November	54,663	52,348	November	63,972	59,256
December	42,413	48,832	December	52,553	48,759
Total	597,658	583,937	Total	753,214	784,725

[1] The number of places of 1,000 or more population reporting building permits to the Bureau of Labor Statistics varies from 1,929 to 2,131, slightly affecting the national total for the year.

Home building and mortgage insurance in metropolitan areas.—Inadequate as the material is, and although it is subject to limitations discussed in succeeding paragraphs, the relationship between home building and mortgage insurance in metropolitan areas is believed to be of such widespread interest and importance that table 66 has been compiled. This table shows building permits for 1- and 2-family houses in all cities located in these census areas which report building permits in comparison with the number of new-home mortgages accepted for insurance by FHA in the identical cities covered by the permits. It may be noted that each of the 96 metropolitan areas, as defined in the 1930 census, is comprised of one or more central cities and smaller cities, towns, and unincorporated territory adjacent to the central city or cities.

In the reporting cities within the 96 areas, building permits for a total of 132,602 new 1- and 2-family dwellings were issued during 1938, compared with 69,526 mortgages on new homes accepted for insurance by FHA in the identical reporting cities during the same period. Actually they represent only 75 percent of the FHA total new-home mortgages, as shown in table 69, which were accepted for insurance for all places within the 96 metropolitan areas during 1939. A comparison of the increases in the two series over the previous year shows that while permits for 1- and 2-family houses increased 27.9 percent during 1939, FHA mortgages on new small homes in these identical places increased 25.9 percent.

Table 66 makes evident the relative importance of a limited number of the areas most active in residential construction during the year. Thus, of the 132,602 permits for 1- and 2-family dwellings reported in the selected cities in the 96 areas, the five leading areas, Los Angeles, New York-Northeastern New Jersey, Detroit, San Francisco, and Philadelphia, accounted for 62,517 or 47 percent. Among the 20 metropolitan areas with the largest population, it may be noted that for the selected cities in the Detroit, San Francisco, and Kansas City areas the number of FHA new-home mortgages accepted amounts to over 65 percent of the number of new 1- and 2-family dwellings as shown by building permits. On the other hand, the ratio of FHA mortgages was less than 30 percent for the selected cities in the Boston, Scranton, and New Orleans areas.

It may be noted that out of a total national population growth of 17,100,000 during the decade from 1920 to 1930, the Thompson and Whelpton estimate indicates that about 12,100,000 or 71 percent took place in the metropolitan areas. Population in the metropolitan areas increased 28 percent during the decade compared with 19 percent for the nonsatellite cities and towns, located outside the metropolitan areas, 4 percent for nonsatellite rural areas, and 16 percent for the United States as a whole. These data foreshadowed that a high proportion of the total new-home mortgages in the current decade would be on properties located in the rapidly growing metropolitan districts. This has been substantiated not only by the fact that a large part of the present recovery in residential construction has been in the metropolitan areas showing the biggest increase in population during the decade of the twenties, but also by the volume of FHA insured mortgages in these areas.

It should be noted that many new 1- and 2-family homes being built in metropolitan areas and elsewhere are outside the scope of insured mortgage financing. Thus on the one hand eligibility for insurance requires a favorable neighborhood environment, an acceptable standard of construction and layout, and ownership by borrowers able to supply the required equity and with incomes sufficient to make the required monthly payments. On the other hand, some homes are built without the need for any borrowed funds, while still others represent homes of such high value as to preclude the use of FHA financing with its limitation of a $16,000 mortgage on any one property.

Sources and limitations of data.—Building permit statistics compiled from local building department records and statistics on contracts compiled by the F. W. Dodge Corporation of New York City, constitute the only two basic sources of current construction volume in the United States; and both are valuable in the analysis of construction activity. Building permit data are used in table 66 because they are available for cities in all States, and because they are derived from official records assembled and summarized by the Bureau of Labor Statistics.

As stated before, building-permit data do not give complete coverage for the territory in the individual metropolitan areas. For purposes of comparison, therefore, it was necessary to use statistics only for those communities in each area in which building-permit records are available for both the year 1938 and the year 1939. Data on FHA new-home mortgages were available for the corresponding places as well as for the entire metropolitan areas. Although a considerable proportion of the total population of each district is represented by the communities for which comparable figures have been presented, they represent a lesser proportion of all FHA mortgages in metropolitan areas because small, new homes are predominantly built on the fringes of the existing built-up areas; and in many cases, therefore, such building takes place in the smaller suburbs which are less likely to report building permits than the central cities or older suburban towns. Also, unincorporated places in metropolitan areas seldom report building permits, although in some of these areas there are extensive home-building developments many of which are financed by insured mortgages.

In connection with the limitations of building-permit reports as reflecting small-home-building activity within metropolitan areas, it may be noted that in 39 metropolitan areas, 30 percent or more of the new one- to four-family homes securing FHA mortgages accepted in 1939 lie outside the selected cities for which the Bureau of Labor Statistics receives regular permit reports.

A minor discrepancy arises from the fact that building-permit statistics for one- and two-family dwellings are not precisely comparable with the FHA small-home mortgages which cover structures having from one to four families. Since 99.7 percent of all FHA new-home mortgages during 1939 were for one- and two-family structures, however, the error is not serious. Also, building permits are usually

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recorded at the beginning of construction, whereas the FHA figures representing new homes cover not only homes to be built shortly, but also those completed within 1 year previous to the date of application for mortgage insurance.

Despite previously mentioned limitations, table 66 is presented to indicate relative trends in small-home residential building in metropolitan areas and FHA mortgages insured on new homes for the year 1939.

Table 66.—Home construction and FHA mortgages in metropolitan areas: *Comparison of building permits issued and FHA new home mortgages accepted for insurance in selected cities within metropolitan districts, 1939*

Metropolitan area	Population in 1930	Selected cities in metropolitan areas					
		Population as a percent of total for each area	FHA mortgages as a percent of FHA total in each area	Number of building permits issued on 1- and 2-family dwellings		Number of FHA new home mortgages accepted on 1- to 4-family dwellings	
				During 1939	Percent increase over 1938	During 1939	Percent increase over 1938
New York-NE.N. J.	10, 901, 424	90. 3	71. 7	16, 823	8. 9	8, 759	10. 9
Chicago, Ill.	4, 364, 755	97. 1	76. 9	5, 086	59. 4	3, 272	51. 5
Philadelphia, Pa.	2, 847, 148	85. 7	75. 5	5, 205	59. 6	2, 834	83. 1
Los Angeles, Calif.	2, 318, 526	81. 4	81. 7	22, 513	26. 1	10, 364	3. 4
Boston, Mass	2, 307, 897	90. 9	85. 0	2, 552	16. 5	281	−21. 5
Detroit, Mich.	2, 104, 764	93. 0	89. 3	11, 332	36. 0	8, 548	35. 0
Pittsburgh, Pa.	1, 953, 668	54. 3	38. 5	1, 295	6. 1	635	59. 5
St. Louis, Mo.	1, 293, 516	83. 5	34. 8	1, 730	20. 1	719	21. 5
San Francisco, Calif.	1, 290, 094	90. 5	77. 8	6, 644	24. 1	4, 540	16. 4
Cleveland, Ohio	1, 194, 989	92. 5	66. 1	1, 698	50. 8	1, 018	71. 4
Providence, R. I.	963, 686	83. 5	73. 6	1, 081	45. 5	338	38. 5
Baltimore, Md.	949, 247	86. 1	66. 2	2, 111	36. 5	892	48. 4
Minneapolis, Minn.	832, 258	91. 9	84. 8	2, 461	28. 9	969	23. 1
Buffalo, N. Y.	820, 573	91. 9	34. 2	655	22. 2	203	−1. 0
Cincinnati, Ohio	759, 464	80. 9	89. 1	1, 145	2. 6	433	151. 7
Milwaukee, Wis.	743, 414	93. 6	63. 4	1, 266	41. 1	522	20. 8
Scranton, Pa.	652, 312	42. 4	54. 5	69	32. 7	18	200. 0
Washington, D. C.	621, 059	92. 4	82. 5	4, 962	23. 7	1, 588	63. 5
Kansas City, Mo.	608, 186	85. 8	31. 5	373	31. 8	248	28. 5
New Orleans, La.	494, 877	92. 7	100. 0	805	40. 2	230	19. 8
Hartford, Conn.	471, 185	77. 6	47. 7	864	42. 6	134	−8. 8
Albany, N. Y.	425, 259	77. 7	49. 6	283	22. 0	57	−32. 1
Seattle, Wash.	420, 663	86. 9	50. 9	1, 265	80. 5	733	52. 4
Indianapolis, Ind.	417, 685	88. 0	91. 6	936	20. 5	737	48. 9
Louisville, Ky	401, 396	76. 1	52. 0	556	9. 0	414	18. 3
Springfield, Mass.	398, 991	81. 9	86. 3	380	33. 8	139	85. 3
Rochester, N. Y.	398, 591	88. 5	48. 5	530	43. 2	229	19. 3
Birmingham, Ala.	382, 792	76. 8	93. 1	587	62. 6	445	117. 1
Portland, Oreg.	378, 728	70. 7	68. 1	991	35. 9	327	32. 9
Atlanta, Ga	370, 920	72. 9	71. 5	761	22. 5	894	15. 4
Youngstown, Ohio	364, 560	71. 7	45. 3	312	36. 2	91	18. 2
Akron, Ohio	346, 681	86. 2	87. 4	333	46. 7	152	105. 4
Toledo, Ohio	346, 530	83. 9	89. 3	382	89. 1	433	125. 5
Columbus, Ohio	340, 400	91. 1	91. 4	1, 166	47. 0	468	64. 8
Houston, Tex	339, 216	88. 7	70. 2	3, 294	9. 5	1, 597	30. 7
Lowell, Mass.	332, 028	81. 4	31. 3	137	61. 2	10	400. 0
Denver, Colo.	330, 761	87. 0	66. 7	1, 107	61. 8	467	29. 7
Allentown, Pa.	322, 172	60. 5	73. 4	195	71. 1	47	−20. 3
Dallas, Tex.	309, 658	88. 2	97. 8	2, 378	10. 9	1, 889	19. 3
Worcester, Mass.	305, 293	60. 1	71. 9	310	36. 0	23	−42. 5
New Haven, Conn.	293, 724	66. 5	24. 0	203	16. 0	25	−35. 9
San Antonio, Tex.	279, 271	84. 3	99. 6	1, 156	42. 7	992	79. 7
Memphis, Tenn.	276, 126	91. 7	98. 6	864	45. 9	634	46. 8
Omaha, Nebr.	273, 851	93. 5	99. 2	509	56. 1	243	161. 3
Norfolk, Va	273, 233	64. 0	35. 1	349	−1. 5	123	−25. 5

Percentages listed in column 3 of table 66 were derived by relating the actual number of FHA acceptances for selected incorporated places inside each metropolitan district to the estimated number of FHA acceptances for the entire metropolitan district.

Table 66.—Home construction and FHA mortgages in metropolitan areas: *Comparison of building permits issued and FHA new home mortgages accepted for insurance in selected cities within metropolitan districts, 1939*—Continued

Metropolitan area	Population in 1930	Selected cities in metropolitan areas					
		Population as a percent of total for each area	FHA mortgages as a percent of FHA total in each area	Number of building permits issued on 1- and 2-family dwellings		Number of FHA new home mortgages accepted on 1- to 4-family dwellings	
				During 1939	Percent increase over 1938	During 1939	Percent increase over 1938
Dayton, Ohio	251, 928	84. 5	75. 9	493	89. 6	274	207. 9
Syracuse, N. Y.	215, 015	87. 3	19. 1	71	−18. 4	13	−48. 0
Richmond, Va.	220, 513	83. 0	20. 7	313	−11. 3	134	45. 7
Nashville, Tenn.	209, 422	73. 5	43. 0	223	−22. 5	110	−58. 8
Grand Rapids, Mich	207, 154	83. 3	96. 1	371	117. 0	174	97. 7
Bridgeport, Conn.	203, 969	89. 8	77. 3	651	31. 0	160	18. 5
Oklahoma City, Okla.	202, 163	91. 7	94. 5	922	3. 0	724	22. 1
Canton, Ohio	191, 231	70. 0	87. 4	228	66. 4	76	15. 2
Utica, N. Y.	190, 918	54. 8	4. 8	13	−18. 7	1	−87. 5
Wheeling, W. Va	190, 623	45. 3	54. 4	109	9	43	0
Trenton, N. J.	190, 219	68. 5	18. 9	26	−7. 1	25	−21. 9
Salt Lake City, Utah	184, 451	77. 4	78. 4	826	32. 6	454	−8. 1
Tulsa, Okla.	183, 207	82. 9	99. 9	1, 112	61. 9	702	59. 1
San Diego, Calif.	181, 020	86. 1	79. 3	1, 715	−3. 5	687	−1. 3
Flint, Mich	179, 939	87. 0	99. 3	364	163. 8	144	100. [illegible]
Fort Worth, Tex.	174, 575	93. 6	100. 0	1, 278	35. 2	587	43. [illegible]
Reading, Pa.	170, 486	76. 3	59. 5	75	114. 3	25	212. [illegible]
Tampa, Fla.	169, 010	83. 8	99. 2	983	51. 2	247	62. [illegible]
Chattanooga, Tenn.	168, 589	71. 1	54. 6	188	64. 9	118	−16. 6
Wilmington, Del	163, 592	65. 2	12. 2	72	0. 1	28	−49. 1
Huntington, W. Va.	163, 367	74. 2	88. 5	377	47. 8	184	48. 4
Harrisburg, Pa.	161, 672	59. 9	24. 3	111	16. 8	28	27. 3
Des Moines, Iowa	160, 963	88. 6	99. 1	762	83. 2	346	101. 7
Duluth, Minn	155, 390	88. 5	95. 5	227	35. 9	21	−12. 5
Davenport, Iowa	154, 491	84. 8	87. 3	547	46. 3	186	75. 5
Jacksonville, Fla.	148, 713	87. 1	66. 4	1, 142	47. 4	619	30. 1
Johnstown, Pa.	147, 611	49. 9	26. 2	45	15. 4	22	−12. 0
Tacoma, Wash.	146, 771	80. 3	78. 0	455	30. 4	99	39. 4
South Bend, Ind.	146, 569	90. 6	98. 0	187	107. 8	147	122. 7
Peoria, Ill	144, 732	78. 3	88. 0	372	14. 8	112	10. 9
Waterbury, Conn.	140, 575	81. 2	84. 1	195	−22. 0	37	−27. 5
Knoxville, Tenn.	135, 714	78. 0	15. 8	229	10. 6	38	−68. 9
Racine, Wis.	133, 463	50. 6	33. 6	74	54. 2	36	89. 5
Miami, Fla.	132, 189	92. 9	85. 0	2, 839	26. 3	1, 833	21. 2
Binghamton, N. Y	130, 005	81. 9	48. 5	197	5. 3	63	−21. 3
Erie, Pa.	129, 817	91. 5	46. 7	200	70. 9	42	68. 0
Spokane, Wash.	128, 798	89. 7	92. 5	655	21. 3	172	11. 0
Sacramento, Calif.	126, 995	73. 8	68. 7	1, 048	22. 9	727	16. 5
Fort Wayne, Ind.	126, 558	90. 8	97. 4	347	59. 9	304	96. 1
Lancaster, Pa	123, 156	56. 3	55. 6	71	−15. 5	10	−44. 4
Evansville, Ind.	123, 130	83. 0	98. 0	215	52. 5	400	70. 9
Wichita, Kans.	119, 174	93. 2	76. 9	480	27. 3	246	−3. 9
El Paso, Tex.	118, 461	86. 5	100. 0	205	22. 8	213	91. 9
Altoona, Pa.	114, 232	71. 8	80. 0	17	112. 5	8	300. 0
Little Rock, Ark.	113, 137	72. 2	70. 5	167	68. 7	103	87. 3
Charleston, W. Va.	108, 160	66. 9	79. 9	580	106. 7	270	6. 7
Savannah, Ga.	105, 431	80. 6	99. 1	235	40. 7	109	62. 7
San Jose, Calif.	103, 428	61. 8	78. 3	559	14. 5	368	−8. 0
Rockford, Ill.	103, 204	83. 2	99. 3	163	66. 3	152	81. 0
Roanoke, Va	103, 120	67. 1	46. 4	136	37. 4	78	60. 6
Atlantic City, N. J.	102, 024	88. 4	51. 9	66	24. 5	14	−30. 0
Total for 96 areas	[1] 54,753,645	84. 8	75. 5	132, 602	27. 9	69, 526	25. 9

[1] The 96 metropolitan districts represent approximately 60 percent of the total nonfarm population in the United States.

Table 67.—**Mortgages accepted for insurance in States and metropolitan areas, net cumulative 1935–39:** *New, existing, and total 1- to 4-family home mortgages*

State of property	New homes		Existing homes		Total	
	Number	Amount	Number	Amount	Number	Amount
Alabama	3,081	$12,496,195	1,984	$6,247,590	5,065	$18,743,785
Arizona	1,937	7,676,317	1,093	3,236,029	3,030	10,912,346
Arkansas	1,812	6,233,870	1,501	3,781,890	3,313	10,015,760
California	59,459	263,725,246	35,875	140,258,200	95,334	403,983,446
Colorado	2,278	9,721,774	2,608	7,784,694	4,886	17,506,468
Connecticut	2,897	14,679,835	1,343	6,264,210	4,240	20,944,045
Delaware	728	3,723,350	357	1,547,550	1,085	5,270,900
District of Columbia	1,153	6,954,800	471	3,321,250	1,624	10,276,050
Florida	10,944	44,421,749	2,682	9,223,602	13,626	53,645,351
Georgia	6,417	25,648,852	2,474	8,505,400	8,891	34,154,252
Idaho	1,546	5,467,740	970	2,695,350	2,516	8,163,090
Illinois	11,659	66,585,889	16,100	71,369,624	27,759	137,955,513
Indiana	7,226	32,660,278	11,454	36,524,263	18,680	69,184,541
Iowa	1,963	8,492,635	2,481	7,551,164	4,444	16,043,799
Kansas	3,676	14,970,495	3,973	10,042,522	7,649	25,013,017
Kentucky	3,067	14,583,769	1,840	7,706,942	4,907	22,290,711
Louisiana	3,464	13,491,925	1,303	4,599,015	4,767	18,093,940
Maine	366	1,401,900	1,110	3,001,980	1,476	4,403,880
Maryland	5,226	25,172,545	3,225	12,623,740	8,451	37,796,285
Massachusetts	1,833	9,945,360	2,570	12,127,427	4,403	22,072,787
Michigan	24,369	125,486,140	11,425	44,742,935	35,794	170,229,075
Minnesota	3,644	16,219,930	4,118	13,553,724	7,762	29,773,654
Mississippi	3,062	10,405,063	1,499	3,932,426	4,561	14,337,489
Missouri	6,937	31,939,962	6,826	25,553,935	13,763	57,493,897
Montana	814	3,316,941	780	2,373,100	1,594	5,690,041
Nebraska	1,211	5,182,349	1,864	5,920,070	3,075	11,102,419
Nevada	485	2,326,200	372	1,438,105	857	3,764,305
New Hampshire	242	1,077,050	806	2,793,901	1,048	3,870,951
New Jersey	13,125	69,250,483	11,895	51,957,227	25,020	121,207,710
New Mexico	1,170	4,298,000	361	1,090,475	1,531	5,388,475
New York	28,133	143,891,012	7,100	33,185,097	35,233	177,076,109
North Carolina	3,938	17,328,400	1,794	6,879,430	5,732	24,207,830
North Dakota	278	1,097,000	502	1,312,405	780	2,409,405
Ohio	10,972	60,690,215	19,995	81,081,760	30,967	141,771,975
Oklahoma	5,298	21,715,630	2,415	7,777,462	7,713	29,493,092
Oregon	1,916	7,138,900	2,282	6,321,100	4,198	13,460,000
Pennsylvania	13,613	69,540,124	16,214	57,032,893	29,827	126,573,017
Rhode Island	992	4,813,530	917	3,789,290	1,909	8,602,820
South Carolina	2,504	9,816,484	916	3,241,054	3,420	13,057,538
South Dakota	497	1,926,900	1,053	2,442,930	1,550	4,369,830
Tennessee	5,587	21,491,415	3,420	11,994,480	9,007	33,485,895
Texas	21,746	85,357,049	4,029	13,447,228	25,775	98,804,277
Utah	2,384	9,717,320	2,086	6,487,295	4,470	16,204,615
Vermont	295	1,212,650	985	2,939,437	1,280	4,152,087
Virginia	5,900	28,090,333	3,450	13,965,516	9,350	42,055,849
Washington	5,004	19,700,940	7,618	22,075,225	12,622	41,776,165
West Virginia	2,365	11,268,500	1,440	5,639,760	3,805	16,908,260
Wisconsin	3,952	20,419,789	2,216	9,949,855	6,168	30,369,644
Wyoming	1,118	4,291,860	1,429	3,602,188	2,547	7,894,048
Alaska	150	811,400	137	434,860	287	1,246,260
Hawaii	863	3,572,990	301	1,070,580	1,164	4,643,570
Puerto Rico	48	287,000	34	161,900	82	448,900
Total [1]	303,344	1,401,739,083	215,693	806,600,094	519,037	2,208,339,177
Metropolitan area						
New York-NE. N. J.	34,304	$180,249,995	12,921	$64,130,896	47,225	$244,380,891
Chicago, Ill.	9,204	56,337,164	12,373	60,493,894	21,577	116,831,058
Philadelphia, Pa.	7,409	35,453,820	8,258	25,247,212	15,667	60,701,032
Los Angeles, Calif.	30,531	133,434,794	13,004	51,010,492	43,535	184,445,286
Boston, Mass.	1,121	6,694,600	1,708	8,705,550	2,829	15,400,150
Detroit, Mich.	21,952	113,778,160	7,855	33,465,490	29,807	147,243,650
Pittsburgh, Pa.	3,870	21,612,434	3,350	14,810,910	7,220	36,423,344
St. Louis, Mo.	4,264	21,271,720	3,462	14,495,185	7,726	35,766,905
San Francisco, Calif.	14,132	70,826,952	15,309	64,100,110	29,441	134,927,062
Cleveland, Ohio	3,264	19,949,075	7,023	31,565,151	10,287	51,514,226
Providence, R. I.	1,028	4,960,130	1,005	4,087,990	2,033	9,048,120
Baltimore, Md.	2,905	12,418,645	1,872	6,536,550	4,777	18,955,195
Minneapolis, Minn.	2,591	12,012,790	3,232	10,975,596	5,823	22,988,386
Buffalo, N. Y.	1,423	7,042,871	602	2,536,002	2,025	9,578,873
Cincinnati, Ohio	1,531	9,288,540	1,517	8,142,420	3,048	17,430,960
Milwaukee, Wis.	2,239	12,422,424	1,155	5,779,575	3,394	18,201,999
Scranton, Pa.	79	436,700	460	1,634,480	539	2,071,180
Washington, D. C.	4,117	23,368,050	1,332	8,055,210	5,449	31,423,260
Kansas City, Mo.	1,611	7,710,870	2,592	8,889,754	4,203	16,600,624
New Orleans, La.	469	2,145,215	326	1,564,905	795	3,710,120
Hartford, Conn.	962	5,039,500	406	1,822,210	1,368	6,861,710
Albany, N. Y.	611	3,488,810	284	1,287,412	895	4,776,222
Seattle, Wash.	2,628	11,330,500	4,318	13,462,470	6,946	24,792,970
Indianapolis, Ind.	1,574	8,025,026	2,766	9,072,475	4,340	17,097,501
Louisville, Ky.	1,656	8,361,189	844	3,970,125	2,500	12,331,314

[1] Includes premium-paying mortgages and firm commitments outstanding on Dec. 31, 1939.

Table 67.—**Mortgages accepted for insurance in States and metropolitan areas, net cumulative 1935–39:** *New, existing, and total 1- to 4-family home mortgages*—Continued

Metropolitan area	New homes		Existing homes		Total	
	Number	Amount	Number	Amount	Number	Amount
Springfield, Mass.	343	$1,533,460	315	$1,261,627	658	$2,795,087
Rochester, N. Y.	1,276	6,166,881	367	1,408,257	1,643	7,575,138
Birmingham, Ala.	840	3,952,450	679	2,522,620	1,519	6,475,070
Portland, Oreg.	1,039	4,161,800	1,566	4,512,625	2,605	8,674,425
Atlanta, Ga.	3,156	14,500,040	1,403	5,580,710	4,559	20,080,750
Youngstown, Ohio	530	2,703,520	1,187	4,443,745	1,717	7,147,265
Akron, Ohio	441	2,561,210	1,885	6,600,360	2,326	9,161,570
Toledo, Ohio	937	5,136,126	1,078	7,392,426	2,015	12,528,552
Columbus, Ohio	1,172	6,580,080	1,771	7,232,735	2,943	13,812,815
Houston, Tex.	4,867	21,034,907	524	2,330,878	5,391	23,365,785
Lowell, Mass.	61	293,200	142	481,650	203	774,850
Denver, Colo.	1,494	6,831,044	1,681	5,485,750	3,175	12,310,794
Allentown, Pa.	198	1,104,560	665	2,304,780	863	3,409,340
Dallas, Tex.	4,473	18,889,830	927	3,713,551	5,400	22,603,381
Worcester, Mass.	68	333,400	47	210,900	115	544,300
New Haven, Conn.	305	1,478,000	231	1,046,050	536	2,524,050
San Antonio, Tex.	2,132	8,770,330	604	2,085,777	2,736	10,856,107
Memphis, Tenn.	1,457	5,795,000	1,138	4,252,020	2,595	10,047,020
Omaha, Nebr.	547	2,578,640	1,020	3,504,770	1,567	6,083,410
Norfolk, Va.	823	3,532,970	393	1,405,600	1,216	4,938,570
Dayton, Ohio	613	3,039,950	1,138	4,554,410	1,751	7,594,360
Syracuse, N. Y.	152	855,850	60	302,800	212	1,158,650
Richmond, Va.	1,064	5,457,150	809	3,394,168	1,873	8,851,318
Nashville, Tenn.	1,006	4,238,785	608	2,380,260	1,614	6,619,045
Grand Rapids, Mich.	319	1,584,500	314	1,188,570	633	2,773,070
Bridgeport, Conn.	636	3,323,525	269	1,376,800	905	4,700,325
Oklahoma City, Okla.	1,828	7,883,300	602	2,627,400	2,430	10,510,700
Canton, Ohio	235	1,214,425	363	1,448,290	598	2,662,715
Utica, N. Y.	76	433,490	199	743,450	275	1,176,940
Wheeling, W. Va.	223	1,065,500	188	691,426	411	1,756,926
Trenton, N. J.	256	1,245,100	299	1,111,254	555	2,356,354
Salt Lake City, Utah	1,710	7,218,450	1,376	4,486,030	3,095	11,704,480
Tulsa, Okla.	1,523	7,206,350	603	2,352,975	2,126	9,559,325
San Diego, Calif.	2,287	9,142,720	1,172	3,997,985	3,459	13,140,705
Flint, Mich.	332	1,551,500	1,123	3,303,610	1,455	4,855,110
Fort Worth, Tex.	1,223	4,252,515	413	1,164,830	1,636	5,417,345
Reading, Pa.	90	450,100	229	691,500	319	1,141,600
Tampa, Fla.	474	1,833,600	302	833,325	776	2,666,925
Chattanooga, Tenn.	624	2,523,700	471	1,755,520	1,095	4,279,220
Wilmington, Del.	595	3,060,850	286	1,263,250	881	4,324,100
Huntington, W. Va.	402	1,887,500	533	1,991,275	935	3,878,775
Harrisburg, Pa.	234	1,226,900	130	472,290	364	1,699,190
Des Moines, Iowa	620	2,882,600	918	3,102,099	1,538	5,984,699
Duluth, Minn.	57	286,900	224	742,750	281	1,029,650
Davenport, Iowa	453	1,841,625	345	1,139,725	798	2,981,350
Jacksonville, Fla.	2,326	9,368,053	425	1,534,465	2,751	10,902,518
Johnstown, Pa.	180	898,800	251	957,060	431	1,855,860
Tacoma, Wash.	279	983,300	722	1,899,800	1,001	2,883,100
South Bend, Ind.	283	1,354,175	985	3,074,830	1,268	4,429,005
Peoria, Ill.	352	1,623,500	214	927,800	566	2,551,300
Waterbury, Conn.	172	745,500	27	100,450	199	845,950
Knoxville, Tenn.	765	2,941,090	339	1,109,080	1,104	4,050,170
Racine, Wis.	234	1,091,700	387	1,508,950	621	2,600,650
Miami, Fla.	5,105	21,436,700	942	3,758,970	6,047	25,195,670
Binghamton, N. Y.	502	2,363,638	397	1,573,090	899	3,936,728
Erie, Pa.	181	806,700	535	1,641,850	716	2,448,550
Spokane, Wash.	444	1,606,300	771	2,137,850	1,215	3,744,150
Sacramento, Calif.	2,115	8,872,480	1,172	4,020,175	3,287	12,892,655
Fort Wayne, Ind.	636	3,095,700	1,790	5,902,890	2,426	8,998,590
Lancaster, Pa.	62	312,500	39	127,300	101	439,800
Evansville, Ind.	822	3,340,120	214	722,880	1,036	4,063,000
Wichita, Kans.	911	3,691,340	436	1,325,765	1,347	5,017,105
El Paso, Tex.	327	1,428,585	34	106,650	361	1,535,235
Altoona, Pa.	16	83,400	74	242,300	90	325,700
Little Rock, Ark.	336	1,423,650	315	1,061,890	651	2,485,540
Charleston, W. Va.	840	4,505,800	305	1,419,050	1,145	5,924,850
Savannah, Ga.	205	756,400	78	261,350	283	1,017,750
San Jose, Calif.	1,083	4,497,410	600	2,161,000	1,683	6,658,410
Rockford, Ill.	289	1,410,600	435	1,624,550	724	3,035,150
Roanoke, Va.	301	1,454,700	260	1,014,250	561	2,468,950
Atlantic City, N. J.	88	454,200	250	847,140	338	1,301,340
Total inside 96 areas	217,529	1,061,851,557	151,468	612,696,272	368,997	1,674,547,829
Remainder outside areas	85,815	339,887,526	64,225	193,903,822	150,040	533,791,348
Total [1]	303,344	1,401,739,083	215,693	806,600,094	519,037	2,208,339,177

[1] Includes premium-paying mortgages and firm commitments outstanding on Dec. 31, 1939.

Table 68.—Total mortgages accepted for insurance in States and metropolitan areas, gross 1937–39: *1- to 4-family home mortgages*

State of property	Number			Dollar amount		
	1937	1938	1939	1937	1938	1939
Alabama	899	1,307	1,507	$3,316,700	$5,032,896	$6,087,500
Arizona	684	758	866	2,464,800	2,676,050	3,267,100
Arkansas	498	889	915	1,505,450	2,720,900	3,020,650
California	21,566	32,515	31,488	89,733,210	138,325,775	132,074,550
Colorado	981	1,337	1,948	3,303,844	5,124,100	7,406,200
Connecticut	1,022	1,188	1,236	4,791,100	6,001,500	6,216,100
Delaware	189	269	309	882,700	1,294,200	1,422,400
District of Columbia	214	367	538	1,466,100	2,126,900	2,901,700
Florida	2,780	4,134	5,213	11,459,865	16,589,900	19,868,800
Georgia	1,814	2,703	2,733	6,933,275	10,860,900	10,702,600
Idaho	515	624	830	1,605,050	2,040,700	2,840,400
Illinois	6,195	7,864	10,090	20,324,133	40,747,000	52,370,150
Indiana	3,991	5,014	6,366	13,902,160	18,844,200	25,281,850
Iowa	739	1,174	1,497	2,409,900	4,451,800	5,889,000
Kansas	1,231	1,963	2,122	3,939,900	6,867,650	7,009,500
Kentucky	1,014	1,483	1,509	4,515,300	7,009,000	7,015,050
Louisiana	575	1,584	2,189	1,959,200	6,053,500	8,623,175
Maine	284	457	458	788,250	1,358,700	1,382,000
Maryland	1,932	2,128	2,528	8,090,885	10,076,350	11,420,200
Massachusetts	1,050	1,156	953	5,134,900	5,704,100	4,526,100
Michigan	5,815	10,466	14,206	28,349,820	50,835,800	66,538,270
Minnesota	2,034	2,060	2,025	7,080,300	8,607,500	8,952,500
Mississippi	895	1,109	1,279	2,819,175	3,666,202	4,125,100
Missouri	2,548	3,702	4,063	10,042,060	15,448,900	17,259,300
Montana	457	371	449	1,585,500	1,304,500	1,641,100
Nebraska	415	1,069	1,249	1,581,000	3,883,399	4,507,800
Nevada	157	239	229	730,300	1,113,300	1,120,100
New Hampshire	159	216	269	553,700	803,000	962,400
New Jersey	4,922	6,387	6,633	23,700,280	30,281,850	31,789,060
New Mexico	265	461	511	872,000	1,085,600	1,920,500
New York	7,448	11,033	10,899	30,614,424	57,086,954	55,080,087
North Carolina	1,351	1,521	1,922	5,871,100	6,391,200	8,067,200
North Dakota	130	165	104	395,200	553,300	392,200
Ohio	7,817	6,762	9,436	33,855,200	32,723,000	46,009,331
Oklahoma	1,478	2,298	3,041	5,548,600	8,884,300	11,956,000
Oregon	1,197	1,311	1,487	3,618,700	4,319,300	5,031,200
Pennsylvania	7,603	7,234	8,581	29,777,740	31,047,000	39,498,100
Rhode Island	295	513	621	1,308,000	2,420,200	2,846,300
South Carolina	843	815	1,212	3,161,600	3,163,200	4,639,800
South Dakota	257	353	473	638,600	1,033,500	1,439,000
Tennessee	2,218	2,571	2,213	7,885,700	9,889,650	8,650,800
Texas	3,910	8,420	10,752	14,616,529	32,523,825	41,544,950
Utah	885	1,114	1,056	3,164,700	4,422,700	4,173,200
Vermont	269	270	263	859,832	854,500	895,665
Virginia	1,617	2,439	2,602	6,058,700	11,366,000	12,318,600
Washington	2,734	3,523	5,024	8,322,900	12,138,100	17,599,000
West Virginia	745	1,243	1,257	3,360,900	5,694,900	5,671,900
Wisconsin	1,304	1,599	1,893	6,418,200	7,863,800	9,126,150
Wyoming	436	1,007	616	1,321,100	3,327,500	2,100,200
Alaska	91	55	77	349,600	267,200	381,000
Hawaii	195	363	401	711,300	1,573,800	1,699,100
Puerto Rico			84			454,900
Total	108,663	149,702	170,222	449,600,082	650,160,101	741,004,764
Metropolitan area						
New York-NE. N. J.	9,254	14,100	14,060	$47,532,444	$73,385,331	$75,230,596
Chicago, Ill.	4,540	6,488	8,248	24,360,133	35,870,500	44,992,750
Philadelphia, Pa.	3,519	4,200	5,273	12,257,700	17,047,800	22,572,400
Los Angeles, Calif.	8,660	16,353	15,643	37,073,170	69,901,075	61,489,700
Boston, Mass.	706	723	554	3,762,000	3,863,400	2,786,300
Detroit, Mich.	4,660	8,965	12,420	23,903,720	44,917,800	58,996,370
Pittsburgh, Pa.	1,789	1,638	2,260	8,590,500	8,632,600	11,885,600
St. Louis, Mo.	1,131	2,304	2,698	4,901,000	10,859,100	12,547,400
San Francisco, Calif.	7,241	8,624	8,574	32,091,600	39,057,700	39,909,650
Cleveland, Ohio	2,160	2,151	3,842	10,086,800	11,731,050	20,529,100
Providence, R. I.	360	553	634	1,523,700	2,567,300	2,916,700
Baltimore, Md.	1,007	1,368	1,564	3,776,365	5,853,150	6,250,700
Minneapolis, Minn.	1,619	1,535	1,528	5,718,000	6,567,100	6,097,300
Buffalo, N. Y.	357	652	719	1,831,412	3,106,017	3,310,091
Cincinnati, Ohio	721	673	664	4,174,000	3,761,600	3,763,600
Milwaukee, Wis.	703	934	1,121	3,810,800	4,004,900	5,723,300
Scranton, Pa.	161	69	81	586,000	244,700	331,600
Washington, D. C.	654	1,492	2,088	3,853,500	8,516,100	11,309,400
Kansas City, Mo.	612	1,050	1,193	2,184,000	4,333,800	5,208,060
New Orleans, La.	62	258	255	303,700	1,204,300	1,180,800
Hartford, Conn.	314	415	352	1,488,200	1,080,800	1,811,000
Albany, N. Y.	251	168	151	1,306,500	981,300	862,892
Seattle, Wash.	1,305	1,085	3,082	4,307,800	7,205,800	11,361,400
Indianapolis, Ind.	772	1,155	1,570	2,982,400	4,891,900	6,860,800
Louisville, Ky.	527	691	957	2,030,000	3,580,000	4,515,350

Table 68.—Total mortgages accepted for insurance in States and metropolitan areas, gross 1937–39: *1- to 4-family home mortgages*—Continued

Metropolitan area	Number			Dollar amount		
	1937	1938	1939	1937	1938	1939
Springfield, Mass.	150	173	221	$676,800	$781,800	$923,600
Rochester, N. Y.	359	436	545	1,591,040	2,058,400	2,532,749
Birmingham, Ala.	244	372	605	1,015,000	1,632,300	2,651,800
Portland, Oreg.	837	806	866	2,540,400	2,781,200	3,066,900
Atlanta, Ga.	924	1,355	1,459	4,185,475	5,021,500	6,421,800
Youngstown, Ohio	428	401	399	1,754,000	1,814,500	1,837,800
Akron, Ohio	611	389	602	2,455,100	1,716,100	2,688,600
Toledo, Ohio	874	625	849	3,596,600	2,867,100	4,159,431
Columbus, Ohio	849	931	963	3,615,800	4,288,600	4,714,000
Houston, Tex.	789	1,722	2,345	3,428,900	7,398,200	9,728,750
Lowell, Mass.	51	38	42	169,900	155,300	191,800
Denver, Colo.	594	984	1,270	2,102,914	3,958,600	5,208,000
Allentown, Pa.	248	219	130	914,050	936,800	532,200
Dallas, Tex.	916	1,849	2,049	4,083,650	7,481,800	8,297,700
Worcester, Mass.	12	57	40	58,700	279,600	196,700
New Haven, Conn.	135	159	145	599,100	743,100	708,200
San Antonio, Tex.	418	710	1,109	1,657,150	2,910,100	4,624,200
Memphis, Tenn.	493	743	803	1,816,900	2,991,300	3,205,100
Omaha, Nebr.	251	544	520	1,023,000	2,116,299	2,023,900
Norfolk, Va.	127	399	397	513,000	1,711,400	1,672,700
Dayton, Ohio	653	366	535	2,752,000	1,649,800	2,390,800
Syracuse, N. Y.	34	63	82	181,300	350,300	435,100
Richmond, Va.	307	567	564	1,372,500	2,741,100	2,708,600
Nashville, Tenn.	461	547	335	1,871,200	2,251,400	1,376,000
Grand Rapids, Mich.	100	189	271	431,500	855,700	1,262,500
Bridgeport, Conn.	215	261	264	1,253,200	1,338,400	1,392,900
Oklahoma City, Okla.	519	839	1,008	2,317,800	3,555,200	4,230,600
Canton, Ohio	112	137	211	478,000	651,400	995,100
Utica, N. Y.	63	52	41	221,600	222,100	198,000
Wheeling, W. Va.	114	82	96	500,400	365,900	419,000
Trenton, N. J.	109	144	176	421,300	650,300	777,300
Salt Lake City, Utah	589	851	787	2,181,600	3,477,900	3,201,300
Tulsa, Okla.	369	615	903	1,557,200	2,720,400	4,013,000
San Diego, Calif.	735	1,231	1,166	2,752,700	4,710,100	4,379,400
Flint, Mich.	261	297	364	909,600	994,900	1,252,800
Fort Worth, Tex.	252	487	611	748,650	1,729,200	2,193,200
Reading, Pa.	73	75	55	246,200	272,200	239,300
Tampa, Fla.	151	248	333	564,600	855,000	1,146,400
Chattanooga, Tenn.	273	276	237	998,400	1,076,000	970,700
Wilmington, Del.	170	238	266	815,400	1,157,500	1,259,200
Huntington, W. Va.	130	247	334	523,600	1,165,300	1,398,400
Harrisburg, Pa.	83	84	135	373,000	413,700	651,300
Des Moines, Iowa	230	302	521	841,300	1,437,300	2,144,100
Duluth, Minn.	41	71	82	139,100	311,400	317,500
Davenport, Iowa	294	189	246	966,500	742,400	1,021,100
Jacksonville, Fla.	433	770	1,103	1,621,700	3,159,600	4,297,700
Johnstown, Pa.	96	152	170	330,000	690,900	803,000
Tacoma, Wash.	217	287	345	567,000	884,600	1,042,900
South Bend, Ind.	233	340	491	821,500	1,195,800	1,700,000
Peoria, Ill.	156	157	193	638,400	732,000	951,300
Waterbury, Conn.	45	65	48	101,700	205,500	221,500
Knoxville, Tenn.	256	273	283	919,450	1,028,350	1,143,600
Racine, Wis.	152	107	155	574,400	458,300	693,700
Miami, Fla.	1,341	1,857	2,281	5,949,905	7,859,200	9,071,200
Binghamton, N. Y.	219	248	188	956,080	1,097,387	822,321
Erie, Pa.	202	199	171	813,500	726,100	683,700
Spokane, Wash.	257	394	451	752,000	1,242,700	1,475,500
Sacramento, Calif.	730	1,266	1,314	2,724,140	4,894,700	5,213,900
Fort Wayne, Ind.	583	509	678	2,065,200	2,112,500	2,761,100
Lancaster, Pa.	20	41	25	95,400	175,000	110,500
Evansville, Ind.	153	307	451	600,000	1,180,200	1,855,100
Wichita, Kans.	211	312	393	805,800	1,336,000	1,559,900
El Paso, Tex.	17	117	225	68,200	501,900	974,500
Altoona, Pa.	39	30	26	131,500	99,800	125,200
Little Rock, Ark.	103	150	224	368,300	556,000	875,000
Charleston, W. Va.	212	433	453	1,168,900	2,206,200	2,309,100
Savannah, Ga.	31	82	125	142,800	323,600	414,600
San Jose, Calif.	386	704	601	1,502,400	2,670,000	2,406,400
Rockford, Ill.	160	178	284	602,700	739,900	1,297,000
Roanoke, Va.	94	192	225	383,400	850,100	1,017,700
Atlantic City, N. J.	86	106	60	347,500	381,000	266,600
Total inside 96 areas	75,303	109,370	126,121	333,894,838	503,624,559	576,531,650
Remainder outside areas	33,360	40,332	44,101	115,705,244	146,535,542	164,530,114
Total	108,663	149,702	170,222	449,600,082	650,160,101	741,004,764

TABLE 69.—New home mortgages accepted for insurance in States and metropolitan areas, gross 1937–39: *1- to 4-family home mortgages*

State of property	Number			Dollar amount		
	1937	1938	1939	1937	1938	1939
Alabama	495	923	1,210	$2,022,800	$3,777,306	$5,095,600
Arizona	494	544	629	1,970,900	2,039,200	2,475,700
Arkansas	325	565	592	1,090,750	1,891,000	2,172,250
California	10,740	21,900	24,299	49,050,634	96,753,375	103,804,420
Colorado	392	727	1,070	1,634,644	3,159,800	4,609,800
Connecticut	635	820	978	3,181,800	4,288,700	4,916,500
Delaware	124	212	262	623,300	1,076,800	1,236,000
District of Columbia	149	303	488	1,020,500	1,701,800	2,534,400
Florida	2,184	3,404	4,562	9,114,565	14,019,000	17,753,400
Georgia	1,220	2,248	2,331	4,977,775	8,894,200	9,341,400
Idaho	324	388	556	1,108,700	1,359,900	2,015,000
Illinois	2,022	3,757	5,313	11,932,504	21,382,700	29,945,300
Indiana	1,115	2,138	3,460	4,847,200	9,655,900	15,736,600
Iowa	196	637	988	851,200	2,791,800	4,267,100
Kansas	581	1,127	1,383	2,340,250	4,657,450	5,918,300
Kentucky	527	1,120	1,257	2,530,500	5,343,600	5,866,550
Louisiana	382	1,205	1,819	1,288,509	4,754,400	7,400,800
Maine	35	147	150	113,550	540,900	638,000
Maryland	998	1,641	2,182	4,907,975	7,903,150	9,886,600
Massachusetts	334	731	634	1,888,000	3,744,800	3,019,300
Michigan	3,651	7,583	10,655	19,568,600	38,931,600	52,742,920
Minnesota	606	1,316	1,497	2,584,450	5,954,700	6,945,300
Mississippi	606	795	1,081	2,075,775	2,828,700	3,594,600
Missouri	1,130	2,084	2,923	5,073,610	9,611,600	13,108,700
Montana	234	215	272	908,000	896,100	1,071,300
Nebraska	167	422	600	764,200	1,833,299	2,530,300
Nevada	76	163	190	372,500	808,500	945,400
New Hampshire	22	79	115	102,000	336,000	490,800
New Jersey	2,253	3,535	4,601	12,306,720	18,559,300	23,454,300
New Mexico	204	378	448	710,500	1,406,400	1,711,300
New York	5,235	9,161	9,611	26,215,611	47,991,558	49,794,512
North Carolina	915	1,114	1,489	4,158,100	4,899,300	6,484,200
North Dakota	39	84	62	163,800	354,000	261,500
Ohio	2,137	2,851	4,711	11,768,800	15,853,450	25,670,500
Oklahoma	897	1,754	2,381	3,798,200	6,086,100	9,635,000
Oregon	411	642	873	1,448,800	2,389,800	3,283,400
Pennsylvania	2,571	3,799	6,049	13,075,600	19,666,100	30,009,100
Rhode Island	109	331	444	555,200	1,646,800	2,152,200
South Carolina	601	630	1,017	2,317,900	2,538,700	3,995,500
South Dakota	57	126	166	206,500	513,000	702,900
Tennessee	1,399	1,760	1,828	5,095,450	6,957,000	7,276,800
Texas	3,141	7,423	10,013	12,256,494	29,122,650	38,995,050
Utah	489	773	785	1,992,300	3,252,000	3,235,400
Vermont	49	95	112	213,600	334,700	465,900
Virginia	909	1,868	2,236	4,180,700	8,960,780	10,728,800
Washington	867	1,433	2,396	3,177,600	5,722,700	9,747,600
West Virginia	450	840	844	2,238,800	4,039,900	4,005,200
Wisconsin	685	1,042	1,426	3,692,500	5,361,100	6,954,700
Wyoming	190	521	319	709,300	2,028,700	1,285,400
Alaska	34	36	58	173,900	109,500	314,600
Hawaii	146	250	309	546,800	1,143,300	1,323,500
Puerto Rico			48			287,000
Total	53,552	97,645	123,731	248,948,357	450,962,208	561,956,702
Metropolitan area						
New York-NE. N. J.	6,031	10,716	12,215	$31,482,805	$57,042,794	$63,631,177
Chicago, Ill.	1,544	3,060	4,257	10,077,404	18,514,200	25,257,200
Philadelphia, Pa.	1,162	2,094	3,752	5,421,400	10,455,100	17,632,100
Los Angeles, Calif.	4,999	11,795	12,687	23,253,704	51,852,975	52,588,820
Boston, Mass.	201	446	327	1,292,200	2,432,500	1,680,000
Detroit, Mich.	3,200	6,933	9,568	17,442,200	35,783,400	47,518,320
Pittsburgh, Pa.	782	1,010	1,651	4,321,500	5,824,800	9,311,700
St. Louis, Mo.	432	1,445	2,069	2,301,800	7,154,400	9,867,500
San Francisco, Calif.	2,624	4,914	5,837	13,426,200	24,163,600	28,125,600
Cleveland, Ohio	465	866	1,540	2,881,900	5,451,700	9,210,100
Providence, R. I.	127	354	459	621,200	1,737,600	2,226,100
Baltimore, Md.	448	1,032	1,348	2,026,305	4,575,550	5,342,400
Minneapolis, Minn.	409	950	1,143	1,812,250	4,440,000	5,464,300
Buffalo, N. Y.	219	478	593	1,194,586	2,345,040	2,827,796
Cincinnati, Ohio	324	467	486	2,098,600	2,590,300	2,764,000
Milwaukee, Wis.	383	602	823	2,210,500	3,304,300	4,252,500
Scranton, Pa.	12	15	33	57,600	89,600	167,900
Washington, D. C.	456	1,265	1,926	2,714,400	7,160,700	10,286,400
Kansas City, Mo.	125	537	788	587,250	2,591,600	3,827,400
New Orleans, La.	18	203	230	83,600	925,900	1,057,900
Hartford, Conn.	207	293	281	1,107,700	1,495,700	1,454,600
Albany, N. Y.	156	139	115	951,200	841,000	688,760
Seattle, Wash.	376	713	1,441	1,561,200	3,129,800	6,215,500
Indianapolis, Ind.	178	516	805	923,900	2,591,500	4,022,200
Louisville, Ky.	285	518	796	1,479,700	2,690,800	3,785,950

TABLE 69.—New home mortgages accepted for insurance in States and metropolitan areas, gross 1937–39: *1- to 4-family home mortgages*—Continued

Metropolitan area	Number			Dollar amount		
	1937	1938	1939	1937	1938	1939
Springfield, Mass.	79	96	161	$367,300	$450,300	$687,400
Rochester, N. Y.	252	375	472	1,206,640	1,827,500	2,253,309
Birmingham, Ala.	113	218	478	529,500	1,050,100	2,164,100
Portland, Oreg.	239	357	480	872,800	1,425,500	1,925,600
Atlanta, Ga.	594	1,042	1,250	2,916,775	4,672,000	5,580,700
Youngstown, Ohio	101	159	201	510,500	825,100	1,052,900
Akron, Ohio	110	90	174	638,600	545,400	1,055,400
Toledo, Ohio	209	201	485	1,134,500	1,127,600	2,589,300
Columbus, Ohio	250	316	512	1,371,000	1,793,900	2,800,700
Houston, Tex.	679	1,628	2,276	3,042,594	0,979,050	0,436,850
Lowell, Mass.	6	22	32	23,700	102,900	155,800
Denver, Colo.	226	540	700	1,054,344	2,441,000	3,205,700
Allentown, Pa.	41	72	64	251,400	390,900	280,200
Dallas, Tex.	715	1,614	1,931	3,381,500	6,611,000	7,805,800
Worcester, Mass.	5	48	32	22,500	227,500	157,700
New Haven, Conn.	57	90	104	258,800	483,800	507,400
San Antonio, Tex.	332	553	096	1,370,050	2,281,500	4,010,300
Memphis, Tenn.	272	466	613	1,011,700	1,927,100	2,509,900
Omaha, Nebr.	94	205	245	471,800	977,799	1,098,100
Norfolk, Va.	79	310	350	339,200	1,411,880	1,498,200
Dayton, Ohio.	158	127	361	805,000	651,000	1,725,600
Syracuse, N. Y.	21	49	68	118,400	282,500	363,300
Richmond, Va.	122	416	451	645,500	2,049,400	2,274,100
Nashville, Tenn.	263	359	277	1,095,400	1,535,500	1,165,100
Grand Rapids, Mich.	43	93	181	206,700	470,500	893,700
Bridgeport, Conn.	155	180	207	821,100	071,600	1,080,500
Oklahoma City, Okla.	362	644	766	1,663,000	2,728,900	3,180,500
Canton, Ohio	38	70	87	205,500	374,700	445,100
Utica, N. Y.	5	25	21	22,700	123,000	126,800
Wheeling, W. Va.	64	60	79	325,500	276,200	353,900
Trenton, N. J.	38	74	132	176,400	386,000	616,000
Salt Lake City, Utah.	336	601	579	1,390,300	2,594,500	2,454,900
Tulsa, Okla.	191	483	763	988,400	2,217,700	3,450,600
San Diego, Calif.	416	786	866	1,701,100	3,166,100	3,325,400
Flint, Mich.	68	81	145	321,400	394,600	648,400
Fort Worth, Tex.	176	412	587	508,250	1,510,600	2,118,600
Reading, Pa.	11	26	42	60,600	126,400	202,700
Tampa, Fla.	87	151	249	325,200	605,900	912,700
Chattanooga, Tenn.	138	105	216	548,100	758,300	870,600
Wilmington, Del.	115	189	230	592,200	967,700	1,115,200
Huntington, W. Va.	38	141	208	193,700	703,400	918,400
Harrisburg, Pa.	47	59	115	257,800	309,600	570,700
Des Moines, Iowa	44	174	349	214,200	819,500	1,544,500
Duluth, Minn.	10	26	22	40,100	142,500	108,600
Davenport, Iowa	101	135	213	398,900	552,100	887,800
Jacksonville, Fla.	370	647	077	1,426,000	2,720,600	3,886,700
Johnstown, Pa.	30	68	81	110,800	360,800	443,600
Tacoma, Wash.	40	86	127	146,000	330,400	452,500
South Bend, Ind.	41	68	150	177,200	332,200	721,200
Peoria, Ill.	80	103	126	363,000	493,300	620,600
Waterbury, Conn.	45	60	44	191,700	276,200	204,200
Knoxville, Tenn.	197	212	241	723,050	831,900	084,400
Racine, Wis.	34	41	107	143,400	210,600	501,100
Miami, Fla.	1,082	1,655	2,157	4,735,565	6,976,000	8,565,900
Binghamton, N. Y.	97	150	130	478,380	749,897	590,721
Erie, Pa.	28	50	90	128,100	260,500	402,200
Spokane, Wash.	84	163	186	291,600	586,700	706,000
Sacramento, Calif.	309	820	1,058	1,338,440	3,390,000	4,356,700
Fort Wayne, Ind.	92	163	312	417,600	806,600	1,487,600
Lancaster, Pa.	11	31	18	62,500	146,100	87,000
Evansville, Ind.	112	250	408	455,600	979,100	1,703,600
Wichita, Kans.	156	260	320	648,000	1,063,500	1,308,200
El Paso, Tex.	12	111	213	54,900	480,700	928,300
Altoona, Pa.	4	3	10	17,200	14,900	56,200
Little Rock, Ark.	55	89	146	207,000	356,500	643,700
Charleston, W. Va.	168	298	338	971,300	1,587,200	1,771,600
Savannah, Ga.	19	70	110	95,800	270,800	396,600
San Jose, Calif.	142	492	470	621,600	1,941,400	1,998,600
Rockford, Ill.	31	84	153	154,100	377,300	781,100
Roanoke, Va.	18	110	168	85,500	564,800	819,500
Atlantic City, N. J.	23	33	27	123,100	164,100	146,300
Total inside 96 areas	35,973	71,526	92,140	179,914,882	347,730,885	435,989,493
Remainder outside areas	17,579	26,119	31,591	69,033,475	103,231,323	125,967,209
Total	53,552	97,645	123,731	248,948,357	450,962,208	561,956,702

TABLE 70.—Existing home mortgages accepted for insurance in States and metropolitan areas gross 1937–39: *1- to 4-family home mortgages*

State of property	Number			Dollar amount		
	1937	1938	1939	1937	1938	1939
Alabama	404	384	297	$1, 203, 900	$1, 255, 500	$091, 900
Arizona	190	214	237	493, 900	636, 850	791, 400
Arkansas	173	324	323	414, 700	820, 900	857, 400
California	10, 826	10, 615	7, 180	40, 682, 576	41, 572, 400	28, 870, 130
Colorado	589	610	878	1, 660, 200	1, 064, 300	2, 706, 400
Connecticut	387	368	258	1, 609, 300	1, 712, 800	1, 329, 600
Delaware	65	57	47	259, 400	217, 400	186, 400
District of Columbia	65	64	50	445, 600	425, 100	367, 300
Florida	596	730	651	2, 345, 300	2, 570, 900	2, 115, 400
Georgia	594	545	402	1, 955, 500	1, 966, 700	1, 361, 200
Idaho	191	236	274	496, 350	680, 800	825, 400
Illinois	4, 173	4, 107	4, 777	17, 391, 629	19, 364, 300	22, 424, 850
Indiana	2, 876	2, 876	2, 906	9, 054, 960	9, 188, 300	9, 545, 250
Iowa	543	537	509	1, 558, 700	1, 660, 000	1, 621, 900
Kansas	650	836	739	1, 599, 650	2, 210, 200	1, 991, 200
Kentucky	487	363	252	1, 984, 800	1, 665, 400	1, 148, 500
Louisiana	193	379	370	670, 700	1, 299, 100	1, 222, 375
Maine	249	310	299	674, 700	808, 800	744, 000
Maryland	934	487	346	3, 182, 910	2, 083, 200	1, 533, 600
Massachusetts	716	425	319	3, 246, 900	2, 049, 300	1, 476, 800
Michigan	2, 164	2, 883	3, 551	8, 781, 220	11, 904, 200	13, 795, 350
Minnesota	1, 428	744	528	4, 495, 850	2, 652, 800	2, 007, 200
Mississippi	289	314	198	743, 400	837, 502	530, 500
Missouri	1, 418	1, 618	1, 140	4, 968, 450	5, 837, 300	4, 150, 600
Montana	223	156	177	677, 500	498, 400	569, 800
Nebraska	248	647	649	816, 800	2, 050, 100	1, 977, 500
Nevada	81	76	39	357, 800	304, 800	174, 700
New Hampshire	137	137	154	451, 700	407, 000	471, 600
New Jersey	2, 660	2, 852	2, 032	11, 393, 560	11, 722, 550	8, 334, 786
New Mexico	61	83	63	161, 500	279, 200	209, 200
New York	2, 213	1, 872	1, 288	10, 308, 813	9, 095, 396	6, 186, 475
North Carolina	436	407	433	1, 713, 000	1, 491, 900	1, 583, 000
North Dakota	91	81	42	231, 400	199, 300	130, 700
Ohio	5, 680	3, 911	4, 725	22, 086, 400	16, 869, 550	21, 238, 831
Oklahoma	581	544	660	1, 750, 400	1, 898, 200	2, 321, 000
Oregon	786	669	614	2, 169, 000	1, 929, 500	1, 747, 800
Pennsylvania	5, 032	3, 435	2, 532	16, 702, 140	12, 280, 900	9, 399, 000
Rhode Island	186	182	177	753, 400	773, 400	694, 100
South Carolina	242	179	195	843, 700	624, 500	644, 300
South Dakota	200	227	307	432, 100	520, 500	736, 100
Tennessee	819	811	385	2, 790, 250	2, 932, 650	1, 383, 000
Texas	769	1, 006	739	2, 360, 035	3, 401, 175	2, 549, 900
Utah	396	341	271	1, 172, 400	1, 170, 700	937, 800
Vermont	220	176	151	646, 232	519, 800	429, 765
Virginia	708	571	366	2, 778, 000	2, 405, 220	1, 589, 800
Washington	1, 867	2, 090	2, 628	5, 145, 300	6, 415, 400	7, 851, 400
West Virginia	295	403	413	1, 122, 100	1, 655, 000	1, 066, 700
Wisconsin	619	557	467	2, 725, 700	2, 502, 700	2, 171, 450
Wyoming	246	486	297	611, 800	1, 298, 800	814, 800
Alaska	57	20	19	175, 700	67, 700	66, 400
Hawaii	49	113	92	164, 500	430, 500	375, 600
Puerto Rico			36			167, 900
Total	55, 111	52, 057	46, 491	200, 651, 725	190, 197, 893	179, 108, 062
Metropolitan area						
New York-NE. N. J.	3, 223	3, 384	2, 445	$16, 049, 039	$16, 342, 537	$11, 590, 419
Chicago, Ill.	2, 996	3, 428	3, 991	14, 288, 729	17, 356, 300	19, 735, 550
Philadelphia, Pa.	2, 357	2, 106	1, 521	6, 830, 300	6, 592, 700	4, 910, 300
Los Angeles, Calif.	3, 661	4, 558	2, 956	13, 819, 466	18, 048, 700	11, 000, 880
Boston, Mass.	505	277	227	2, 470, 700	1, 430, 900	1, 106, 300
Detroit, Mich.	1, 451	2, 032	2, 861	6, 521, 520	9, 134, 400	11, 478, 650
Pittsburgh, Pa.	1, 007	598	549	4, 266, 000	2, 807, 800	2, 573, 900
St. Louis, Mo.	690	850	629	2, 600, 100	3, 704, 700	2, 679, 900
San Francisco, Calif.	4, 617	3, 710	2, 737	18, 605, 310	15, 794, 100	11, 784, 050
Cleveland, Ohio	1, 695	1, 285	2, 302	7, 204, 900	6, 279, 350	11, 319, 000
Providence, R. I.	233	190	175	902, 500	820, 700	600, 600
Baltimore, Md.	559	336	216	1, 750, 000	1, 277, 600	908, 300
Minneapolis, Minn.	1, 210	585	385	3, 905, 750	2, 127, 100	1, 533, 000
Buffalo, N. Y.	138	174	126	636, 826	760, 977	482, 295
Cincinnati, Ohio	397	206	178	2, 075, 400	1, 171, 300	999, 600
Milwaukee, Wis.	320	332	298	1, 600, 300	1, 600, 600	1, 470, 800
Scranton, Pa.	149	54	48	528, 400	155, 100	163, 700
Washington, D. C.	198	227	162	1, 139, 100	1, 355, 400	1, 023, 000
Kansas City, Mo.	487	513	405	1, 596, 750	1, 742, 200	1, 380, 600
New Orleans, La.	44	55	25	220, 100	278, 400	128, 000
Hartford, Conn.	107	122	71	360, 500	494, 100	357, 000
Albany, N. Y.	95	29	36	445, 300	140, 300	174, 132
Seattle, Wash.	920	1, 272	1, 641	2, 806, 000	4, 136, 000	5, 145, 900
Indianapolis, Ind.	594	639	774	2, 068, 500	2, 300, 400	2, 838, 600
Louisville, Ky.	242	173	161	1, 150, 300	889, 800	720, 400

TABLE 70.—Existing home mortgages accepted for insurance in States and metropolitan areas, gross 1937–39: *1- to 4-family home mortgages*—Continued

Metropolitan area	Number			Dollar amount		
	1937	1938	1939	1937	1938	1939
Springfield, Mass.	80	77	60	$309, 500	$331, 500	$236, 200
Rochester, N. Y.	107	61	73	388, 300	230, 900	279, 350
Birmingham, Ala.	131	154	127	515, 500	582, 200	487, 700
Portland, Oreg.	508	449	386	1, 676, 600	1, 355, 700	1, 141, 300
Atlanta, Ga.	330	313	209	1, 268, 700	1, 249, 500	841, 100
Youngstown, Ohio	327	242	198	1, 244, 100	989, 400	784, 900
Akron, Ohio	501	299	428	1, 816, 500	1, 170, 700	1, 633, 200
Toledo, Ohio	665	424	364	2, 462, 100	1, 739, 500	1, 570, 131
Columbus, Ohio	599	615	451	2, 274, 200	2, 494, 700	1, 914, 200
Houston, Tex.	110	94	69	386, 306	419, 150	291, 900
Lowell, Mass.	45	16	10	146, 200	52, 400	36, 000
Denver, Colo.	368	444	579	1, 138, 600	1, 517, 600	2, 002, 300
Allentown, Pa.	207	147	66	692, 650	545, 900	252, 000
Dallas, Tex.	201	235	118	702, 150	873, 800	491, 900
Worcester, Mass.	7	9	8	36, 200	52, 100	39, 000
New Haven, Conn.	78	60	41	340, 300	259, 300	200, 800
San Antonio, Tex.	86	157	173	287, 100	628, 600	613, 900
Memphis, Tenn.	221	277	160	805, 200	1, 064, 200	605, 200
Omaha, Nebr.	157	339	275	551, 200	1, 138, 500	925, 800
Norfolk, Va.	48	80	47	173, 800	299, 520	174, 500
Dayton, Ohio	495	239	174	1, 047, 000	905, 800	665, 200
Syracuse, N. Y.	13	14	14	62, 900	67, 800	71, 800
Richmond, Va.	185	151	113	727, 000	691, 700	524, 500
Nashville, Tenn.	198	188	58	775, 800	715, 900	211, 800
Grand Rapids, Mich.	57	96	90	224, 800	385, 200	368, 800
Bridgeport, Conn.	90	81	57	420, 100	416, 800	312, 400
Oklahoma City, Okla.	157	105	242	654, 800	826, 300	1, 050, 100
Canton, Ohio	74	67	124	272, 500	276, 700	550, 000
Utica, N. Y.	58	27	20	198, 900	99, 100	71, 200
Wheeling, W. Va.	50	22	17	174, 900	89, 700	65, 100
Trenton, N. J.	71	70	44	244, 900	264, 300	161, 300
Salt Lake City, Utah	253	247	208	782, 300	883, 400	746, 400
Tulsa, Okla.	178	132	140	568, 800	502, 700	562, 400
San Diego, Calif.	319	445	300	1, 051, 600	1, 544, 000	1, 054, 000
Flint, Mich.	196	216	219	588, 200	600, 300	604, 400
Fort Worth, Tex.	76	75	24	240, 400	218, 600	74, 600
Reading, Pa.	62	49	13	185, 600	145, 800	36, 600
Tampa, Fla.	64	94	84	239, 400	249, 100	233, 700
Chattanooga, Tenn.	135	81	21	450, 300	317, 700	100, 100
Wilmington, Del.	55	49	36	223, 200	189, 800	144, 000
Huntington, W. Va.	92	106	126	329, 000	401, 900	480, 000
Harrisburg, Pa.	30	25	20	115, 200	104, 100	80, 600
Des Moines, Iowa	180	188	172	627, 100	617, 800	509, 600
Duluth, Minn.	31	45	60	99, 000	168, 900	208, 900
Davenport, Iowa	193	54	23	567, 600	190, 300	133, 300
Jacksonville, Fla.	54	123	126	195, 700	430, 000	411, 000
Johnstown, Pa.	66	84	95	219, 200	330, 100	360, 300
Tacoma, Wash.	168	201	218	421, 000	551, 200	590, 400
South Bend, Ind.	192	272	341	644, 300	863, 600	1, 068, 800
Peoria, Ill.	76	54	67	275, 400	238, 700	330, 700
Waterbury, Conn.		5	4		19, 300	17, 300
Knoxville, Tenn.	59	61	42	106, 400	196, 450	159, 200
Racine, Wis.	118	66	48	431, 000	247, 700	192, 600
Miami, Fla.	259	202	124	1, 214, 400	882, 300	505, 300
Binghamton, N. Y.	122	89	58	477, 700	347, 400	231, 600
Erie, Pa.	264	140	81	685, 400	405, 000	281, 500
Spokane, Wash.	173	231	265	460, 400	656, 000	760, 500
Sacramento, Calif.	421	437	256	1, 385, 700	1, 504, 700	857, 200
Fort Wayne, Ind.	491	436	366	1, 647, 600	1, 305, 900	1, 273, 500
Lancaster, Pa.	9	10	7	32, 000	28, 000	23, 500
Evansville, Ind.	41	57	46	144, 400	201, 100	181, 500
Wichita, Kans.	55	82	73	157, 800	272, 500	251, 700
El Paso, Tex.	5	6	12	13, 300	21, 200	46, 200
Altoona, Pa.	35	27	10	114, 300	84, 000	69, 000
Little Rock, Ark.	48	61	78	161, 300	100, 500	231, 300
Charleston, W. Va.	44	135	115	197, 600	619, 000	537, 500
Savannah, Ga.	12	12	15	47, 000	52, 800	48, 000
San Jose, Calif.	244	212	131	880, 800	728, 600	467, 800
Rockford, Ill.	132	94	131	448, 600	362, 600	515, 900
Roanoke, Va.	76	73	57	297, 900	285, 300	228, 200
Atlantic, City, N. J.	63	73	39	224, 400	216, 000	120, 300
Total inside 96 areas	39, 330	37, 844	33, 981	153, 979, 956	155, 893, 674	140, 545, 157
Remainder outside areas	15, 781	14, 213	12, 510	46, 671, 769	43, 304, 219	38, 562, 905
Total	55, 111	52, 057	46, 491	200, 651, 725	199, 197, 893	179, 108, 062

TABLE 71.—**City size groups for States and metropolitan areas:** *New and existing 1- to 4-family home mortgages accepted for insurance, 1939*

State of property	Percent distribution of new homes located in cities of— Less than 2,500	2,500 to 24,999	25,000 to 99,999	100,000 or more	Percent distribution of existing homes located in cities of— Less than 2,500	2,500 to 24,999	25,000 to 99,999	100,000 or more
Alabama	9	39	27	25	14	37	21	28
Arizona	6	10	84	------	12	19	69	------
Arkansas	21	51	28	------	16	53	31	------
California	17	29	17	37	10	22	18	50
Colorado	25	18	14	43	19	16	11	54
Connecticut	58	18	18	6	47	22	17	14
Delaware	79	10	------	11	51	11	------	38
District of Columbia	------	------	------	100	------	------	------	100
Florida	11	23	11	55	10	30	20	40
Georgia	12	37	13	38	16	32	8	44
Idaho	13	87	------	------	12	88	------	------
Illinois	20	30	17	33	8	29	22	41
Indiana	14	14	19	53	7	14	23	56
Iowa	10	22	33	35	13	20	34	33
Kansas	39	28	14	19	25	46	14	15
Kentucky	34	21	12	33	23	22	16	39
Louisiana	16	29	42	13	16	29	48	7
Maine	32	45	23	------	51	37	12	------
Maryland	38	20	2	40	43	17	6	34
Massachusetts	3	44	29	24	3	38	28	31
Michigan	10	12	12	66	4	15	13	68
Minnesota	14	39	------	47	11	14	------	75
Mississippi	15	46	39	------	25	58	17	------
Missouri	49	24	7	20	24	26	11	39
Montana	24	67	9	------	18	52	30	------
Nebraska	10	30	21	39	23	28	12	37
Nevada	17	83	------	------	5	95	------	------
New Hampshire	17	42	41	------	29	46	25	------
New Jersey	28	62	8	2	20	56	16	8
New Mexico	14	41	45	------	51	22	27	------
New York	25	13	3	59	28	24	13	35
North Carolina	10	27	63	------	14	28	58	------
North Dakota	23	50	27	------	36	38	26	------
Ohio	24	23	13	40	8	18	23	51
Oklahoma	7	26	4	63	9	29	5	57
Oregon	31	19	13	37	23	20	4	53
Pennsylvania	26	30	12	32	14	29	15	42
Rhode Island	3	32	48	17	1	31	43	25
South Carolina	24	34	42	------	30	30	40	------
South Dakota	9	28	63	------	27	46	27	------
Tennessee	36	14	1	49	25	12	3	60
Texas	12	21	18	49	12	25	16	47
Utah	22	17	5	56	14	12	7	67
Vermont	25	75	------	------	34	66	------	------
Virginia	70	12	7	11	51	15	15	19
Washington	39	17	2	42	18	13	2	67
West Virginia	27	26	47	------	17	30	53	------
Wisconsin	36	26	20	18	14	28	26	32
Wyoming	35	65	------	------	43	57	------	------
Alaska	53	47	------	------	5	95	------	------
Hawaii	10	17	------	73	10	11	------	79
Puerto Rico	4	19	15	62	3	8	14	75
Total	21	26	15	38	14	25	18	43
Metropolitan area								
New York—NE. N. J.	21	20	5	45	17	47	18	18
Chicago, Ill.	22	24	8	46	5	26	17	52
Philadelphia, Pa.	15	29	11	45	8	23	10	59
Los Angeles, Calif.	14	30	12	44	9	18	14	59
Boston, Mass.	2	43	44	11	2	40	37	21
Detroit, Mich.	8	11	11	70	2	14	9	75
Pittsburgh, Pa.	40	38	10	12	17	50	8	25
St. Louis, Mo.	55	19	9	17	23	25	25	27
San Francisco, Calif.	15	30	5	50	7	24	12	57
Cleveland, Ohio	16	39	13	32	4	20	35	41
Providence, R. I.	3	32	46	19	1	27	44	28
Baltimore, Md.	37	9	------	54	41	14	------	45
Minneapolis, Minn.	5	35	------	60	2	6	------	92
Buffalo, N. Y.	70	9	17	4	32	32	21	15
Cincinnati, Ohio	61	11	3	25	22	10	11	57
Milwaukee, Wis.	36	27	6	31	7	35	8	50
Scranton, Pa.	12	76	9	3	8	44	27	21
Washington, D. C.	51	19	------	30	45	10	------	45
Kansas City, Mo.	63	6	------	31	17	3	------	80
New Orleans, La.	------	------	------	100	------	4	------	96
Hartford, Conn.	52	33	7	8	37	46	3	14
Albany, N. Y.	49	8	6	37	39	8	25	28
Seattle, Wash.	49	(1)	------	51	19	(1)	------	81
Indianapolis, Ind.	9	2	------	89	2	1	------	97
Louisville, Ky.	47	(1)	1	52	25	7	8	60

See footnotes at end of table.

TABLE 71.—**City size groups for States and metropolitan areas:** *New and existing 1- to 4-family home mortgages accepted for insurance, 1939*—Continued

Metropolitan area	Percent distribution of new homes located in cities of— Less than 2,500	2,500 to 24,999	25,000 to 99,999	100,000 or more	Percent distribution of existing homes located in cities of— Less than 2,500	2,500 to 24,999	25,000 to 99,999	100,000 or more
Springfield, Mass.	------	45	5	50	------	38	2	60
Rochester, N. Y.	51	36	------	13	47	19	------	34
Birmingham, Ala.	2	36	------	62	1	32	------	67
Portland, Oreg.	26	6	------	68	14	2	------	84
Atlanta, Ga.	1	27	------	72	2	13	------	85
Youngstown, Ohio	50	7	11	32	16	7	32	45
Akron, Ohio	9	26	------	65	2	16	------	82
Toledo, Ohio	7	4	------	89	4	1	------	95
Columbus, Ohio	9	10	------	72	6	17	------	77
Houston, Tex.	30	5	------	65	23	3	------	74
Lowell, Mass.	------	81	6	13	------	40	30	30
Denver, Colo.	29	4	------	67	15	2	------	83
Allentown, Pa.	13	9	78	------	9	14	77	------
Dallas, Tex.	2	12	------	86	2	25	------	73
Worcester, Mass.	------	28	------	72	13	------	------	87
New Haven, Conn.	67	2	17	14	56	3	14	27
San Antonio, Tex.	------	2	------	98	------	1	------	99
Memphis, Tenn.	1	------	------	99	1	------	------	99
Omaha, Nebr.	1	------	3	96	2	------	11	87
Norfolk, Va.	59	2	7	32	66	6	11	17
Dayton, Ohio	24	7	------	69	5	5	------	90
Syracuse, N. Y.	70	2	------	19	50	7	------	43
Richmond, Va.	70	------	------	30	44	------	------	56
Nashville, Tenn.	57	------	------	43	26	------	------	74
Grand Rapids, Mich.	4	9	------	87	1	11	------	88
Bridgeport, Conn.	56	33	------	11	40	25	------	20
Oklahoma City, Okla.	6	------	------	94	3	------	------	97
Canton, Ohio	1	21	9	69	3	11	6	80
Utica, N. Y.	80	5	10	5	25	40	------	35
Wheeling, W. Va.	35	17	48	------	18	58	24	------
Trenton, N. J.	71	10	------	19	21	11	------	68
Salt Lake City, Utah	21	4	------	75	11	1	------	88
Tulsa, Okla.	(1)	(1)	------	100	------	1	------	99
San Diego, Calif.	15	14	------	71	4	9	------	8[illegible]
Flint, Mich.	1	------	------	99	1	------	------	9[illegible]
Fort Worth, Tex.	------	------	------	100	4	------	------	9[illegible]
Reading, Pa.	43	24	------	33	54	31	------	1[illegible]
Tampa, Fla.	1	------	35	64	------	------	6	9[illegible]
Chattanooga, Tenn.	43	2	------	55	20	------	------	71
Wilmington, Del.	82	6	------	12	44	6	------	50
Huntington, Va.	5	2	93	------	1	4	95	------
Harrisburg, Pa.	70	11	19	------	15	20	65	------
Des Moines, Iowa	1	------	(1)	99	1	1	------	98
Duluth, Minn.	------	5	9	86	------	17	12	71
Davenport, Iowa	1	12	87	------	------	------	100	------
Jacksonville, Fla.	(1)	34	------	66	------	14	------	86
Johnstown, Pa.	72	14	14	------	47	21	32	------
Tacoma, Wash.	22	4	------	74	11	7	------	82
South Bend, Ind.	2	------	5	93	1	------	13	86
Peoria, Ill.	9	6	------	85	3	8	------	89
Waterbury, Conn.	16	16	68	------	------	------	100	------
Knoxville, Tenn.	84	------	------	16	69	------	------	31
Racine, Wis.	8	------	92	------	------	------	100	------
Miami, Fla.	15	8	------	77	9	33	------	58
Binghamton, N. Y.	51	15	34	------	31	17	52	------
Erie, Pa.	53	------	------	47	11	12	------	77
Spokane, Wash.	8	------	------	92	7	------	------	93
Sacramento, Calif.	31	------	69	------	16	------	84	------
Fort Wayne, Ind.	3	------	------	97	2	------	------	98
Lancaster, Pa.	44	------	56	------	14	57	29	------
Evansville, Ind.	(1)	2	------	98	------	4	------	96
Wichita, Kans.	23	------	------	77	14	------	------	86
El Paso, Tex.	------	------	------	100	------	------	------	100
Altoona, Pa.	10	10	80	------	13	13	74	------
Little Rock, Ark.	6	23	71	------	4	5	91	------
Charleston, W. Va.	18	33	49	------	10	31	59	------
Savannah, Ga.	1	------	99	------	------	------	100	------
San Jose, Calif.	14	11	75	------	10	14	76	------
Rockford, Ill.	1	------	99	------	------	------	100	------
Roanoke, Va.	47	7	46	------	32	7	61	------
Atlantic City, N. J.	7	93	------	------	33	62	5	------
Total inside 96 areas	20	20	9	51	9	18	14	59
Remainder outside areas	24	42	[2] 34	------	27	45	[2] 28	------
Total	21	26	15	38	14	25	18	43

[1] Less than 0.5 percent.
[2] Includes 0.8 percent for cities of over 100,000 population lying outside continental United States.

TABLE 72.—**Type of institution originating mortgages in States and metropolitan areas:** *Total dollar amount of 1- to 4-family home mortgages accepted for insurance, 1939*

State of property	All types	National banks	State banks [1]	Savings and loan associations	Mortgage companies	Insurance companies	Savings banks	All others
	(000 omitted)							
Alabama	$6,088	$1,633	$822	$54	$1,479	$1,228	$47	$825
Arizona	3,267	1,569	1,098	209	362		29	
Arkansas	3,030	245	1,048	482	680	575		
California	132,675	87,012	26,972	4,710	2,613	3,336	1,513	6,480
Colorado	7,406	1,534	381	1,378	3,485	509		119
Connecticut	6,246	813	1,824	527	642	690	1,417	333
Delaware	1,422	53	282		225	859	3	
District of Columbia	2,902	130	756	249	1,057	490	55	165
Florida	19,869	1,553	2,629	1,253	10,833	2,052	4	1,545
Georgia	10,703	1,002	719	1,678	3,254	1,235	2	2,813
Idaho	2,840	937	885	43	488	25	5	457
Illinois	52,370	12,809	6,405	5,799	18,600	4,656	5	4,096
Indiana	25,282	3,197	8,820	3,606	3,823	4,672	88	1,076
Iowa	5,889	829	2,120	336	2,200	338	49	17
Kansas	7,910	1,173	958	1,899	2,350	1,468		62
Kentucky	7,015	519	1,312	732	3,877	570		5
Louisiana	8,623	717	2,368	2,559	1,716	1,263		
Maine	1,382	690	323	17	2	110	236	4
Maryland	11,420	783	2,190	3,887	3,266	949	42	303
Massachusetts	4,526	823	557	1,557	61	124	1,369	35
Michigan	66,538	13,143	16,221	3,139	22,672	6,900	2,928	1,535
Minnesota	8,953	1,737	1,002	279	3,181	1,998	75	681
Mississippi	4,125	235	824	182	1,919	965		
Missouri	17,259	2,488	7,687	1,159	2,268	2,806		851
Montana	1,641	204	404	440	126	443		24
Nebraska	4,508	606	105	478	1,664	1,626		20
Nevada	1,120	1,083	21	10				6
New Hampshire	962	391	189	31			351	
New Jersey	31,789	8,974	8,919	3,428	7,124	2,467	371	506
New Mexico	1,921	872	70	389	577	2		11
New York	55,981	8,355	11,005	8,131	11,211	1,511	15,278	400
North Carolina	8,067	801	1,189	126	881	3,381		1,689
North Dakota	392	170	70	93		59		
Ohio	46,909	4,166	16,168	6,692	9,065	8,654	965	1,199
Oklahoma	11,956	1,208	2,206	1,541	3,924	2,531		546
Oregon	5,031	1,438	75	333	2,738	88	79	280
Pennsylvania	39,498	8,071	12,565	1,875	13,400	2,315	819	363
Rhode Island	2,846	882	1,049	375	4	166	264	106
South Carolina	4,640	541	1,268	1,356		672		803
South Dakota	1,439	653	252	105		416		13
Tennessee	8,660	370	1,576	1,080	2,921	2,552		161
Texas	41,545	2,626	2,269	4,786	18,877	7,801		5,186
Utah	4,173	351	2,359	694	70	128		571
Vermont	896	366	249	198		3	80	
Virginia	12,319	2,164	2,705	796	3,350	1,490	131	1,683
Washington	17,599	3,006	318	3,111	7,368	916	1,937	943
West Virginia	5,672	3,172	666	134	18	1,178		504
Wisconsin	9,126	2,220	3,030	1,314	1,510	717	98	228
Wyoming	2,100	1,459	382	155		37		67
Alaska	381	131	24	226				
Hawaii	1,699	1,327	372					
Puerto Rico	455		455					
Total	$741,065	$191,261	$158,253	$73,631	$175,980	$76,971	$28,240	$36,729
Metropolitan area								
New York-NE. N. J.	$75,231	$12,610	$17,126	$9,799	$17,945	$2,377	$14,804	$570
Chicago, Ill.	44,993	11,038	7,338	4,330	15,604	2,900	5	3,778
Philadelphia, Pa.	22,572	2,814	6,900	1,412	8,698	1,853	807	88
Los Angeles, Calif.	64,490	50,977	3,587	3,474	1,592	1,197	8	3,655
Boston, Mass.	2,786	342	423	1,049	61	94	802	15
Detroit, Mich.	58,996	11,274	12,880	2,840	21,744	6,014	2,833	1,405
Pittsburgh, Pa.	11,886	2,776	3,816	284	4,468	433	6	103
St. Louis, Mo.	12,547	2,321	6,114	550	870	1,904		788
San Francisco, Calif.	39,910	18,297	15,283	219	900	1,502	1,382	2,327
Cleveland, Ohio	20,529	2,133	8,437	2,765	1,243	4,017	918	1,016
Providence, R. I.	2,917	927	1,021	415	4	166	264	120
Baltimore, Md.	6,251	90	749	3,415	1,386	579	32	
Minneapolis, Minn.	6,997	1,334	320	218	2,700	1,649	71	615
Buffalo, N. Y.	3,310	34	622	1,111	210	709	528	87
Cincinnati, Ohio	3,764	200	316	702	1,237	1,304		5
Milwaukee, Wis.	5,723	1,191	1,834	781	1,430	369	74	44
Scranton, Pa.	332	286	42			4		
Washington, D. C.	11,309	797	2,387	707	3,988	1,641	106	1,593
Kansas City, Mo.	5,208	417	847	588	1,961	1,376		19
New Orleans, La.	1,187	5	24	1,005	34	119		
Hartford, Conn.	1,812	368	325	35	143	490	352	99
Albany, N. Y.	863	287	364	26		115	65	6
Seattle, Wash.	11,361	1,310	11	1,914	6,110	228	1,486	302
Indianapolis, Ind.	6,861	584	2,454	480	1,566	1,556		212
Louisville, Ky.	4,515	60	688	542	2,947	278		

See footnote at end of table.

TABLE 72.—**Type of institution originating mortgages in States and metropolitan areas:** *Total dollar amount of 1- to 4-family home mortgages accepted for insurance, 1939*—Continued

Metropolitan area	All types	National banks	State banks [1]	Savings & loan associations	Mortgage companies	Insurance companies	Savings banks	All others
	(000 omitted)							
Springfield, Mass.	$924	$148	$91	$218		$30	$437	
Rochester, N. Y.	2,533	660	1,057	545	$61	37	143	
Birmingham, Ala.	2,652	33	85	3	1,218	637	47	$629
Portland, Oreg.	3,067	681	7	132	1,839	78	79	251
Atlanta, Ga.	6,422	332	4	1,205	1,946	1,010	2	1,923
Youngstown, Ohio	1,838	491	389	735	19	204		
Akron, Ohio	2,089	34	1,108	197	1,154	196		
Toledo, Ohio	4,150	3	2,416	176	1,303	270	3	8
Columbus, Ohio	4,715	404	466	180	2,865	770		30
Houston, Tex.	9,729	642	(2)	860	3,765	2,782		1,680
Lowell, Mass.	192	182		4			6	
Denver, Colo.	5,208	832	195	613	3,057	507		4
Allentown, Pa.	532	244	234	3	11	7		33
Dallas, Tex.	8,298	14	2,056	1,068	1,599	2,382		1,179
Worcester, Mass.	197	42	27	60			68	
New Haven, Conn.	708	56	192		71	107	229	53
San Antonio, Tex.	4,624	29		1,232	2,595	250		518
Memphis, Tenn.	3,205	27	18	383	1,134	1,564		79
Omaha, Nebr.	2,024	120	27	3	835	1,030		
Norfolk, Va.	1,673	470	180	257	553	25		188
Dayton, Ohio	2,391		9	686	667	1,025		4
Syracuse, N. Y.	435	107	50	9		172	93	4
Richmond, Va.	2,799	138	383	347	1,289	486		156
Nashville, Tenn.	1,377	27	207	204	685	254		
Grand Rapids, Mich.	1,262	309	387		24	514		28
Bridgeport, Conn.	1,393	220	273	10	199	14	647	21
Oklahoma City, Okla.	4,231	118	1,258	135	1,168	1,260		292
Canton, Ohio	995	8	781	108	10	64		24
Utica, N. Y.	198	42	4	36		86	30	
Wheeling, W. Va.	419	222	85	112				
Trenton, N. J.	777	235	64	32	81	129	12	224
Salt Lake City, Utah	3,201	26	1,974	596	10	121		474
Tulsa, Okla.	4,013	255	192	849	1,586	1,072		59
San Diego, Calif.	4,379	3,081	654	454	83	107		
Flint, Mich.	1,253	230	862	21	42	50		48
Fort Worth, Tex.	2,193	106	4	208	691	941		243
Reading, Pa.	239		156			58		25
Tampa, Fla.	1,146	370	146	4	409	203		8
Chattanooga, Tenn.	971	14		73	517	274		63
Wilmington, Del.	1,259	44	109		192	821	3	
Huntington, W. Va.	1,398	676	17		74	631		
Harrisburg, Pa.	651	50	527		1	64		9
Des Moines, Iowa	2,144	517	395		1,189	43		
Duluth, Minn.	317	116		9	135	28	8	21
Davenport, Iowa	1,021	12	124	321	231	87		246
Jacksonville, Fla.	4,298	342	7	757	2,742	450		
Johnstown, Pa.	804	621	111	13	4	17		38
Tacoma, Wash.	1,043	349	73	46	113	94	304	64
South Bend, Ind.	1,790	230	842	214	325	86		84
Peoria, Ill.	951	42	75	266	408	129		31
Waterbury, Conn.	222		24	19	45	43	19	72
Knoxville, Tenn.	1,144		649	30	259	206		
Racine, Wis.	694	370	51	85	(2)	147	13	28
Miami, Fla.	9,071	34	1,588	125	5,374	785		1,165
Binghamton, N. Y.	822	507	142			17	66	
Erie, Pa.	684	214	273	197				
Spokane, Wash.	1,475	198	2	604	72	472	67	60
Sacramento, Calif.	5,214	2,760	2,299		14	141		
Fort Wayne, Ind.	2,761	716	126	115	96	1,652		56
Lancaster, Pa.	110	91	16					
Evansville, Ind.	1,885	250	53	1,545	(2)		28	
Wichita, Kans.	1,560	3		579	808	145		25
El Paso, Tex.	974			265	586	123		
Altoona, Pa.	125	75	50					
Little Rock, Ark.	875	43	189	71	349	223		
Charleston, W. Va.	2,309	1,606	257		10	398		38
Savannah, Ga.	445	31	54	190	22	17		131
San Jose, Calif.	2,466	1,047	1,009	234		30		137
Rockford, Ill.	1,297	147	32	43	341	675		59
Roanoke, Va.	1,048	374	620	4		50		
Atlantic City, N. J.	267	232	3	19	5	8		
Total inside 96 areas	576,535	145,256	119,756	56,185	141,881	59,161	26,937	27,359
Remainder outside	164,530	46,005	38,497	17,446	34,099	17,810	1,303	9,370
Total	741,065	191,261	158,253	73,631	175,980	76,971	28,240	36,729

[1] Includes trust companies.
[2] Less than $500.

TABLE 73.—Characteristics of mortgages in States and metropolitan areas: *New and existing 1- to 4-family home mortgages accepted for insurance, 1939*

State of property	New homes: As a percent of all homes	New homes: Average amount of mortgage	New homes: Ratio [1] mortgage to income	New homes: Percent with 81-90 percent mortgages	Existing homes: As a percent of all homes	Existing homes: Average amount of mortgage	Existing homes: Ratio [1] mortgage to income	Existing homes: Percent with 71-80 percent mortgages
Alabama	80.3	$4,211	1.52	69.6	19.7	$3,340	1.12	67.1
Arizona	72.6	3,936	1.28	78.6	27.4	3,339	.93	64.1
Arkansas	64.7	3,669	1.39	75.9	35.3	2,654	.96	74.7
California	77.2	4,272	1.56	78.4	22.8	4,016	1.23	83.7
Colorado	54.9	4,308	1.67	68.8	45.1	3,185	1.18	79.3
Connecticut	79.1	5,027	1.66	30.8	20.9	5,153	1.37	82.7
Delaware	84.8	4,718	1.90	77.6	15.2	3,966	1.48	87.8
District of Columbia	90.7	5,193	1.83	95.0	9.3	7,346	1.68	100.0
Florida	87.5	3,892	1.34	88.8	12.5	3,249	.98	75.3
Georgia	85.3	4,007	1.48	82.9	14.7	3,386	1.06	77.5
Idaho	67.0	3,624	1.58	64.8	33.0	3,012	1.17	77.0
Illinois	52.7	5,636	1.86	65.7	47.3	4,694	1.38	75.4
Indiana	54.4	4,548	1.82	65.8	45.6	3,285	1.24	78.3
Iowa	66.0	4,319	1.74	81.4	34.0	3,186	1.22	88.3
Kansas	65.2	4,279	1.60	82.7	34.8	2,694	1.00	72.1
Kentucky	83.3	4,667	1.80	70.9	16.7	4,558	1.40	80.0
Louisiana	83.1	4,069	1.62	89.0	16.9	3,304	1.13	79.3
Maine	34.7	4,013	1.46	60.2	65.3	2,488	.89	71.6
Maryland	86.3	4,531	1.59	89.6	13.7	4,432	1.32	87.0
Massachusetts	66.5	4,810	1.69	73.7	33.5	4,629	1.26	84.1
Michigan	75.0	4,950	1.86	85.4	25.0	3,885	1.29	69.1
Minnesota	73.9	4,639	1.87	82.1	26.1	3,802	1.31	83.8
Mississippi	84.5	3,325	1.31	82.0	15.5	2,679	.94	75.2
Missouri	71.9	4,485	1.76	81.5	28.1	3,641	1.21	79.8
Montana	60.6	3,939	1.42	31.8	39.4	3,219	1.02	73.2
Nebraska	48.0	4,217	1.68	74.3	52.0	3,047	1.18	79.0
Nevada	83.0	4,976	1.40	77.1	17.0	4,479	1.11	78.1
New Hampshire	42.8	4,268	1.68	52.9	57.2	3,062	1.14	74.6
New Jersey	69.4	5,098	1.66	73.0	30.6	4,102	1.18	70.7
New Mexico	87.7	3,820	1.43	76.4	12.3	3,321	1.08	67.6
New York	88.2	5,181	1.62	70.9	11.8	4,803	1.19	75.5
North Carolina	77.5	4,355	1.57	74.5	22.5	3,656	1.22	82.9
North Dakota	59.6	4,218	1.62	60.0	40.4	3,112	1.10	50.0
Ohio	49.9	5,449	1.91	63.8	50.1	4,495	1.43	76.7
Oklahoma	78.3	4,047	1.62	86.5	21.7	3,517	1.18	84.5
Oregon	58.7	3,761	1.55	53.1	41.3	2,847	1.08	70.7
Pennsylvania	70.5	4,976	1.80	77.3	29.5	3,712	1.25	75.9
Rhode Island	71.5	4,817	1.81	77.8	28.5	3,921	1.35	80.1
South Carolina	83.9	3,920	1.50	84.7	16.1	3,304	1.16	82.9
South Dakota	35.1	4,234	1.51	63.1	64.9	2,398	.99	64.2
Tennessee	82.6	3,981	1.56	84.3	17.4	3,592	1.15	85.1
Texas	93.1	3,894	1.50	88.6	6.9	3,450	1.13	84.3
Utah	74.3	4,122	1.75	81.3	25.7	3,461	1.30	86.6
Vermont	42.6	4,160	1.90	49.0	57.4	2,846	1.28	73.3
Virginia	85.9	4,798	1.79	79.2	14.1	4,344	1.41	81.9
Washington	47.7	4,068	1.61	53.3	52.3	2,988	1.17	79.2
West Virginia	67.1	4,745	1.81	67.6	32.9	4,036	1.46	83.9
Wisconsin	75.3	4,877	1.80	57.1	24.7	4,650	1.30	70.4
Wyoming	51.8	4,029	1.67	75.5	48.2	2,743	1.14	73.8
Alaska	75.3	5,424	1.93	73.2	24.7	3,495	1.16	63.2
Hawaii	77.1	4,283	1.40	51.4	22.9	4,083	1.11	81.9
Puerto Rico	57.1	5,979	1.60	54.2	42.9	4,664	.92	26.5
Total	72.7	4,511	1.65	73.3	27.3	3,823	1.25	75.2
Metropolitan area								
New York-NE. N. J.	83.3	$5,209	1.62	78.6	16.7	$4,744	1.20	74.1
Chicago, Ill.	51.6	5,933	1.88	67.2	48.4	4,045	1.40	76.4
Philadelphia, Pa.	71.2	4,700	1.75	88.0	28.8	3,245	1.16	74.1
Los Angeles, Calif.	81.1	4,145	1.49	81.7	18.9	4,026	1.16	85.0
Boston, Mass.	59.0	5,138	1.72	77.2	41.0	4,874	1.29	85.8
Detroit, Mich.	77.0	4,966	1.87	86.3	23.0	4,012	1.31	69.1
Pittsburgh, Pa.	75.0	5,641	1.88	63.0	25.0	4,686	1.30	77.3
St. Louis, Mo.	76.7	4,769	1.81	83.1	23.3	4,261	1.30	82.4
San Francisco, Calif.	68.1	4,819	1.74	77.7	31.9	4,305	1.34	83.1
Cleveland, Ohio	40.1	5,981	1.91	62.0	59.9	4,804	1.45	76.4
Providence, R. I.	72.4	4,850	1.79	78.0	27.6	3,946	1.38	81.6
Baltimore, Md.	86.0	4,253	1.54	91.7	14.0	4,469	1.28	89.6
Minneapolis, Minn.	74.8	4,781	1.90	86.2	25.2	3,082	1.33	80.2
Buffalo, N. Y.	82.5	4,769	1.84	70.4	17.5	3,828	1.40	73.9
Cincinnati, Ohio	73.2	5,687	2.10	71.8	26.8	5,616	1.78	83.7
Milwaukee, Wis.	73.4	5,165	1.87	54.6	26.6	4,942	1.42	79.5
Scranton, Pa.	40.7	5,088	1.68	48.4	59.3	3,410	1.17	60.8
Washington, D. C.	93.6	5,288	1.78	91.3	6.4	6,630	1.59	98.4
Kansas City, Mo.	66.1	4,857	1.72	85.6	33.9	3,409	1.11	79.9
New Orleans, La.	90.2	4,600	1.73	94.4	9.8	5,156	1.22	95.2
Hartford, Conn.	79.8	5,177	1.81	35.5	20.2	5,028	1.45	86.6
Albany, N. Y.	76.2	5,989	1.71	52.8	23.8	4,837	1.29	74.2
Seattle, Wash.	46.8	4,313	1.69	59.3	53.2	3,136	1.21	83.1
Indianapolis, Ind.	51.0	4,996	1.75	63.6	49.0	3,667	1.29	83.6
Louisville, Ky.	83.2	4,756	1.83	76.7	16.8	4,530	1.28	80.1

TABLE 73.—Characteristics of mortgages in States and metropolitan areas: *New and existing 1- to 4-family home mortgages accepted for insurance, 1939*—Continued

Metropolitan area	New homes: As a percent of all homes	New homes: Average amount of mortgage	New homes: Ratio [1] mortgage to income	New homes: Percent with 81-90 percent mortgages	Existing homes: As a percent of all homes	Existing homes: Average amount of mortgage	Existing homes: Ratio [1] mortgage to income	Existing homes: Percent with 71-80 percent mortgages
Springfield, Mass.	72.9	$4,270	1.65	64.2	27.1	$3,937	1.23	78.6
Rochester, N. Y.	86.6	4,774	1.87	87.7	13.4	3,827	1.31	78.7
Birmingham, Ala.	79.0	4,527	1.55	75.9	21.0	3,840	1.16	75.0
Portland, Oreg.	55.4	4,012	1.58	54.3	44.6	2,957	1.15	77.3
Atlanta, Ga.	85.7	4,465	1.52	85.3	14.3	4,024	1.08	85.3
Youngstown, Ohio	50.4	5,238	1.91	64.8	49.6	3,964	1.36	80.8
Akron, Ohio	28.9	6,066	1.73	41.2	71.1	3,816	1.30	67.9
Toledo, Ohio	57.1	5,339	1.95	71.8	42.9	5,029	1.43	71.1
Columbus, Ohio	53.2	5,470	1.92	64.5	46.8	4,244	1.53	80.0
Houston, Tex.	97.1	4,145	1.57	90.3	2.9	4,230	1.08	92.9
Lowell, Mass.	76.2	4,869	1.44	50.0	23.8	3,600	.95	71.4
Denver, Colo.	54.7	4,580	1.69	70.9	45.3	3,458	1.25	83.0
Allentown, Pa.	49.2	4,378	1.81	73.7	50.8	3,818	1.28	76.5
Dallas, Tex.	94.2	4,047	1.53	90.1	5.8	4,169	1.23	85.9
Worcester, Mass.	80.0	4,928	1.68	94.4	20.0	4,875	1.02	100.0
New Haven, Conn.	71.7	4,879	1.72	24.2	28.3	4,898	1.56	84.2
San Antonio, Tex.	85.2	4,028	1.55	82.4	14.8	3,549	1.23	88.2
Memphis, Tenn.	80.1	4,013	1.53	87.5	19.9	3,783	1.12	86.1
Omaha, Nebr.	47.1	4,482	1.75	83.1	52.9	3,367	1.30	84.0
Norfolk, Va.	88.2	4,283	1.75	61.8	11.8	3,713	1.42	83.3
Dayton, Ohio	67.5	4,780	1.85	72.2	32.5	3,823	1.46	90.2
Syracuse, N. Y.	82.9	5,343	1.76	62.1	17.1	5,129	1.42	75.0
Richmond, Va.	80.0	5,042	1.80	89.0	20.0	4,642	1.32	87.8
Nashville, Tenn.	82.7	4,206	1.68	90.5	17.3	3,652	1.31	100.0
Grand Rapids, Mich.	66.8	4,038	1.85	76.7	33.2	4,098	1.43	77.5
Bridgeport, Conn.	78.4	5,220	1.06	8.6	21.6	5,481	1.39	88.2
Oklahoma City, Okla.	76.0	4,152	1.71	80.1	24.0	4,330	1.33	93.6
Canton, Ohio	41.2	5,116	1.85	35.4	58.8	4,435	1.35	68.1
Utica, N. Y.	51.2	6,038	1.87	78.9	48.8	3,560	1.23	66.7
Wheeling, W. Va.	82.3	4,180	1.82	70.8	17.7	3,829	1.18	66.7
Trenton, N. J.	75.0	4,667	1.63	57.7	25.0	3,666	1.17	68.3
Salt Lake City, Utah	73.6	4,240	1.75	85.2	26.4	3,588	1.30	86.0
Tulsa, Okla.	84.5	4,522	1.62	87.7	15.5	4,017	1.16	88.6
San Diego, Calif.	74.3	3,840	1.49	73.0	25.7	3,513	1.20	81.7
Flint, Mich.	39.8	4,472	1.82	78.4	60.2	2,760	1.17	63.5
Fort Worth, Tex.	96.1	3,609	1.45	87.3	3.9	3,108	1.04	33.3
Reading, Pa.	76.4	4,826	1.75	82.5	23.6	2,815	1.22	61.5
Tampa, Fla.	74.6	3,668	1.40	83.8	25.4	2,802	.97	77.8
Chattanooga, Tenn.	91.1	4,031	1.44	92.3	8.9	4,767	1.24	33.3
Wilmington, Del.	86.5	4,840	1.92	80.8	13.5	4,000	1.49	87.1
Huntington, W. Va.	62.3	4,415	1.87	69.1	37.7	3,810	1.52	83.9
Harrisburg, Pa.	85.2	4,930	1.84	64.0	14.8	4,220	1.61	61.5
Des Moines, Iowa	67.0	4,426	1.68	82.0	33.0	3,486	1.20	88.7
Duluth, Minn.	26.8	4,930	1.61	100.0	73.2	3,482	1.26	72.1
Davenport, Iowa	86.6	4,168	1.95	82.6	13.4	4,039	1.37	100.0
Jacksonville, Fla.	88.6	3,978	1.58	87.4	11.4	3,262	1.01	76.2
Johnstown, Pa.	47.2	5,332	1.76	66.7	52.8	3,812	1.35	77.7
Tacoma, Wash.	36.8	3,563	1.41	44.0	63.2	2,708	1.10	71.6
South Bend, Ind.	30.5	4,808	1.82	60.5	69.5	3,134	1.22	72.0
Peoria, Ill.	65.3	4,925	1.92	70.2	34.7	4,936	1.56	85.2
Waterbury, Conn.	91.7	4,641	1.72	27.0	8.3	4,325	1.61	100.0
Knoxville, Tenn.	85.2	4,085	1.58	87.7	14.8	3,790	1.24	93.1
Racine, Wis.	69.0	4,683	1.73	60.2	31.0	4,013	1.30	80.0
Miami, Fla.	94.6	3,971	1.30	95.2	5.4	4,072	.97	100.0
Binghamton, N. Y.	69.1	4,544	1.77	44.5	30.9	3,993	1.41	80.0
Erie, Pa.	52.6	4,460	1.78	46.5	47.4	3,475	1.20	73.9
Spokane, Wash.	41.2	3,706	1.44	34.5	58.8	2,904	1.11	76.9
Sacramento, Calif.	80.5	4,117	1.61	71.7	19.5	3,348	1.24	84.3
Fort Wayne, Ind.	46.1	4,771	1.94	55.6	53.9	3,480	1.35	78.2
Lancaster, Pa.	72.0	4,833	1.88	52.9	28.0	3,357	1.76	85.7
Evansville, Ind.	89.9	4,175	1.80	74.0	10.1	3,946	1.20	97.4
Wichita, Kans.	81.4	4,088	1.53	90.0	18.6	3,448	1.05	85.0
El Paso, Tex.	94.7	4,358	1.65	80.0	5.3	3,850	1.31	70.0
Altoona, Pa.	38.5	5,620	1.74	77.8	61.5	4,313	1.41	85.7
Little Rock, Ark.	65.2	4,409	1.38	67.4	34.8	2,965	1.01	68.4
Charleston, W. Va.	74.6	5,241	1.82	73.2	25.4	4,674	1.47	89.9
Savannah, Ga.	88.0	3,605	1.49	67.6	12.0	3,200	1.02	90.9
San Jose, Calif.	78.2	4,252	1.79	83.5	21.8	3,571	1.35	88.9
Rockford, Ill.	53.9	5,105	1.92	68.5	46.1	3,938	1.52	73.3
Roanoke, Va.	74.4	4,881	1.88	67.1	25.6	4,004	1.50	78.3
Atlantic City, N. J.	40.9	5,419	1.07	47.8	59.1	3,085	.91	57.1
Total inside 96 areas	73.1	4,731	1.69	74.8	26.8	4,149	1.29	76.5
Remainder outside	71.5	3,991	1.55	69.0	28.7	3,063	1.12	71.3
Total	72.7	4,511	1.65	73.3	27.3	3,823	1.25	75.2

[1] Based on data for owner-occupant purchasers of single family homes.

232088—40——10

Table 74.—Valuation of homes in States and metropolitan areas: *New and existing, single-family home mortgages accepted for insurance, 1939*

State of property	Percent of new homes with property valuation [1] of— Less than $4,000	$4,000 to $5,999	$6,000 to $9,999	$10,000 or more	Percent of existing homes with property valuation [1] of— Less than $4,000	$4,000 to $5,999	$6,000 to $9,999	$10,000 or more
Alabama	30	44	25	1	46	34	18	2
Arizona	44	41	12	3	55	28	12	5
Arkansas	48	39	11	2	70	22	7	1
California	25	54	19	2	31	42	22	5
Colorado	26	52	19	3	50	37	11	2
Connecticut	4	48	41	7	4	44	40	12
Delaware	5	76	18	1	17	60	21	2
District of Columbia	----	59	39	2	----	4	56	40
Florida	45	41	12	2	53	31	12	4
Georgia	36	46	17	1	45	37	16	2
Idaho	49	40	10	1	52	40	6	2
Illinois	4	35	51	10	16	42	33	9
Indiana	10	62	26	2	48	38	12	2
Iowa	16	62	21	1	51	37	11	1
Kansas	28	46	25	1	66	25	8	1
Kentucky	14	51	32	3	18	42	34	6
Louisiana	33	53	13	1	49	36	14	1
Maine	26	49	24	1	77	17	6	(²)
yland	4	44	49	3	20	37	35	8
achusetts	2	54	42	2	12	49	30	9
igan	2	57	39	2	35	39	21	5
iesota	6	68	25	1	30	47	21	2
issippi	60	35	5	(²)	71	24	5	----
ouri	20	50	27	3	43	31	21	5
tana	22	60	18	----	40	47	12	1
aska	24	54	20	2	52	39	7	2
da	16	46	36	2	21	34	34	11
Hampshire	24	47	26	3	57	28	14	1
Jersey	2	45	51	2	22	44	28	6
Mexico	30	62	7	1	33	60	7	----
York	2	40	56	2	15	38	36	11
ı Carolina	33	38	25	4	40	38	19	3
ı Dakota	13	72	15	----	43	44	13	----
	1	40	53	6	13	47	33	7
ioma	36	46	16	2	50	31	14	5
n	29	56	14	1	62	30	7	1
sylvania	3	56	38	3	38	37	20	5
e Island	6	52	40	2	17	52	28	3
Carolina	40	46	13	1	48	36	14	2
Dakota	21	56	21	2	76	20	3	1
ssee	37	48	14	1	38	43	16	3
	43	42	14	1	53	29	15	3
	27	54	18	1	41	43	13	3
ont	21	47	30	2	69	23	5	3
ia	11	50	37	2	19	39	36	6
ngton	27	54	17	2	64	27	7	2
Virginia	11	53	33	3	30	39	27	4
Wisconsin	6	54	36	4	12	48	32	8
Wyoming	26	59	14	1	61	31	8	(²)
Alaska	5	40	53	2	61	31	8	----
Hawaii	30	44	22	4	37	33	24	6
Puerto Rico	----	25	59	16	9	38	44	9
Total	19	49	30	2	36	38	21	5
Metropolitan area								
New York-NE. N. J.	1	40	57	2	10	44	36	10
Chicago, Ill.	1	31	57	11	10	43	36	11
Philadelphia, Pa.	3	68	28	1	53	30	13	4
Los Angeles, Calif.	31	53	14	2	37	38	19	6
Boston, Mass.	1	40	56	3	10	47	32	11
Detroit, Mich.	2	57	40	1	32	40	22	6
Pittsburgh, Pa.	1	30	63	6	14	40	37	9
St. Louis, Mo.	13	51	33	3	26	41	27	6
San Francisco, Calif.	7	55	36	2	20	46	29	5
Cleveland, Ohio	----	20	71	9	6	43	42	9
Providence, R. I.	6	53	39	2	18	51	28	3
Baltimore, Md.	3	51	43	3	19	35	37	9
Minneapolis, Minn.	4	68	27	1	27	48	22	3
Buffalo, N. Y.	7	57	34	2	31	46	19	4
Cincinnati, Ohio	3	40	48	9	8	29	49	14
Milwaukee, Wis.	2	50	43	5	6	47	38	9
Scranton, Pa.	3	45	49	3	37	47	16	----
Washington, D. C.	----	48	50	2	1	13	61	25
Kansas City, Mo.	8	52	38	2	50	32	13	5
New Orleans, La.	3	73	24	----	4	35	48	13
Hartford, Conn.	----	47	48	5	----	49	44	7
Albany, N. Y.	1	22	70	7	3	40	48	9
Seattle, Wash.	20	58	19	3	60	29	8	3
Indianapolis, Ind.	5	53	39	3	39	40	18	3
Louisville, Ky.	11	54	32	3	25	34	34	7

See footnotes at end of table.

Table 74.—Valuation of homes in States and metropolitan areas: *New and existing, single-family home mortgages accepted for insurance, 1939*—Continued

Metropolitan area	Percent of new homes with property valuation [1] of— Less than $4,000	$4,000 to $5,999	$6,000 to $9,999	$10,000 or more	Percent of existing homes with property valuation [1] of— Less than $4,000	$4,000 to $5,999	$6,000 to $9,999	$10,000 or more
Springfield, Mass.	8	65	27	----	16	61	21	2
Rochester, N. Y.	4	62	34	(²)	30	47	19	4
Birmingham, Ala.	17	49	33	1	28	45	24	3
Portland, Oreg.	16	68	15	1	60	31	8	1
Atlanta, Ga.	22	51	25	2	28	42	27	3
Youngstown, Ohio	1	44	51	4	19	57	21	3
Akron, Ohio	----	15	72	13	23	52	20	5
Toledo, Ohio	(²)	40	58	2	11	49	34	6
Columbus, Ohio	1	37	56	6	16	50	30	4
Houston, Tex.	32	50	17	1	30	38	32	----
Lowell, Mass.	----	61	36	3	29	29	42	----
Denver, Colo.	22	50	24	4	42	41	15	2
Allentown, Pa.	14	58	26	2	42	35	15	8
Dallas, Tex.	39	41	19	1	32	36	26	6
Worcester, Mass.	----	72	25	3	----	62	25	13
New Haven, Conn.	----	46	53	1	7	35	50	8
San Antonio, Tex.	45	36	18	1	55	25	15	5
Memphis, Tenn.	38	48	12	2	28	50	20	2
Omaha, Nebr.	15	61	21	3	44	43	11	2
Norfolk, Va.	23	48	28	1	20	46	25	----
Dayton, Ohio	(²)	72	26	2	16	68	14	2
Syracuse, N. Y.	9	33	53	5	----	36	50	14
Richmond, Va.	10	48	39	3	16	40	35	9
Nashville, Tenn.	31	46	22	1	39	46	13	2
Grand Rapids, Mich.	1	58	39	2	26	40	30	4
Bridgeport, Conn.	2	44	45	9	6	43	34	17
Oklahoma City, Okla.	40	39	19	2	29	40	23	8
Canton, Ohio	1	38	60	1	12	49	31	8
Utica, N. Y.	----	27	59	14	30	33	22	6
Wheeling, W. Va.	9	65	26	----	18	47	35	----
Trenton, N. J.	7	55	36	2	34	49	10	7
Salt Lake City, Utah	26	53	20	1	36	47	13	4
Tulsa, Okla.	13	66	19	2	41	35	17	7
San Diego, Calif.	37	49	12	2	39	44	16	1
Flint, Mich.	4	70	25	1	65	29	6	----
Fort Worth, Tex.	58	29	12	1	59	32	9	----
Reading, Pa.	5	59	36	----	50	42	8	----
Tampa, Fla.	56	33	10	1	72	19	8	1
Chattanooga, Tenn.	20	50	11	1	33	38	10	19
Wilmington, Del.	2	78	19	1	19	56	22	3
Huntington, W. Va.	19	53	27	1	35	38	25	2
Harrisburg, Pa.	2	63	32	3	15	60	20	5
Des Moines, Iowa	14	60	24	2	45	39	14	2
Duluth, Minn.	----	73	27	----	28	51	18	----
Davenport, Iowa	9	77	14	----	16	62	22	----
Jacksonville, Fla.	44	38	16	2	58	29	9	4
Johnstown, Pa.	6	36	52	6	28	48	22	2
Tacoma, Wash.	47	40	11	2	70	21	8	1
South Bend, Ind.	1	60	36	3	55	31	11	3
Peoria, Ill.	2	63	33	2	8	47	36	9
Waterbury, Conn.	2	51	45	2	(³)	(³)	(³)	(³)
Knoxville, Tenn.	29	55	15	1	34	39	22	5
Racine, Wis.	2	70	24	4	15	60	21	4
Miami, Fla.	41	46	12	1	29	43	21	7
Binghamton, N. Y.	3	67	29	1	29	44	27	----
Erie, Pa.	2	71	21	6	39	46	11	4
Spokane, Wash.	39	43	17	1	65	28	7	(²)
Sacramento, Calif.	23	59	18	(²)	40	44	16	(²)
Fort Wayne, Ind.	4	63	29	4	39	46	13	2
Lancaster, Pa.	----	61	33	6	29	57	14	----
Evansville, Ind.	22	57	20	1	38	33	25	4
Wichita, Kans.	33	49	18	(²)	52	31	15	2
El Paso, Tex.	15	68	17	----	17	58	17	8
Altoona, Pa.	----	40	40	20	13	54	20	13
Little Rock, Ark.	35	40	21	4	62	27	10	1
Charleston, W. Va.	3	48	45	4	16	39	40	5
Savannah, Ga.	42	50	8	----	47	40	13	----
San Jose, Calif.	17	61	21	1	33	50	17	----
Rockford, Ill.	3	54	37	6	17	56	23	4
Roanoke, Va.	6	51	41	2	24	47	21	8
Atlantic City, N. J.	----	33	60	7	44	42	11	3
Total inside 96 areas	14	40	34	3	28	41	25	6
Remainder outside	34	48	16	2	54	33	11	2
Total	19	49	30	2	36	38	21	5

[1] Property value includes valuation of house, all other physical improvements, and land.
[2] Less than 0.5 percent.
[3] Calculations not shown because the base includes less than 5 cases.

Table 75.—**Rooms in homes in States and metropolitan areas:** *New and existing single-family home mortgages accepted for insurance, 1939*

State of property	Percent distribution for new homes				Percent distribution for existing homes			
	4 rooms or less	5 rooms	6 rooms	7 rooms or more	4 rooms or less	5 rooms	6 rooms	7 rooms or more
Alabama	4	51	36	9	1	30	42	27
Arizona	36	45	17	2	14	47	24	15
Arkansas	12	53	26	9	3	50	27	20
California	18	55	23	4	10	40	29	21
Colorado	36	51	10	3	20	48	19	13
Connecticut	25	35	31	9	8	14	45	33
Delaware	(1)	18	72	10		21	38	41
District of Columbia	2	45	50	3		8	42	50
Florida	10	64	22	4	5	30	38	27
Georgia	2	64	28	6	1	32	41	26
Idaho	50	38	8	4	25	40	18	17
Illinois	22	44	28	6	4	40	30	26
Indiana	32	50	15	3	6	48	28	18
Iowa	39	40	17	4	6	41	26	27
Kansas	19	60	17	4	11	41	26	22
Kentucky	19	54	19	8	6	34	25	35
Louisiana	9	60	25	6	6	41	29	24
Maine	26	23	35	16	4	10	25	61
Maryland	7	34	55	4	2	20	45	33
Massachusetts	14	38	40	8	3	13	44	40
Michigan	25	50	22	3	3	31	36	30
Minnesota	34	46	16	4	9	36	32	23
Mississippi	11	57	30	2	3	50	31	16
Missouri	20	62	15	3	11	42	25	22
Montana	46	40	10	4	20	45	16	19
Nebraska	31	51	14	4	7	35	30	28
Nevada	33	47	13	7	21	34	24	21
New Hampshire	15	42	27	16	3	12	29	56
New Jersey	19	37	39	5	3	19	52	26
New Mexico	21	55	20	4	20	37	27	16
New York	23	32	41	4	4	12	48	36
North Carolina	5	44	35	16	1	24	38	37
North Dakota	28	40	30	2	10	26	33	31
Ohio	16	46	32	6	2	18	51	29
Oklahoma	16	61	18	5	5	47	33	15
Oregon	26	55	15	4	22	40	21	17
Pennsylvania	4	16	72	8	1	9	56	34
Rhode Island	21	32	40	7	5	12	50	33
South Carolina	3	44	41	12	4	28	42	26
South Dakota	29	46	22	3	20	28	23	29
Tennessee	6	65	21	8	3	34	33	30
Texas	10	65	20	5	6	46	31	17
Utah	53	35	9	3	11	57	18	14
Vermont	10	32	50	8	2	11	35	52
Virginia	5	58	27	10	1	28	29	42
Washington	38	47	11	4	28	34	21	17
West Virginia	8	46	37	9	2	24	43	31
Wisconsin	35	34	25	6	6	26	35	33
Wyoming	54	31	9	6	28	40	16	16
Alaska	56	40	4		53	31	8	8
Hawaii	28	41	20	11	23	35	18	24
Puerto Rico		9	27	64			28	72
Total	18	49	28	5	8	32	35	25
Metropolitan area								
New York-NE. N. J.	23	34	40	3	4	16	52	28
Chicago, Ill.	20	45	29	6	3	41	32	24
Philadelphia, Pa.	1	4	86	9	1	6	60	33
Los Angeles, Calif.	14	53	28	5	7	38	29	26
Boston, Mass.	9	33	47	11	3	12	43	42
Detroit, Mich.	25	51	21	3	2	32	37	29
Pittsburgh, Pa.	9	38	48	5	1	19	52	28
St. Louis, Mo.	18	67	12	3	14	46	23	17
San Francisco, Calif.	20	62	15	3	8	43	30	19
Cleveland, Ohio	14	34	44	8	1	11	55	33
Providence, R. I.	21	32	40	7	5	12	49	34
Baltimore, Md.	7	26	64	3	1	18	47	34
Minneapolis, Minn.	32	52	13	3	9	40	32	19
Buffalo, N. Y.	18	34	41	7	8	11	56	25
Cincinnati, Ohio	22	51	22	5	9	27	40	24
Milwaukee, Wis.	33	35	26	6	8	26	30	32
Scranton, Pa.		19	58	23	2	5	53	40
Washington, D. C.	6	60	31	3	3	31	32	34
Kansas City, Mo.	12	59	26	3	5	42	30	23
New Orleans, La.	9	67	21	3	4	13	35	48
Hartford, Conn.	25	33	33	9	4	12	55	29
Albany, N. Y.	13	21	45	21		23	34	43
Seattle, Wash.	36	52	9	3	28	33	22	17
Indianapolis, Ind.	15	68	13	4	3	57	23	17
Louisville, Ky.	23	55	16	6	12	30	24	34

See footnotes at end of table.

Table 75.—**Rooms in homes in States and metropolitan areas:** *New and existing single-family home mortgages accepted for insurance, 1939*—Continued

Metropolitan area	Percent distribution for new homes				Percent distribution for existing homes			
	4 rooms or less	5 rooms	6 rooms	7 rooms or more	4 rooms or less	5 rooms	6 rooms	7 rooms or more
Springfield, Mass.	22	49	27	2	7	18	50	25
Rochester, N. Y.	13	43	38	6	3	22	44	31
Birmingham, Ala.	3	56	37	4	1	19	48	32
Portland, Oreg.	21	63	12	4	20	42	21	17
Atlanta, Ga.	2	69	24	5	(1)	26	44	30
Youngstown, Ohio	15	42	39	4	6	20	57	17
Akron, Ohio	6	52	31	11	1	18	48	33
Toledo, Ohio	15	56	26	3	2	22	55	21
Columbus, Ohio	14	46	34	6	1	24	57	18
Houston, Tex.	3	69	23	5	2	47	33	18
Lowell, Mass.		39	42	19			86	14
Denver, Colo.	31	56	10	3	16	52	20	12
Allentown, Pa.	16	36	42	6		6	48	46
Dallas, Tex.	5	73	19	3	4	37	23	36
Worcester, Mass.	3	41	53	3		13	37	50
New Haven, Conn.	16	38	41	5		10	52	38
San Antonio, Tex.	10	62	24	4	7	45	34	14
Memphis, Tenn.	6	72	18	4	4	28	36	32
Omaha, Nebr.	27	55	13	5	4	45	26	25
Norfolk, Va.	3	55	31	11	2	40	27	31
Dayton, Ohio	15	74	9	2	4	53	32	11
Syracuse, N. Y.	19	23	49	9	7	7	43	43
Richmond, Va.	4	65	21	10	1	29	20	50
Nashville, Tenn.	6	67	18	9		48	29	23
Grand Rapids, Mich.	14	45	38	3	5	26	37	32
Bridgeport, Conn.	22	35	31	12	2	15	49	34
Oklahoma City, Okla.	13	62	20	5	2	47	33	18
Canton, Ohio	23	44	31	2	1	13	43	43
Utica, N. Y.	14	36	36	14		6	44	50
Wheeling, W. Va.	12	43	42	3	6	41	41	12
Trenton, N. J.	13	29	50	8	5	17	37	41
Salt Lake City, Utah	51	37	9	3	12	57	18	13
Tulsa, Okla.	11	67	19	3	2	48	36	14
San Diego, Calif.	21	55	20	4	13	33	35	19
Flint, Mich.	33	43	22	2	6	33	36	25
Fort Worth, Tex.	9	73	16	2	5	38	43	14
Reading, Pa.	7	24	62	7			58	42
Tampa, Fla.	7	61	24	8	1	20	48	31
Chattanooga, Tenn.	6	68	20	6		29	42	29
Wilmington, Del.	(1)	16	74	10		25	39	36
Huntington, W. Va.	9	51	32	8	2	28	44	26
Harrisburg, Pa.	1	19	74	6		15	45	40
Des Moines, Iowa	40	39	19	2	6	51	26	17
Duluth, Minn.	41	36	23		4	25	46	25
Davenport, Iowa	54	37	8	1	9	44	25	22
Jacksonville, Fla.	4	54	38	4	3	25	52	20
Johnstown, Pa.	24	34	37	5		7	64	29
Tacoma, Wash.	46	30	17	7	27	37	22	14
South Bend, Ind.	32	39	26	3	11	45	31	13
Peoria, Ill.	38	47	14	1	11	36	24	29
Waterbury, Conn.	27	33	33	7	(2)	(2)	(2)	(2)
Knoxville, Tenn.	5	61	26	8	5	39	24	32
Racine, Wis.	47	31	18	4	6	27	36	31
Miami, Fla.	13	70	15	2	11	35	35	19
Binghamton, N. Y.	12	32	47	9		13	58	29
Erie, Pa.	17	36	39	8	3	3	48	46
Spokane, Wash.	42	39	12	7	27	36	17	20
Sacramento, Calif.	21	56	21	2	15	46	26	13
Fort Wayne, Ind.	24	51	20	5	2	37	47	14
Lancaster, Pa.			83	17		14	43	43
Evansville, Ind.	52	37	10	1	20	46	16	18
Wichita, Kans.	11	72	14	3	12	40	39	9
El Paso, Tex.	14	62	20	4	8	42	33	17
Altoona, Pa.	10	50	40		7		40	53
Little Rock, Ark.	13	43	35	9	3	56	18	23
Charleston, W. Va.	7	44	42	7	4	25	47	24
Savannah, Ga.	4	57	36	3		40	40	20
San Jose, Calif.	17	54	25	4	18	46	24	12
Rockford, Ill.	27	42	24	7	2	43	28	27
Roanoke, Va.	3	39	42	16		4	41	55
Atlantic City, N. J.	11	15	48	26	5	11	39	45
Total inside 96 areas	17	49	30	4	6	32	37	25
Remainder outside	21	48	24	7	10	34	29	27
Total	18	49	28	5	8	32	35	25

[1] Less than 0.5 percent.
[2] Calculations not shown because the base includes less than 5 cases.

TABLE 76.—Exterior material of homes in States and metropolitan areas: *New and existing single-family home mortgages accepted for insurance, 1939*

State of property	Percent distribution of new homes				Percent distribution of existing homes			
	Wood	Brick	Stucco [1]	Other [2]	Wood	Brick	Stucco [1]	Other [2]
Alabama	71	22	(3)	7	60	23	4	4
Arizona	3	51	40	6	16	35	47	2
Arkansas	74	15	1	10	70	17	10	3
California	19	1	80	(3)	23	1	76	(3) 2
Colorado	46	33	15	6	33	52	13	2
Connecticut	93	3	1	3	86	4	6	4
Delaware	21	53	2	24	49	34	9	8
District of Columbia	1	97	1	1	14	74	8	4
Florida	37	13	(3)	50	54	7	17	22
Georgia	47	30	(3)	14	48	47	4	1
Idaho	89	2	7	2	80	4	14	2
Illinois	39	56	1	4	44	41	12	3
Indiana	76	17	(3)	7	80	12	3	5
Iowa	85	8	1	6	76	10	8	6
Kansas	70	15	4	11	76	9	12	3
Kentucky	38	47	1	14	44	42	7	7
Louisiana	88	5	2	5	87	7	3	3
Maine	94	1	—	5	97	1	(3)	2
Maryland	7	67	2	24	35	40	16	9
Massachusetts	88	7	1	4	79	13	6	2
Michigan	21	70	(3)	9	57	33	5	5
Minnesota	68	12	15	5	42	3	53	2
Mississippi	57	7	1	35	74	16	8	2
Missouri	27	56	2	15	42	35	16	7
Montana	74	1	15	10	78	8	13	1
Nebraska	65	19	3	13	77	8	13	2
Nevada	31	32	23	14	16	58	26	—
New Hampshire	93	3	—	4	94	3	2	1
New Jersey	47	26	2	25	68	13	13	6
New Mexico	7	4	87	2	7	11	75	7
New York	16	59	10	15	51	19	23	7
North Carolina	42	48	(3)	10	64	29	4	3
North Dakota	80	2	16	2	77	3	20	—
Ohio	67	21	1	11	79	12	6	3
Oklahoma	50	37	1	12	55	36	3	6
Oregon	94	4	2	—	85	3	11	1
Pennsylvania	16	52	(3)	32	26	52	10	12
Rhode Island	92	6	(3)	2	93	2	3	2
South Carolina	42	34	1	23	71	24	3	2
South Dakota	84	4	9	3	83	2	13	2
Tennessee	51	33	1	15	32	53	7	8
Texas	72	20	1	7	54	33	7	6
Utah	65	30	2	3	18	63	17	2
Vermont	93	3	—	4	92	4	1	3
Virginia	36	51	2	11	44	38	13	5
Washington	84	11	2	3	83	8	7	2
West Virginia	57	17	3	23	62	25	6	7
Wisconsin	64	20	3	13	65	15	12	8
Wyoming	62	12	12	14	74	8	16	2
Alaska	79	2	9	10	100	—	—	—
Hawaii	99	—	1	(3)	99	—	1	—
Puerto Rico	—	—	—	100	—	—	—	100
Total	41	30	18	11	55	21	20	4
Metropolitan area								
New York-NE. N. J.	21	53	8	18	58	16	20	6
Chicago, Ill.	29	67	1	3	36	48	13	3
Philadelphia, Pa.	7	50	(3)	43	13	56	15	16
Los Angeles, Calif.	9	1	90	(3)	20	1	79	(3)
Boston, Mass.	86	8	2	4	78	13	7	2
Detroit, Mich.	15	75	(3)	10	51	40	4	5
Pittsburgh, Pa.	20	69	(3)	11	34	58	4	4
St. Louis, Mo.	12	74	(3)	14	30	58	6	6
San Francisco, Calif.	30	(3)	69	1	19	(3)	81	(3)
Cleveland, Ohio	62	23	1	14	79	12	5	4
Providence, R. I.	92	6	(3)	2	93	2	3	2
Baltimore, Md.	4	66	3	27	31	42	19	8
Minneapolis, Minn.	64	15	16	5	32	3	64	1
Buffalo, N. Y.	56	29	1	14	81	13	1	5
Cincinnati, Ohio	31	61	5	3	36	38	24	2
Milwaukee, Wis.	51	28	4	17	59	20	11	10
Scranton, Pa.	81	13	3	3	81	5	9	5
Washington, D. C.	6	83	3	8	19	70	5	6
Kansas City, Mo.	66	17	8	9	46	15	32	7
New Orleans, La.	85	4	7	4	83	—	13	4
Hartford, Conn.	92	5	(3)	3	86	9	4	1
Albany, N. Y.	65	24	2	9	71	26	3	—
Seattle, Wash.	85	13	(3)	2	81	11	6	2
Indianapolis, Ind.	66	26	(3)	8	75	14	5	6
Louisville, Ky.	37	53	1	9	41	37	15	7

See footnotes at end of table.

TABLE 76.—Exterior material of homes in States and metropolitan areas: *New and existing single-family home mortgages accepted for insurance, 1939*—Continued

Metropolitan area	Percent distribution of new homes				Percent distribution of existing homes			
	Wood	Brick	Stucco [1]	Other [2]	Wood	Brick	Stucco [1]	Other [2]
Springfield, Mass.	88	6	—	6	75	13	7	5
Rochester, N. Y.	76	7	5	12	83	1	9	7
Birmingham, Ala.	90	8	(3)	2	61	32	3	4
Portland, Oreg.	92	7	1	—	84	4	11	1
Atlanta, Ga.	37	44	(3)	10	27	69	4	(3)
Youngstown, Ohio	78	13	1	8	83	12	3	2
Akron, Ohio	70	20	1	9	71	19	6	4
Toledo, Ohio	80	14	(3)	6	87	7	5	1
Columbus, Ohio	67	7	4	22	78	12	5	5
Houston, Tex.	75	23	(3)	2	33	60	5	2
Lowell, Mass.	90	10	—	—	100	—	—	—
Denver, Colo.	42	46	8	4	20	69	10	1
Allentown, Pa.	23	33	3	41	12	63	17	8
Dallas, Tex.	49	43	(3)	8	29	62	3	6
Worcester, Mass.	94	6	—	—	87	13	—	—
New Haven, Conn.	93	6	—	1	82	3	12	3
San Antonio, Tex.	82	4	1	13	69	14	6	11
Memphis, Tenn.	64	29	(3)	7	16	72	9	3
Omaha, Nebr.	67	22	3	8	67	13	16	4
Norfolk, Va.	77	12	—	11	62	15	10	13
Dayton, Ohio	73	19	2	6	89	4	6	1
Syracuse, N. Y.	78	7	—	15	72	21	—	7
Richmond, Va.	47	43	(3)	10	43	32	21	4
Nashville, Tenn.	17	73	1	9	18	57	—	25
Grand Rapids, Mich.	72	20	3	5	72	20	8	—
Bridgeport, Conn.	91	2	2	5	88	2	4	6
Oklahoma City, Okla.	44	38	1	17	35	54	3	8
Canton, Ohio.	55	37	—	8	78	11	5	6
Utica, N. Y.	45	5	—	50	83	6	—	11
Wheeling, W. Va.	96	3	—	1	94	—	6	—
Trenton, N. J.	45	11	3	41	64	27	7	2
Salt Lake City, Utah	65	31	1	3	17	67	15	1
Tulsa, Okla.	27	63	(3)	10	47	44	2	7
San Diego, Calif.	18	(3)	82	(3)	31	—	69	—
Flint, Mich.	85	15	—	—	88	2	8	2
Fort Worth, Tex.	76	23	—	1	41	41	9	9
Reading, Pa.	10	66	—	24	17	83	—	—
Tampa, Fla.	83	6	1	10	75	5	20	—
Chattanooga, Tenn.	56	8	1	35	24	29	33	14
Wilmington, Del.	17	60	2	21	36	45	8	11
Huntington, W. Va.	44	31	1	24	40	45	2	4
Harrisburg, Pa.	22	55	—	23	20	75	—	5
Des Moines, Iowa.	82	14	—	4	66	10	9	6
Duluth, Minn.	86	—	14	—	77	—	18	5
Davenport, Iowa	92	6	2	—	75	9	16	—
Jacksonville, Fla.	43	48	2	7	66	18	13	3
Johnstown, Pa.	71	18	—	11	58	16	3	23
Tacoma, Wash.	86	6	2	6	89	3	7	1
South Bend, Ind.	82	11	—	7	88	6	2	4
Peoria, Ill.	91	6	—	—	80	17	2	1
Waterbury, Conn.	98	2	—	—	(4)	(4)	(4)	(4)
Knoxville, Tenn.	51	28	(3)	21	52	29	12	7
Racine, Wis.	67	26	1	6	83	13	4	—
Miami, Fla.	14	(3)	—	86	11	1	1	87
Binghamton, N. Y.	65	12	12	11	78	2	8	12
Erie, Pa.	73	14	—	13	55	42	3	—
Spokane, Wash.	81	15	1	3	82	9	7	2
Sacramento, Calif.	21	1	76	2	40	9	51	(3)
Fort Wayne, Ind.	94	2	(3)	4	92	3	2	3
Lancaster, Pa.	—	100	—	—	14	72	14	—
Evansville, Ind.	71	25	—	4	71	27	2	—
Wichita, Kans.	63	29	1	7	61	25	12	2
El Paso, Tex.	(3)	23	15	62	—	50	25	25
Altoona, Pa.	70	—	—	30	40	53	7	—
Little Rock, Ark.	68	20	1	2	67	21	11	1
Charleston, W. Va.	49	21	5	25	56	23	12	9
Savannah, Ga.	66	20	3	11	87	13	—	—
San Jose, Calif.	29	2	69	—	23	2	73	2
Rockford, Ill.	78	15	2	5	75	11	12	2
Roanoke, Va.	19	79	—	2	26	64	8	2
Atlantic City, N. J.	48	11	—	41	77	5	13	5
Total inside 96 areas	33	35	20	12	49	24	23	4
Remainder outside	65	14	11	10	73	11	12	4
Total	41	30	18	11	55	21	20	4

[1] Includes stucco and similar materials, such as cement, applied as an exterior plaster, and stucco in exterior combination with wood, brick, or stone.

[2] Includes asbestos shingles, stone exclusively or in exterior combination with wood or brick, miscellaneous finishes of precast concrete materials, prefabrication, metal siding, and any other material of exterior construction.

[3] Less than 0.5 percent.

[4] Calculations not shown because the base includes less than 5 cases.

TABLE 77.—Land and property valuation of homes in States and metropolitan areas: *New and existing single-family home mortgages accepted for insurance, 1939*

State of property	New single-family homes: Average total value of property	New: Amount of average land value	New: Land as percent of total value	New: As percent of all new homes	Existing single-family homes: Average total value of property	Existing: Amount of average land value	Existing: Land as percent of total value	Existing: As percent of all existing homes
Alabama	$4,980	$710	14.4	96.9	$4,507	$700	17.5	95.6
Arizona	4,586	464	10.1	97.5	4,390	616	14.0	90.7
Arkansas	4,295	534	12.4	96.3	3,557	650	18.3	93.5
California	4,999	735	14.7	97.7	5,161	1,133	22.0	92.6
Colorado	5,063	452	8.9	96.4	4,207	542	12.9	96.7
Connecticut	6,348	812	12.8	99.9	6,782	1,137	16.8	97.3
Delaware	5,508	730	13.3	99.6	5,162	796	15.4	100.0
District of Columbia	5,953	707	12.9	100.0	9,286	2,058	22.2	100.0
Florida	4,501	572	12.7	99.0	4,410	742	16.8	94.0
Georgia	4,684	620	13.2	99.6	4,500	765	17.0	96.5
Idaho	4,231	365	8.6	94.8	4,033	440	10.9	92.3
Illinois	6,815	931	13.7	99.0	6,133	1,393	22.7	87.1
Indiana	5,427	662	12.2	97.3	4,351	777	17.9	93.6
Iowa	5,049	503	10.0	99.5	4,157	575	13.8	98.4
Kansas	4,989	572	11.5	98.0	3,575	516	14.4	92.6
Kentucky	5,505	726	13.2	98.0	5,874	1,060	18.0	92.5
Louisiana	4,632	732	15.8	98.3	4,384	946	21.6	95.4
Maine	4,760	489	10.3	95.0	3,234	451	13.9	88.3
Maryland	6,017	833	13.8	99.0	6,085	1,087	17.9	91.6
Massachusetts	5,776	619	10.7	99.4	5,996	932	15.5	88.7
Michigan	5,760	640	11.1	99.4	5,109	792	15.5	84.1
Minnesota	5,423	530	9.8	98.8	4,982	726	14.6	96.6
Mississippi	3,839	484	12.6	96.9	3,506	573	16.3	91.9
Missouri	5,269	771	14.6	99.4	4,796	971	20.2	96.1
Montana	4,873	348	7.1	96.0	4,330	385	8.9	93.8
Nebraska	4,988	577	11.6	98.5	4,090	611	14.9	97.7
Nevada	5,738	456	7.9	95.8	6,118	686	11.2	97.4
New Hampshire	5,170	468	9.1	96.5	3,914	466	11.9	81.8
New Jersey	6,137	904	14.7	99.5	5,591	1,178	21.1	95.1
New Mexico	4,472	533	11.9	96.4	4,348	612	14.1	71.4
New York	6,125	1,016	16.6	98.7	6,472	1,350	20.9	92.3
North Carolina	5,087	661	13.0	97.2	4,779	878	18.4	95.4
North Dakota	5,026	457	9.1	96.8	4,208	518	12.1	92.9
Ohio	6,576	863	13.1	99.0	5,904	1,073	18.2	89.2
Oklahoma	4,712	616	13.1	99.3	4,561	841	18.4	97.1
Oregon	4,644	486	10.5	96.8	3,830	570	14.9	95.1
Pennsylvania	5,898	815	13.8	99.7	4,970	992	20.0	97.0
Rhode Island	5,722	700	12.2	98.2	5,262	977	18.6	84.7
South Carolina	4,490	571	12.7	96.6	4,304	796	18.5	88.2
South Dakota	5,028	509	10.1	96.4	3,278	428	13.1	94.5
Tennessee	4,628	561	12.1	96.8	4,690	750	16.0	95.3
Texas	4,483	624	13.9	98.4	4,460	791	17.7	91.5
Utah	4,820	484	10.0	98.2	4,479	624	13.9	96.7
Vermont	5,100	669	13.1	98.2	3,610	629	17.4	74.8
Virginia	5,634	701	12.4	98.6	5,738	912	15.9	95.1
Washington	4,943	522	10.6	99.2	3,976	640	16.3	98.2
West Virginia	5,606	812	14.5	98.6	5,240	920	17.6	94.7
Wisconsin	5,989	717	12.0	97.8	6,151	1,283	20.9	92.1
Wyoming	4,784	419	8.8	98.1	3,738	477	12.8	92.6
Alaska	6,346	581	9.2	98.3	4,120	592	14.4	68.4
Hawaii	5,176	1,094	21.1	90.3	5,324	1,813	34.1	92.4
Puerto Rico	7,301	1,720	23.6	91.7	7,034	2,167	30.8	88.9
Total	5,352	724	13.5	98.5	5,030	956	19.0	92.2
Metropolitan area								
New York-NE. N. J.	$6,187	$1,030	16.7	99.1	$6,421	$1,405	21.9	94.3
Chicago, Ill.	7,174	1,010	14.1	99.2	6,478	1,529	23.6	84.9
Philadelphia, Pa.	5,451	789	14.5	99.7	4,377	858	19.6	99.0
Los Angeles, Calif.	4,813	751	15.6	97.5	5,105	1,205	23.6	89.0
Boston, Mass.	6,134	705	11.5	99.1	6,255	997	15.9	87.2
Detroit, Mich.	5,780	642	11.1	99.3	5,276	823	15.6	82.0
Pittsburgh, Pa.	6,875	901	13.1	99.4	6,235	1,302	20.9	96.5
St. Louis, Mo.	5,591	861	15.4	99.8	5,600	1,112	19.9	95.9
San Francisco, Calif.	5,676	864	15.2	98.1	5,599	1,266	22.6	95.7
Cleveland, Ohio	7,281	958	13.2	99.4	6,423	1,178	18.3	82.6
Providence, R. I.	5,722	695	12.1	98.3	5,237	965	18.4	86.9
Baltimore, Md.	5,954	840	14.1	98.8	6,208	1,141	18.4	93.2
Minneapolis, Minn.	5,573	558	10.0	99.3	5,138	783	15.2	97.4
Buffalo, N. Y.	5,687	638	11.2	97.1	4,987	799	16.0	89.7
Cincinnati, Ohio	6,574	958	14.6	96.7	7,221	1,616	22.4	89.9
Milwaukee, Wis.	6,356	820	12.9	97.5	6,500	1,431	22.0	89.3
Scranton, Pa.	6,245	881	14.1	93.0	4,672	987	21.1	89.6
Washington, D. C.	6,098	782	12.8	99.9	8,340	1,571	18.8	100.0
Kansas City, Mo.	5,656	812	14.3	99.6	4,450	918	20.6	99.5
New Orleans, La.	5,223	1,039	19.9	98.7	6,816	2,200	32.4	92.0
Hartford, Conn.	6,442	821	12.7	99.6	6,613	1,033	15.6	95.8
Albany, N. Y.	7,176	859	12.0	93.9	6,571	908	13.8	97.2
Seattle, Wash.	5,221	572	11.0	99.9	4,139	705	17.0	98.8
Indianapolis, Ind.	5,868	697	11.9	92.4	4,783	906	18.9	92.1
Louisville, Ky.	5,595	747	13.4	99.4	5,704	1,070	18.5	93.2

TABLE 77.—Land and property valuation of homes in States and metropolitan areas: *New and existing single-family home mortgages accepted for insurance, 1939*—Continued

Metropolitan area	New single-family homes: Average total value of property	New: Amount of average land value	New: Land as percent of total value	New: As percent of all new homes	Existing single-family homes: Average total value of property	Existing: Amount of average land value	Existing: Land as percent of total value	Existing: As percent of all existing homes
Springfield, Mass.	$5,220	$507	9.7	100.0	$5,246	$704	13.4	93.3
Rochester, N. Y.	5,568	615	11.0	100.0	5,100	853	16.7	93.2
Birmingham, Ala.	5,393	807	15.0	99.8	5,149	867	16.8	97.6
Portland, Oreg.	4,892	513	10.5	98.5	3,967	606	15.3	98.4
Atlanta Ga.	5,202	734	14.1	99.8	5,244	892	17.0	97.1
Youngstown, Ohio.	6,355	802	12.6	98.0	5,210	755	14.5	97.0
Akron, Ohio	7,619	1,013	13.3	98.9	5,233	996	19.0	98.6
Toledo, Ohio	6,319	897	14.2	99.0	5,872	1,066	18.2	97.0
Columbus, Ohio	6,579	904	13.7	99.6	5,551	1,038	18.7	96.7
Houston, Tex.	4,773	771	16.2	98.9	5,106	1,075	21.0	87.0
Lowell, Mass.	5,908	523	8.8	96.9	5,550	871	15.7	70.0
Denver, Colo.	5,329	478	9.0	95.4	4,539	588	13.0	97.8
Allentown, Pa	5,238	719	13.7	100.0	5,107	955	18.7	100.0
Dallas, Tex.	4,668	678	14.5	98.3	5,507	1,001	18.2	94.9
Worcester, Mass.	5,880	673	11.5	100.0	6,188	1,075	17.4	100.0
New Haven, Conn.	6,148	750	12.2	100.0	6,400	1,160	18.1	97.6
San Antonio, Tex.	4,590	713	15.5	97.4	4,601	939	20.4	90.0
Memphis, Tenn.	4,645	610	13.1	97.5	4,922	849	17.3	95.6
Omaha, Nebr.	5,278	654	12.4	99.2	4,442	718	16.2	99.3
Norfolk, Va.	5,120	631	12.3	97.7	4,875	741	15.2	100.0
Dayton, Ohio	5,050	681	12.0	99.2	5,022	732	14.6	100.0
Syracuse, N. Y.	6,471	706	10.9	98.5	6,871	1,127	16.4	100.0
Richmond, Va.	5,817	759	13.1	98.4	6,043	1,023	16.9	96.5
Nashville, Tenn.	4,843	551	11.4	99.3	4,525	577	12.7	96,6
Grand Rapids, Mich.	5,781	686	11.9	100.0	5,407	798	14.8	93.3
Bridgeport, Conn.	6,704	854	12.7	100.0	7,097	1,168	16.5	93.0
Oklahoma City, Okla.	4,815	790	16.4	99.6	5,520	1,168	21.2	97.1
Canton, Ohio	6,485	804	12.4	100.0	6,007	1,084	17.8	96.8
Utica, N. Y.	7,639	836	10.9	100.0	5,214	784	14.9	90.0
Wheeling, W. Va.	5,256	749	14.2	98.7	5,176	1,047	20.2	100.0
Trenton, N. J.	5,756	709	12.3	100.0	4,063	801	18.0	93.2
Salt Lake City, Utah.	4,929	502	10.2	98.8	4,644	657	14.1	97.1
Tulsa, Okla.	5,279	624	11.8	99.6	5,241	865	16.5	97.1
San Diego, Calif.	4,602	699	15.2	98.8	4,624	913	19.7	97.[illegible]
Flint, Mich.	5,318	578	10.9	99.3	3,765	602	16.0	93.[illegible]
Fort Worth, Tex.	4,103	480	11.7	99.1	3,010	628	16.0	91.[illegible]
Reading, Pa.	5,631	780	13.8	100.0	3,863	677	17.5	92.[illegible]
Tampa, Fla.	4,307	522	12.1	99.2	3,670	529	14.4	91.[illegible]
Chattanooga, Tenn.	4,638	631	13.6	99.5	6,336	1,150	18.2	100.[illegible]
Wilmington, Del.	5,637	746	13.2	99.6	5,208	824	15.8	100.0
Huntington, W. Va.	5,230	736	14.1	99.5	4,937	888	18.0	96.0
Harrisburg, Pa.	5,881	738	12.5	100.0	5,488	922	16.8	100.0
Des Moines, Iowa	5,207	540	10.4	99.7	4,547	669	14.7	100.0
Duluth, Minn.	5,775	545	9.4	100.0	4,754	589	12.4	95.0
Davenport, Iowa	4,878	568	11.6	100.0	5,203	760	14.6	97.0
Jacksonville, Fla.	4,628	589	12.7	99.3	4,278	738	17.2	95.2
Johnstown, Pa.	6,416	777	12.1	100.0	5,055	1,017	20.1	93.6
Tacoma, Wash.	4,415	482	10.9	98.4	3,680	594	16.1	98.6
South Bend, Ind.	5,874	784	13.3	99.3	4,252	763	17.9	97.7
Peoria, Ill.	5,821	774	13.3	99.2	6,587	1,122	17.0	98.5
Waterbury, Conn.	5,849	714	12.2	100.0	5,625	725	12.9	100.0
Knoxville, Tenn.	4,762	510	10.7	100.0	5,009	661	13.2	97.6
Racine, Wis.	5,858	671	11.5	100.0	5,388	1,121	20.8	100.0
Miami, Fla.	4,533	573	12.6	99.4	5,353	964	18.0	100.0
Binghamton, N. Y.	7,175	859	12.0	100.0	6,571	908	13.8	89.7
Erie, Pa.	5,572	599	10.7	100.0	4,561	843	18.5	91.4
Spokane, Wash.	4,663	392	8.4	99.5	3,840	455	11.9	97.7
Sacramento, Calif.	4,876	571	11.7	97.5	4,371	714	16.3	97.3
Fort Wayne, Ind.	5,357	800	14.7	97.8	4,603	881	19.1	93.7
Lancaster, Pa.	5,886	878	14.9	100.0	4,407	664	15.1	100.0
Evansville, Ind.	4,879	517	10.6	98.5	5,093	800	15.7	97.8
Wichita, Kans.	4,702	469	10.0	97.2	4,308	639	14.8	89.0
El Paso, Tex.	5,014	618	12.3	99.1	5,081	788	15.5	100.0
Altoona, Pa.	6,770	825	12.2	100.0	5,960	1,093	18.3	93.8
Little Rock, Ark.	5,083	671	13.2	91.5	3,984	746	18.7	91.0
Charleston, W. Va.	6,141	930	15.1	98.8	6,052	1,108	18.3	96.5
Savannah, Ga.	4,335	482	11.1	100.0	4,150	703	16.9	100.0
San Jose, Calif.	5,026	674	13.4	99.1	4,577	817	17.8	98.5
Rockford, Ill.	6,069	729	12.0	99.3	5,285	783	14.8	91.6
Roanoke, Va.	5,825	708	12.2	99.4	5,324	831	15.6	93.0
Atlantic City, N. J.	6,598	1,087	16.5	100.0	4,218	666	15.8	97.4
Total inside 96 areas	5,570	782	14.0	98.7	5,380	1,067	19.8	92.3
Remainder outside	4,687	550	11.7	97.6	4,076	655	16.1	91.9
Total	5,352	724	13.5	98.5	5,030	956	19.0	92.2

TABLE 78.—**Borrower's annual income in States and metropolitan areas:** *New and existing single-family home mortgages accepted for insurance, 1939*

State of property	Percent distribution of new home owners by annual income [1] groups: Less than $2,000	$2,000 to $2,999	$3,000 to $4,999	$5,000 or more	Percent distribution of existing home owners by annual income [1] groups: Less than $2,000	$2,000 to $2,999	$3,000 to $4,999	$5,000 or more
Alabama	29	37	28	6	24	33	35	8
Arizona	21	41	31	7	16	36	35	13
Arkansas	35	37	24	4	26	40	26	8
California	27	45	24	4	20	40	29	11
Colorado	33	40	22	5	35	37	21	7
Connecticut	21	45	26	8	14	39	28	19
Delaware	29	47	22	2	30	43	20	7
Dist. of Columbia	12	54	31	3	4	22	45	29
Florida	28	42	22	8	20	35	33	12
Georgia	28	40	27	5	21	33	36	10
Idaho	48	36	13	3	34	38	23	5
Illinois	20	43	28	9	18	39	30	13
Indiana	37	40	20	3	37	37	21	5
Iowa	39	39	19	3	31	44	20	5
Kansas	30	40	25	5	38	33	21	8
Kentucky	36	40	20	4	20	38	29	13
Louisiana	36	42	19	3	27	34	31	8
Maine	34	39	16	11	42	30	21	7
Maryland	22	43	30	5	20	36	33	11
Massachusetts	17	48	29	6	12	38	30	20
Michigan	22	51	24	3	25	40	26	9
Minnesota	34	43	20	3	27	39	26	8
Mississippi	33	41	22	4	21	36	34	9
Missouri	29	47	20	4	26	39	24	11
Montana	28	46	20	6	23	33	31	13
Nebraska	35	41	20	4	31	42	22	5
Nevada	12	42	38	8	8	35	24	33
New Hampshire	35	37	22	6	44	32	17	7
New Jersey	11	46	36	7	14	38	33	15
New Mexico	24	46	27	3	19	39	37	5
New York	9	41	42	8	10	31	38	21
North Carolina	26	41	28	5	19	41	31	9
North Dakota	28	42	26	4	39	16	37	8
Ohio	22	45	27	6	22	40	28	10
Oklahoma	37	38	21	4	26	36	28	10
Oregon	39	38	20	3	34	40	22	4
Pennsylvania	22	47	27	4	29	38	23	10
Rhode Island	19	54	23	4	20	46	24	10
South Carolina	33	45	18	4	27	41	23	9
South Dakota	32	34	28	6	35	43	16	6
Tennessee	35	39	22	4	23	37	29	11
Texas	33	41	22	4	27	35	27	11
Utah	45	36	16	3	31	40	24	5
Vermont	44	44	11	1	53	33	11	3
Virginia	27	43	27	3	23	39	27	11
Washington	33	43	20	4	34	40	21	5
West Virginia	30	43	23	4	32	36	26	6
Wisconsin	31	42	22	5	18	38	29	15
Wyoming	36	43	18	3	41	39	18	2
Alaska	10	47	43		25	42	33	
Hawaii	28	31	31	10	19	24	38	19
Puerto Rico	2	39	41	18	3	20	57	20
Total	26	43	26	5	25	38	27	10
Metropolitan area								
New York-NE. N. J.	8	42	42	8	8	33	39	20
Chicago, Ill.	16	45	29	10	15	38	33	14
Philadelphia, Pa.	21	51	25	3	32	39	20	9
Los Angeles, Calif.	28	44	23	5	19	38	29	14
Boston, Mass.	11	50	33	6	11	30	34	19
Detroit, Mich.	21	52	24	3	23	41	26	10
Pittsburgh, Pa.	18	42	34	6	15	38	32	15
St. Louis, Mo.	20	48	22	4	25	41	22	12
San Francisco, Calif.	21	48	27	4	18	41	31	10
Cleveland, Ohio	13	44	34	9	15	41	31	13
Providence, R. I.	18	54	24	4	20	47	24	9
Baltimore, Md.	25	44	26	5	17	36	34	13
Minneapolis, Minn.	32	45	20	3	27	40	24	9
Buffalo, N. Y.	26	48	22	4	32	42	17	9
Cincinnati, Ohio	33	47	16	4	26	34	29	11
Milwaukee, Wis.	28	44	22	6	15	42	27	16
Scranton, Pa.	19	52	19	10	23	49	16	12
Washington, D. C.	12	44	40	4	4	27	46	23
Kansas City, Mo.	19	48	28	5	24	39	26	11
New Orleans, La.	30	44	23	3	9	30	26	35
Hartford, Conn.	18	49	28	5	12	41	31	16
Albany, N. Y.	8	31	50	11	6	41	35	18
Seattle, Wash.	29	45	22	4	31	42	22	5
Indianapolis, Ind.	23	40	33	4	24	42	28	6
Louisville, Ky.	35	42	18	5	22	28	32	18

See footnotes at end of table.

TABLE 78.—**Borrower's annual income in States and metropolitan areas:** *New and existing single-family home mortgages accepted for insurance, 1939*—Con.

Metropolitan area	Percent distribution of new home owners by annual income [1] groups: Less than $2,000	$2,000 to $2,999	$3,000 to $4,999	$5,000 or more	Percent distribution of existing home owners by annual income [1] groups: Less than $2,000	$2,000 to $2,999	$3,000 to $4,999	$5,000 or more
Springfield, Mass.	26	46	22	6	14	48	26	12
Rochester, N. Y.	25	55	17	3	23	49	23	5
Birmingham, Ala.	25	35	32	8	15	36	37	12
Portland, Oreg.	30	45	22	3	32	42	23	3
Atlanta, Ga.	21	40	33	6	12	29	43	16
Youngstown, Ohio.	23	48	24	5	30	36	25	9
Akron, Ohio.	9	34	39	18	25	42	25	8
Toledo, Ohio.	19	52	26	3	20	39	31	10
Columbus, Ohio.	18	46	32	4	26	43	26	5
Houston, Tex.	27	45	25	3	18	27	41	14
Lowell, Mass.	16	52	12	20	28	14	29	29
Denver, Colo.	31	39	24	6	34	37	21	8
Allentown, Pa.	36	45	14	5	41	33	11	15
Dallas, Tex.	34	40	22	4	18	33	31	18
Worcester, Mass.	20	40	33	7		37	25	38
New Haven, Conn.	23	43	27	7	17	39	36	8
San Antonio, Tex.	40	34	21	5	33	33	25	9
Memphis, Tenn.	32	43	19	6	15	38	33	14
Omaha, Nebr.	31	44	21	4	27	47	21	5
Norfolk, Va.	36	47	15	2	38	31	24	7
Dayton, Ohio.	23	53	22	2	26	44	28	2
Syracuse, N. Y.	19	37	37	7	7	29	43	21
Richmond, Va.	28	44	25	3	16	46	23	15
Nashville, Tenn.	34	38	27	1	30	41	25	4
Grand Rapids, Mich.	20	53	23	4	24	34	36	6
Bridgeport, Conn.	17	46	29	8	16	43	20	21
Oklahoma City, Okla.	42	35	19	4	21	31	34	14
Canton, Ohio	26	43	27	4	22	34	30	14
Utica, N. Y.		52	43	5	18	47	35	
Wheeling, W. Va.	40	39	18	3	47	13	27	13
Trenton, N. J.	21	41	32	6	17	40	36	7
Salt Lake City, Utah	42	37	18	3	27	42	26	5
Tulsa, Okla.	25	45	25	5	14	37	34	15
San Diego, Calif.	36	41	19	4	31	34	26	9
Flint, Mich.	26	51	22	1	42	41	15	2
Fort Worth, Tex.	37	39	21	3	29	38	33	
Reading, Pa.	14	53	31	2	33	50	17	
Tampa, Fla.	31	40	25	4	23	42	25	10
Chattanooga, Tenn.	25	36	35	4	11	31	26	32
Wilmington, Del.	28	47	23	2	28	43	23	6
Huntington, W. Va.	38	44	17	1	34	44	19	3
Harrisburg, Pa.	26	43	23	8	35	40	20	5
Des Moines, Iowa	36	39	21	4	29	39	24	8
Duluth, Minn.	26	44	20	4	27	34	35	4
Davenport, Iowa	50	38	11	1	32	36	26	6
Jacksonville, Fla.	32	46	19	3	20	38	34	8
Johnstown, Pa.	26	41	25	8	32	38	22	8
Tacoma, Wash.	41	42	10	7	36	43	18	3
South Bend, Ind.	25	52	19	4	47	29	19	5
Peoria, Ill.	30	46	21	3	15	42	28	15
Waterbury, Conn.	28	30	40	2	(2)	(2)	(2)	(2)
Knoxville, Tenn.	31	42	24	3	27	32	27	14
Racine, Wis.	40	37	18	5	31	27	29	13
Miami, Fla.	26	42	23	9	13	30	37	20
Binghamton, N. Y.	28	49	16	7	27	51	16	6
Erie, Pa.	41	36	20	3	39	29	26	6
Spokane, Wash.	31	45	19	5	37	36	21	6
Sacramento, Calif.	28	47	23	2	22	44	31	3
Fort Wayne, Ind.	39	41	17	3	42	36	17	5
Lancaster, Pa.	33	50	11	6	57	43		
Evansville, Ind.	45	41	12	2	38	24	26	12
Wichita, Kans.	32	41	22	5	33	32	25	10
El Paso, Tex.	21	48	28	3	27	27	37	9
Altoona, Pa.	10	30	40	20	23	31	31	15
Little Rock, Ark.	25	30	38	7	14	46	28	12
Charleston, W. Va.	23	44	27	6	15	36	39	10
Savannah, Ga.	36	47	15	2	33	47	13	7
San Jose, Calif.	34	47	18	1	32	41	22	5
Rockford, Ill.	37	40	18	5	26	48	20	6
Roanoke, Va.	34	40	22	4	39	29	26	6
Atlantic City, N. J.	11	15	37	37	18	45	26	11
Total inside 96 areas	23	45	27	5	22	39	28	11
Remainder outside	35	40	21	4	33	36	24	7
Total	26	43	26	5	25	38	27	10

[1] Family income of owner-occupant purchasers only; excludes operative builders, absentee landlords, and others.

[2] Calculations not shown because the base includes less than 5 cases.

TABLE 79.—**Income characteristics of borrowers in States and metropolitan areas:** *New and existing single-family [1] home mortgages accepted for insurance, 1939*

State of property	New homes: Borrower's annual income	New homes: Percent of income used for gross payment [2]	New homes: Ratio valuation to income [3]	New homes: Average gross monthly payment [2]	Existing homes: Borrower's annual income	Existing homes: Percent of income used for gross payment [2]	Existing homes: Ratio valuation to income [3]	Existing homes: Average gross monthly payment [2]
Alabama	$2,778	15.0	1.70	$34.79	$2,988	12.8	1.52	$31.94
Arizona	3,015	16.0	1.53	40.19	3,414	13.4	1.30	38.25
Arkansas	2,643	14.2	1.65	31.36	2,835	11.8	1.29	27.91
California	2,737	16.6	1.83	37.90	3,210	14.3	1.62	38.10
Colorado	2,561	18.5	1.98	39.48	2,674	15.4	1.58	34.33
Connecticut	3,020	17.1	2.09	43.01	3,746	15.3	1.81	47.71
Delaware	2,479	16.5	2.22	34.05	2,714	16.3	1.92	30.76
District of Columbia	2,837	16.8	2.10	39.74	4,375	17.6	2.13	64.07
Florida	2,914	13.1	1.55	31.90	3,377	11.8	1.32	33.23
Georgia	2,705	14.6	1.73	32.96	3,208	12.2	1.40	32.67
Idaho	2,264	16.9	1.88	31.94	2,563	14.4	1.58	30.69
Illinois	3,042	18.3	2.24	46.44	3,319	16.3	1.85	45.05
Indiana	2,497	17.2	2.18	35.71	2,649	14.1	1.65	31.16
Iowa	2,486	16.5	2.04	34.20	2,650	14.7	1.58	32.47
Kansas	2,694	16.1	1.86	36.06	2,707	12.0	1.34	29.12
Kentucky	2,573	17.4	2.14	37.31	3,247	15.7	1.84	42.57
Louisiana	2,499	15.0	1.86	31.33	2,969	12.8	1.51	31.71
Maine	2,790	15.9	1.73	36.99	2,660	11.4	1.22	25.27
Maryland	2,845	17.3	2.12	41.00	3,324	15.9	1.84	44.07
Massachusetts	2,916	18.3	2.00	44.44	3,705	15.9	1.63	49.08
Michigan	2,651	19.4	2.18	42.78	2,938	16.8	1.74	41.08
Minnesota	2,488	19.5	2.19	40.34	2,875	16.3	1.74	39.13
Mississippi	2,550	11.8	1.51	25.18	2,893	12.4	1.25	29.89
Missouri	2,564	17.3	2.06	36.97	3.060	14.5	1.58	37.04
Montana	2,767	16.8	1.78	38.67	3,102	14.7	1.40	38.12
Nebraska	2,558	17.7	1.99	37.69	2,641	14.7	1.59	32.32
Nevada	3,611	15.6	1.62	47.01	4,209	13.4	1.49	46.97
New Hampshire	2,554	19.1	2.03	40.76	2,544	14.1	1.55	29.95
New Jersey	3,065	17.2	2.00	43.98	3,492	15.2	1.61	44.37
New Mexico	2,658	15.3	1.69	33.88	2,970	13.2	1.45	32.79
New York	3,199	17.8	1.92	47.36	4,034	15.9	1.61	53.48
North Carolina	2,755	15.6	1.85	35.77	3,053	13.8	1.60	35.10
North Dakota	2,615	18.6	1.94	40.44	2,814	15.2	1.55	35.71
Ohio	2,846	18.9	2.30	44.70	3,085	16.0	1.92	41.10
Oklahoma	2,511	15.2	1.88	31.90	3,003	13.5	1.54	33.80
Oregon	2,455	16.1	1.90	32.92	2,624	13.9	1.47	30.48
Pennsylvania	2,755	18.0	2.14	41.41	2,958	15.9	1.68	39.17
Rhode Island	2,674	17.6	2.14	39.21	2,915	14.6	1.81	35.56
South Carolina	2,473	15.4	1.83	31.70	2,894	13.0	1.52	31.47
South Dakota	2,799	17.2	1.81	40.24	2,489	14.9	1.36	30.94
Tennessee	2,546	15.7	1.82	33.41	3,123	14.2	1.50	37.05
Texas	2,587	15.5	1.74	33.50	3,105	13.7	1.72	35.42
Utah	2,352	18.4	2.06	36.06	2,637	15.0	1.70	34.84
Vermont	2,147	18.0	2.29	32.15	2,106	14.8	1.72	25.91
Virginia	2,673	16.4	2.11	36.51	3,142	14.6	1.85	38.29
Washington	2,571	15.8	1.94	33.74	2,588	13.9	1.56	30.04
West Virginia	2,609	16.7	2.16	36.33	2,742	14.9	1.93	34.13
Wisconsin	2,705	19.6	2.23	44.17	3,543	16.4	1.74	48.33
Wyoming	2,427	17.6	1.99	35.67	2,361	13.9	1.58	27.36
Alaska	2,811	18.8	2.28	43.96	2,603	14.9	1.62	32.42
Hawaii	3,024	18.3	1.73	46.08	3,613	14.6	1.48	44.01
Puerto Rico	3,647	16.6	2.00	50.52	4,811	10.5	1.50	42.03
Total	2,752	17.0	1.96	38.89	3,061	15.0	1.67	38.26
Metropolitan area								
New York-NE. N. J.	$3,210	17.6	1.93	$47.00	$3,947	15.7	1.64	$51.69
Chicago, Ill.	3,153	18.5	2.27	48.67	3,440	16.5	1.88	47.41
Philadelphia, Pa.	2,677	17.3	2.04	38.50	2,816	15.3	1.56	35.90
Los Angeles, Calif.	2,784	16.4	1.74	38.02	3,382	13.9	1.52	39.05
Boston, Mass.	3,003	18.8	2.05	47.00	3,781	16.3	1.66	51.42
Detroit, Mich.	2,646	19.5	2.19	42.97	3,020	17.0	1.75	42.84
Pittsburgh, Pa.	2,994	19.6	2.30	48.85	3,589	16.1	1.74	48.85
St. Louis, Mo.	2,635	17.9	2.12	39.24	3,122	15.6	1.79	40.50
San Francisco, Calif.	2,788	17.2	2.04	39.93	3,213	14.9	1.76	39.81
Cleveland, Ohio	3,127	19.7	2.32	51.33	3,335	16.3	1.93	45.17
Providence, R. I.	2,703	17.5	2.12	39.46	2,854	15.0	1.84	35.71
Baltimore, Md.	2,763	17.7	2.15	40.72	3,458	16.0	1.80	46.00
Minneapolis, Minn.	2,529	19.6	2.21	41.27	2,957	16.3	1.74	40.16
Buffalo, N. Y.	2,556	18.0	2.19	39.63	2,685	18.0	1.85	40.24
Cincinnati, Ohio	2,538	20.1	2.53	42.40	3,108	18.9	2.32	48.85
Milwaukee, Wis.	2,761	20.3	2.31	46.76	3,460	17.9	1.88	51.60
Scranton, Pa.	2,974	17.8	2.10	44.23	2,872	16.1	1.63	38.51
Washington, D. C.	2,970	16.2	2.05	40.14	4,155	15.8	2.00	54.61
Kansas City, Mo.	2,844	16.2	2.00	38.50	3,158	14.2	1.44	37.35
New Orleans, La.	2,624	15.9	1.99	34.73	4,287	13.9	1.59	49.70
Hartford, Conn.	2,871	18.7	2.25	44.66	3,510	16.3	1.91	47.55
Albany, N. Y.	3,390	18.9	2.11	53.52	3,800	16.8	1.74	53.21
Seattle, Wash.	2,621	15.9	2.02	34.70	2,649	14.0	1.69	30.84
Indianapolis, Ind.	2,805	16.8	2.08	39.21	2,875	14.7	1.69	35.23
Louisville, Ky.	2,590	17.5	2.16	37.84	3,641	14.8	1.68	44.84

See footnotes at end of table.

TABLE 79.—**Income characteristics of borrowers in States and metropolitan areas:** *New and existing single-family [1] home mortgages accepted for insurance, 1939*—Con.

Metropolitan area	New homes: Borrower's annual income	New homes: Percent of income used for gross payment [2]	New homes: Ratio valuation to income [3]	New homes: Average gross monthly payment [2]	Existing homes: Borrower's annual income	Existing homes: Percent of income used for gross payment [2]	Existing homes: Ratio valuation to income [3]	Existing homes: Average gross monthly payment [2]
Springfield, Mass.	$2,677	17.6	1.95	$39.33	$3,228	14.9	1.63	$40.14
Rochester, N. Y.	2,540	18.5	2.19	39.12	2,974	16.5	1.69	40.93
Birmingham, Ala.	2,971	14.9	1.82	36.80	3,306	13.1	1.55	36.13
Portland, Oreg.	2,550	16.0	1.93	33.98	2,581	14.6	1.55	31.32
Atlanta, Ga.	2,932	14.8	1.77	36.25	3,690	12.3	1.42	38.05
Youngstown, Ohio	2,737	19.5	2.31	44.42	2,914	16.0	1.79	38.86
Akron, Ohio	3,561	18.0	2.16	53.36	2,970	15.3	1.79	37.89
Toledo, Ohio	2,738	18.2	2.32	41.59	3,041	16.1	1.95	40.74
Columbus, Ohio	2,863	18.7	2.31	44.56	2,772	15.7	2.01	36.19
Houston, Tex.	2,631	15.9	1.82	34.79	3,658	13.0	1.40	39.59
Lowell, Mass.	3,397	15.5	1.70	43.88	4,375	13.6	1.27	49.43
Denver, Colo.	2,673	18.7	1.99	41.65	2,760	16.0	1.65	36.90
Allentown, Pa.	2,426	18.2	2.19	36.79	2,900	16.8	1.71	40.67
Dallas, Tex.	2,631	15.6	1.77	34.15	3,518	14.5	2.83	42.38
Worcester, Mass.	3,037	18.9	1.99	47.90	4,771	13.8	1.30	55.00
New Haven, Conn.	2,860	17.8	2.16	42.47	3,141	18.3	2.04	47.86
San Antonio, Tex.	2,568	15.7	1.80	33.51	3,016	14.4	1.59	36.22
Memphis, Tenn.	2,629	15.4	1.77	33.71	3,411	14.1	1.46	40.00
Omaha, Nebr.	2,607	18.1	2.06	39.28	2,670	15.7	1.70	34.90
Norfolk, Va.	2,430	16.8	2.11	33.94	2,597	14.6	1.89	31.67
Dayton, Ohio	2,594	17.9	2.19	38.59	2,633	16.3	1.90	35.79
Syracuse, N. Y.	3,028	17.5	2.13	44.26	3,584	16.9	1.92	50.57
Richmond, Va.	2,671	17.0	2.18	37.77	3,594	14.2	1.71	42.45
Nashville, Tenn.	2,492	16.8	1.95	34.80	2,728	15.1	1.67	34.36
Grand Rapids, Mich.	2,687	18.2	2.16	40.85	2,853	16.8	1.88	39.83
Bridgeport, Conn.	3,131	17.3	2.12	45.26	3,937	15.4	1.80	50.53
Oklahoma City, Okla.	2,426	15.9	1.98	32.22	3,263	14.4	1.70	39.08
Canton, Ohio	2,773	18.4	2.35	42.54	3,269	14.6	1.88	39.81
Utica, N. Y.	3,274	17.8	2.26	48.67	2,637	16.9	1.83	37.24
Wheeling, W. Va.	2,432	17.1	2.17	34.67	3,365	12.7	1.54	35.67
Trenton, N. J.	2,872	16.2	2.01	38.66	3,052	15.2	1.62	38.60
Salt Lake City, Utah	2,418	18.2	2.04	36.63	2,741	15.9	1.70	36.22
Tulsa, Okla.	2,783	15.7	1.90	36.46	3,617	13.8	1.53	41.70
San Diego, Calif.	2,567	16.7	1.79	35.79	2,952	14.7	1.60	36.10
Flint, Mich.	2,463	18.7	2.16	38.29	2,293	15.7	1.63	29.91
Fort Worth, Tex.	2,501	15.9	1.68	33.17	2,896	14.5	1.41	33.90
Reading, Pa.	2,757	16.4	2.04	37.71	2,244	16.0	1.72	29.83
Tampa, Fla.	2,641	14.5	1.64	31.86	2,050	12.7	1.26	31.23
Chattanooga, Tenn.	2,791	14.6	1.66	33.94	3,959	15.4	1.64	50.95
Wilmington, Del.	2,528	16.4	2.23	34.64	2,736	16.1	1.93	36.74
Huntington, W. Va.	2,356	16.5	2.22	32.45	2,479	15.1	1.99	31.28
Harrisburg, Pa.	2,705	17.0	2.17	38.26	2,500	18.9	2.20	39.40
Des Moines, Iowa	2,647	16.5	1.98	36.38	2,923	14.9	1.56	36.39
Duluth, Minn.	3,076	17.0	1.89	43.57	2,722	16.2	1.75	36.70
Davenport, Iowa	2,134	18.5	2.28	32.85	2,977	17.4	1.77	43.26
Jacksonville, Fla.	2,504	14.0	1.85	29.20	3,246	11.0	1.33	29.72
Johnstown, Pa.	3,024	17.5	2.12	44.07	2,798	16.7	1.81	38.92
Tacoma, Wash.	2,561	14.7	1.76	31.45	2,421	13.9	1.50	28.00
South Bend, Ind.	2,692	17.4	2.21	39.13	2,578	14.3	1.66	30.66
Peoria, Ill.	2,584	18.3	2.26	39.42	3,182	17.4	2.07	46.08
Waterbury, Conn.	2,718	18.5	2.17	41.81	(4)	(4)	(4)	(4)
Knoxville, Tenn.	2,584	15.9	1.84	34.20	3,052	15.0	1.60	38.24
Racine, Wis.	2,721	19.3	2.16	43.65	3,177	16.9	1.74	44.76
Maimi, Fla.	3,046	13.1	1.49	33.28	4,200	11.5	1.27	40.31
Binghamton, N. Y.	2,556	19.3	2.20	41.17	2,676	18.1	1.80	40.20
Erie, Pa.	2,513	17.9	2.22	37.54	2,858	14.1	1.62	33.61
Spokane, Wash.	2,627	15.1	1.77	33.06	2,610	14.3	1.49	31.30
Sacramento, Calif.	2,596	16.6	1.90	35.84	2,734	14.5	1.62	33.04
Fort Wayne, Ind.	2,508	18.5	2.35	38.58	2,543	14.6	1.80	30.86
Lancaster, Pa.	2,571	18.1	2.29	38.78	1,906	19.5	2.31	31.00
Evansville, Ind.	2,277	16.6	2.15	31.53	3,247	13.2	1.57	35.76
Wichita, Kans.	2,653	15.7	1.76	34.66	3,097	12.7	1.36	32.67
El Paso, Tex.	2,619	16.7	1.92	36.41	2,900	15.0	1.73	36.18
Altoona, Pa.	3,233	18.0	2.00	48.40	3,162	20.3	1.91	53.38
Little Rock, Ark.	3,137	14.0	1.65	36.50	3,097	12.7	1.35	32.86
Charleston, W. Va.	2,850	16.6	2.16	39.52	3,215	14.9	1.94	39.81
Savannah, Ga.	2,417	15.4	1.70	30.94	3,123	13.0	1.33	33.80
San Jose, Calif.	2,380	18.1	2.10	35.85	2,650	15.1	1.75	33.24
Rockford, Ill.	2,640	17.9	2.29	39.45	2,663	16.4	2.02	36.40
Roanoke, Va.	2,591	17.0	2.25	36.75	2,656	15.7	1.98	34.73
Atlantic City, N. J.	5,051	12.4	1.31	52.07	3,361	12.9	1.26	36.18
Total inside 96 areas	2,808	17.3	1.99	40.49	3,176	15.4	1.72	40.82
Remainder outside	2,583	15.8	1.83	34.10	2,749	13.7	1.52	31.30
Total	2,752	17.0	1.96	38.89	3,061	15.0	1.67	38.26

[1] Income data include family income of owner-occupant purchasers only; exclude operative builders, absentee landlords, and others.

[2] Gross payment includes amortization of principal, interest, mortgage insurance premium, taxes, water rent, special assessments, and hazard insurance.

[3] Includes FHA valuation of house, all other physical improvements, and land.

[4] Calculations not shown because the base includes less than 5 cases.

APPENDIX B. PUBLICATIONS OF THE FEDERAL HOUSING ADMINISTRATION

The Federal Housing Administration issues publications which may be classified under the headings of (1) legislative, (2) administrative, (3) technical, (4) general, (5) periodical, and (6) educational. In addition, the United States Government makes available to the public material covered in congressional hearings relative to the FHA program. Selected publications are listed beneath these headings together with the source from which they may be obtained and the price charged. Those for which no charge is made may be obtained from the Federal Housing Administration, Washington, D. C.; those for which a charge is indicated may be ordered from the Superintendent of Documents, Government Printing Office, Washington, D. C. Purchase orders should be directed to that official, accompanied by cash or coupons issued by that office, postal or express money order, or check made payable to him. Stamps are not accepted.

Congressional Hearings.

The legislative background and the major objectives of the National Housing Act and amendments are found in the congressional hearings. A list of those hearings for sale may be obtained by writing to the Superintendent of Documents, Government Printing Office, Washington, D. C., and requesting, free of charge, Price Lists 28 and 72. Other published volumes may be found in the Library of Congress, in any library depository of the Government, and in many reference libraries. The Index of Congressional Committee Hearings affords a list of the hearings, and may be supplemented by the United States Government Monthly Catalog of Publications which indicates the latest releases. Discussions in Congress concerning the legislation appear in the Congressional Record.

Legislative.

National Housing Act as amended. July 1939. This pamphlet contains the complete, amended provisions of the National Housing Act as it is now operative. FHA–107. Free.

Administrative.

Administrative rules and regulations are revised and reissued at intervals. They are also printed currently in the Federal Register and are available in the new Code of Federal Regulations, Title 24, Housing Credit.

Property Improvement Loans.—January 1940. FHE–1. Free.

Mutual Mortgage Insurance.—July 1939. FHA–2010. Free.

Farm Mortgage Insurance.—May 1938. FHA–2011. Free.

Large Scale Rental Housing Insurance.—In Excess of $100,000. March 1940. FHA–2012. Free.

Small Scale Rental Housing Insurance.—Less than $100,000. March 1940. FHA–2012 A. Free.

Circular No. 1 of the Federal National Mortgage Association.—April 1938. Free.

Technical.

Bulletins of a technical nature, prepared primarily for the use of lending institutions, subdivision developers, operative builders and others operating under the FHA plan, are herewith classified according to the phase of operations which they are intended to serve.

Title I. Property improvement loans.

Gross Charge and Discount Tables.—July 1939. For Title I Property Improvement Loans, Based on a Discount of $5. FHE–17. Free.

Gross Charge and Discount Tables.—September 1939. For Title I Residential-Structure Loans, Based on a Discount of $3.50. FHE–18. Free.

Settlement of Claims Under Title I of the National Housing Act.—January 1940. FHA–168. Free.

Amortization Schedules.—January 1940. For Title I, Class III Interest-Bearing Loans. FHE–168. Available without charge to qualified lending institutions.

Title II. Small Home Mortgage Insurance.

Circular No. 2, Property Standards. June 1936. Requirements for Mortgage Insurance under Title II. FHA–2019. In addition to the requirements described in the pamphlet, there are published separately pamphlets containing local property standards and minimum construction requirements for the various States, areas, and municipalities included in the different State and district administrative areas. These pamphlets are issued under the general titles of "Circular No. 2 Property Standards, Part VI," and "Minimum Construction Requirements for New Dwellings." Both publications can be obtained only from FHA State or district insuring offices. Free.

Circular No. 4, Procedure for Operative Builders. May 1938. FHA–2041. Free.

Circular No. 5, Subdivision Standards. September 1939. FHA–2059. Free.

Illustrative Case. Mortgagee's Application and Credit and Security Instruments to be Submitted for Insurance under Section 203 of Title II, 4½, 4¼, and 4 percent. September 1939. FHA–2042. Price: 15¢.

Underwriting Manual. February 1938. FHA–2049. Price: paper bound, 75¢; buckram bound, $1.25.

Standard Amortization Schedules Bearing 4½ Percent Interest. August 1939. FHA–2284. Free.

Insured Mortgage Yield Tables. February 1940. FHA–2331. Price: 5¢.

Computation of Mortgage Insurance Premium on Reducing Balances. July 1938. FHA–2367. Free.

Principal-Reduction Table, 5%. April 1936. FHA–2215. Free.

Technical Bulletin No. 1, Recent Developments in Dwelling Construction. January 1937. FHA–2212. Price: 5¢.

Technical Bulletin No. 2, Modern Design. March 1936. FHA–2213. Price: 5¢.

Technical Bulletin No. 3, Contract Documents for Small House Construction. February 1938. FHA–2046. Price: 5¢.

Technical Bulletin No. 4, Principles of Planning Small Houses. March 1938. FHA–2219. Price: 10¢.

Technical Bulletin No. 6, Mechanical Equipment for the Home. April 1940. FHA–2299. Free.

Technical Bulletin No. 7, Planning Profitable Neighborhoods. 1938. FHA–2370. Price: 20¢.

Land Planning Bulletin No. 1, Successful Subdivisions. FHA–2094. Free.

Title II. Rental Housing Mortgage Insurance.

Low Rental Housing for Private Investment. 1940. FHA-2418. Free.

Architectural Planning and Procedure for Rental Housing. April 1939. FHA-2421. Price: 10¢.

Uniform System of Accounts for Multi-Family and Group Housing Projects. March 1938. FHA-2230. Free.

Amortization Tables, Rental Housing Division. 1940. FHA-2410. Free.

Legal Research Document—Form of Trust Indenture. 1936. FHA-2288. Free.

Other Technical.

Technique for a Mortgage Experience Study. November 1937. 19938. Free.

Tabulation Forms for a Mortgage Experience Study. February 1937. 18020. Free.

List of Real Property Inventory Data Available at the Division of Research and Statistics of the Federal Housing Administration. August 1938. 23169. Free.

United States Housing Market, Housing Statistics and Market Quotas. May 1935. 4089. Free.

Local Residential Occupancy-Vacancy Surveys, A Suggested Procedure. May 1938. 21745. Free.

General.

The Structure and Growth of Residential Neighborhoods in American Cities. 1939. FHA-2088. Price: Buckram bound, $1.50.

Four Decades of Housing with a Limited Dividend Corporation. 1939. FHA-2208. Price: 15¢.

A Survey of Apartment Dwelling Operating Experience in Large American Cities. 1940. FHA-2209. In preparation.

European Housing Policy and Practice. 1937. FHA-2290. Price: 20¢.

Analysis of Housing in Peoria, Illinois. 1935. FHA-2021. Free.

Periodical.

Annual Report of the Federal Housing Administration.—The annual reports are obtainable from the Superintendent of Documents, Government Printing Office, Washington, D. C. The *First Annual Report*, for the period commencing with approval of the National Housing Act on June 27, 1934, and ending December 31, 1934, is for sale at 5¢ per copy; the supply of copies of the *Second Annual Report*, for the period ending December 31, 1935, has been exhausted; copies of the *Third Annual Report*, for the year ending December 31, 1936, may be obtained for 10¢; the *Fourth Annual Report*, for the period ending December 31, 1937, 20¢; the *Fifth Annual Report*, for the year ending December 31, 1938, 25¢; the *Sixth Annual Report*, for the year ending December 31, 1939, 25¢.

Insured Mortgage Portfolio.—The *Portfolio* is the FHA quarterly medium of communication with financial institutions which are approved or eligible for participation in the Insured Mortgage System. It contains helpful suggestions to financial institutions making insured loans, explains the administrative procedure of FHA relative to approved insuring institutions, supplies the latest statistical data of

mortgage insurance, and embodies articles of general interest concerning housing problems. The *Portfolio* will be sent free of charge upon request by institutions approved or eligible to insure their mortgages with FHA. To all others, the annual subscription price is 50¢, single copies 15¢. Subscriptions should be sent to, and single copies ordered from, the Superintendent of Documents, Government Printing Office, Washington, D. C.

Educational.

The following booklets are revised and reissued from time to time in accordance with changes in legislation or administrative policy:

How to Modernize Outside and Inside. FHA-815. Free.

Title I Home Ownership Loans. FHA-858. Free.

The FHA Plan of Home Ownership. FHA-2359. Free.

4½% FHA Insured Loans. FHA-2260. Free.

FHA Insured Farm Loans. FHA-2368. Free.

Improvements Eligible for Financing with FHA Insured Loans, Title I. FHA-145. Free.

The Fort Wayne Housing Plan. FHA-2422. Free.

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