# 22d ANNUAL REPORT

# FEDERAL HOUSING ADMINISTRATION

NORMAN P. MASON
Commissioner

for the year ending
December 31, 1955

# TWENTY-SECOND ANNUAL REPORT

of the

# FEDERAL HOUSING ADMINISTRATION

## Year ending December 31, 1955

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A reprint of Part III of the Ninth Annual Report of the Housing and Home Finance Agency

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# CONTENTS

# THE FHA PROGRAM

Under authority of the National Housing Act of June 27, 1934, as amended, the Federal Housing Administration operates housing loan insurance programs designed to encourage improvement in housing standards and conditions, to facilitate sound home financing on reasonable terms, and to exert a stabilizing influence in the mortgage market. The FHA makes no loans and does not plan or build housing.

As provided by the President's Reorganization Plan No. 3 of 1947, the FHA is a constituent agency of the Housing and Home Finance Agency.

The various types of FHA insurance in effect in 1955 are summarized below.

## Title I

Section 2 of Title I of the National Housing Act authorizes the FHA to insure qualified lending institutions against 90 percent of losses on loans made to finance the alteration, repair, improvement, or conversion of existing structures and the building of small new nonresidential structures.

Section 8 of Title I, added to the Act in 1950, authorized the insurance of mortgages on new single-family dwellings for families of low and moderate income, particularly in suburban and outlying areas. This authority was terminated by the Housing Act of 1954 (Public Law 560, 83d Cong., approved August 2, 1954), and similar authority was provided under Section 203 (i) of Title II, which also authorizes FHA insurance of mortgages in amounts up to $6,650 on farm properties.

## Title II

Section 203 authorizes the insurance of mortgages on new and existing 1- to 4-family dwellings. This section accounts for nearly two-thirds of all mortgage insurance written by the FHA.

Section 207 authorizes the insurance of mortgages, including construction advances, on rental housing projects of eight or more family units, and the insurance of mortgages on trailer courts and parks.

Section 213, added to Title II in 1950, authorizes the insurance of mortgages on cooperative housing projects of eight or more family units. In a sales-type project (one built by a nonprofit corporation or trust organized for the purpose of building homes for members), the individual homes may be released from the blanket mortgage on the project and mortgages on the individual homes may be insured under Section 213. This section also authorizes the FHA to furnish technical advice and assistance in the organization of the cooperatives and in the planning, development, construction, and operation of the housing projects.

Section 220, added in 1954, provides FHA mortgage insurance on liberal terms to assist in financing the rehabilitation of existing salable housing and the replacement of slums with new housing, in areas which have been certified to FHA by the Housing and Home Finance Administrator as eligible for Section 220 mortgage insurance.

Section 221, also added in 1954, authorizes mortgage insurance on low-cost housing for families from urban renewal areas and families displaced by Government action. Mortgage insurance is available under Section 221 for purchase of existing housing, rehabilitated housing, and new construction. It is also available for rental housing if the mortgagor is a private nonprofit organization regulated under Federal or State law.

Section 222, added in 1954, authorizes the insurance of mortgages on dwellings owned and occupied by persons on active duty with the Armed Forces or the Coast Guard, on certification by the Department of Defense (or the Treasury Department, for Coast Guard personnel).

Section 223, added in 1954, authorizes the insurance under Sections 203, 207 and 213 of mortgages on specified types of permanent housing sold by the Federal or State government. This authority is similar to that formerly provided under Section 610 of Title VI.

### Title VI

Sections 603 and 608 were enacted in 1941 and 1942, respectively, to aid the production of war housing through mortgage insurance provisions more liberal than those under Sections 203 and 207. The authority to issue commitments of mortgage insurance on new construction under Section 603 expired April 30, 1948, and new-construction commitments under Section 608 were limited to those for which applications were received on or before March 1, 1950.

Section 609, added in 1947, authorized the insurance of short-term loans to finance the manufacture of housing and the insurance of lending institutions against loss on notes given in part payment by purchasers of manufactured housing financed with insured loans.

Section 610, added in 1947, authorized the insurance under Sections 603 and 608 of mortgages on specified types of permanent housing sold by the Government.

Section 611, added in 1948, authorized the insurance of mortgages on projects of 25 or more new single-family dwellings in order to encourage the application of site fabrication and other cost reduction techniques to large-scale home building operations.

The Housing Act of 1954 provided that no new insurance commitments should be issued under Title VI after August 2, 1954.

### Title VII

Title VII, added in 1948, authorizes the insurance of a minimum amortization charge and an annual return on outstanding investments in debt-free rental housing projects.

### Title VIII

Title VIII, added in 1949 and rewritten in 1955, authorizes the insurance of mortgages on rental housing built on or near military reservations for the use of military or civilian personnel of the Armed Forces, on certification by the Secretary of Defense, and rental housing for employees of Atomic Energy installations on certification by the Atomic Energy Commission.

### Title IX

This title, added to the Act in 1951 and now inactive, authorized FHA insurance of mortgages on housing programed by the Housing and Home Finance Administrator for critical defense areas.



## SECTION 1

# THE FHA IN 1955

The Federal Housing Administration records 1955 as a year of substantial progress in the mortgage and loan insurance activities through which it helps private enterprise to make better housing available to the people of America.

Progress has been particularly notable in the field of home financing. The Housing Act of 1954 (Public Law 560, 83d Cong., approved August 2, 1954) liberalized the downpayment requirements and maximum maturities for insured home mortgage transactions and made the acceptable terms for proposed and existing construction more nearly alike than ever before.

The new terms were a strong factor in the greatly increased volume of applications coming to the FHA in the following months. In the calendar year 1955 applications were received for mortgage insurance on 618,638 homes—the largest number for any year in FHA history. More than half were existing homes. The number of existing homes on which applications were received was over 30 percent greater than in 1954. The volume of home mortgage insurance was also at an exceptionally high level.

Insurance written in 1955 under all FHA programs totaled $3.8 billion, an amount 24 percent greater than the total for 1954.

FHA progress in helping to improve housing conditions was aided by the Housing Amendments of 1955 (Public Law 345, 84th Cong., approved August 11, 1955), which extended the authority to insure property improvement loans, amended the provisions of some mortgage insurance programs to make them more workable, and added two new programs of mortgage insurance, one for military housing and one for mobile home courts.

Progress was made during the year in achieving better internal organization, better control of operations, more efficient methods and procedures, and substantial cost savings.

Greater emphasis was placed on the necessity for preserving values in older properties and established neighborhoods.

The first commitments were issued under Section 220 of the National Housing Act, which provides for mortgage insurance in urban renewal areas.

FHA facilities were made available on an emergency basis in disaster areas.

Instructions were issued to directors of FHA insuring offices early in the year outlining specific steps for them to take in helping to provide adequate housing available to members of minority groups.

Closer cooperation with industry and consumer groups was brought about to increase the effectiveness of FHA programs. Thirteen industry advisory meetings were held during the year, at each of which experts in a particular field discussed with the Commissioner and members of his staff a special subject such as architectural standards, appraisals, urban renewal, cooperative housing, home site improvement, property management, or others closely related to FHA operations.

A complete revision of the FHA minimum property requirements was undertaken with the assistance of an industry advisory committee, in order to clarify and standardize the requirements for the entire country in a single volume.

## NEW LEGISLATION

The Housing Amendments of 1955 (Public Law 345, 84th Cong., approved August 11, 1955) increased the general FHA mortgage insurance authorization (covering all programs except property improvement loan insurance under Title I and the insurance of mortgages on armed services housing under the revised Title VIII) to the amount of outstanding insurance and commitments on July 1, 1955 plus $4 billion, in order to provide for the estimated amount of commitments to be issued in the fiscal year 1956.

The amendments extended FHA authority to insure lending institutions against loss on property improvement loans, so as to include loans made before September 30, 1956.

They increased to $12.5 million the maximum amount of mortgage that the FHA may insure on a multifamily housing project when the mortgagor is a private corporation. The increase applies to mortgages insured under Sections 207, 213, 220, and 221, and under Section 803 of Title VIII in its old form.

Sections 207 and 213 were amended to authorize mortgage insurance on projects of 8 or more family units. FHA administrative rules previously set the minimum at 12 units.

Section 213 was amended to provide for determination of the maximum insurable amount on the basis of replacement cost instead of estimated value, and insurance under Section 213 was made available to cooperatives in the purchase of Government-owned housing. The FHA Commissioner was directed to appoint a Special Assistant for Cooperative Housing and to provide him with an adequate staff in order to expedite and facilitate operations under Section 213.

The Federal National Mortgage Association was authorized to enter into advance commitments, totaling not more than $50 million outstanding at any time and not over $5 million in any one State, to buy mortgages insured under Section 213.

Section 220 was amended to provide for determination of the maximum





insurable mortgage amount on proposed construction on the basis of estimated replacement cost instead of estimated value.

Section 221 was amended by eliminating the requirement of cost certification for builders of single-family homes and by specifying that families voluntarily moving from urban renewal areas are eligible for housing financed under this section as well as families involuntarily displaced from urban renewal areas or by governmental action.

A new program of mortgage insurance for mobile home courts and parks was provided under Section 207 of Title II. The mortgage amount may not exceed $1,000 per trailer space or $300,000 per mortgage.

The Commissioner was authorized to settle certificates of claim and refunds to mortgagors at any time after sale of an acquired property, without waiting until the new loan is fully repaid.

The authority to insure mortgages under Title IX was terminated except for housing designated by the President as defense housing, on which commitments were outstanding on August 1, 1955.

A new program of military housing was provided under Title VIII and the provisions of this title previously in effect were continued only for outstanding commitments, commitments issued on or before June 30, 1956 pursuant to certification by the Secretary of Defense on or before June 30, 1955, and commitments issued pursuant to Atomic Energy Commission certification made on or before June 30, 1956.

Under the new provisions of Title VIII, mortgages may be insured pursuant to commitments issued before September 30, 1956. A separate insurance authorization of $1,363,500,000 is established for the purpose. Certification by the Secretary of Defense (or the Secretary of the Treasury, for Coast Guard personnel) is required. The mortgage may not exceed the replacement cost of the project (including land, physical improvements, and on-site utilities), nor an average of $13,500 per family unit. The mortgage maturity may not exceed 25 years, and the interest rate may not exceed 4 percent. Cost certification is not required. The Secretary of Defense will acquire control of each housing unit as it becomes available for occupancy, and when the project is completed the builder's capital stock will be transferred to the Secretary, who will maintain, operate, and assign the housing.

The FHA Commissioner was directed to appoint a Special Assistant, with an adequate staff, to expedite operations under Title VIII.

The Federal National Mortgage Association was authorized to make commitments to purchase mortgages insured under Title VIII. Purchases and commitments outstanding at any one time may not exceed $200 million.

## PROPERTY IMPROVEMENT LOAN INSURANCE

More than a million property improvement loans totaling $645.8 million were reported to the FHA for insurance under Title I in 1955.

Insurance written from 1934 through 1955 covered more than 19 million loans with net proceeds totaling $8.9 billion. About $1 billion was outstanding on December 31, 1955. At that date, the FHA had available for losses and related expenses about $44 million. This amount had accumulated from earnings derived from fees, premiums, and income on investments.

Claims paid in 1955 totaled 40,194 and amounted to $17.6 million. This amount is 1.50 percent of the average net proceeds of loans outstanding during the year, and compares with a ratio of 1.63 percent for the entire period of operations from 1934 through 1955.

Claims totaling $187.8 million, or 2.1 percent of the $9 billion insured, have been paid since 1934 on about 600,000 loans. Allowance for actual and anticipated recoveries brings the net claim ratio to 1.0 percent. Over $8.5 million in recoveries was collected in 1955.

New contracts of insurance were issued in 1955 to 342 lending institutions. This brought the total number of institutions holding contracts to 7,543. About 3,300 of these made Title I loans during the year. A noticeable trend was an increased interest shown by smaller lending institutions, including credit unions. Commercial banks remained the principal type of lender, accounting for nearly 79 percent of all loans reported for insurance in 1955.

A newly created staff of 12 Title I supervisors in geographically distributed field locations, supplementing the work of local insuring offices, brought about a closer relationship between the FHA and lenders and dealers participating in the Title I program. In matters involving complaints there was a high degree of staff cooperation between Better Business Bureaus, FHA field offices, and the Office of the Assistant Commissioner, Title I. During the year, 1,263 companies and individuals dealing in home improvements were restricted in their participation in Title I as a result of unethical or irregular practices.

## MORTGAGE INSURANCE

Home mortgages insured in 1955 numbered 310,870—45 percent more than in 1954, and the highest number for any year except 1950. Of the dwelling units securing these mortgages, 131,116 were in new homes and 187,338 in existing homes. "New" homes are those approved for mortgage insurance before the beginning of construction. "Existing" homes include new homes built without this prior approval.

The dollar amount of home mortgage insurance—over $3 billion—was the highest in FHA history.

Home mortgages were insured under the following sections of the National Housing Act in 1955:





| | Units | Amount (000) |
|---|---|---|
| Title I, Sec. 8 | 5,714 | $32,308 |
| Title II, Sec. 203 | 301,707 | 2,028,053 |
| Title II, Sec. 213 | 1,054 | 9,026 |
| Title II, Sec. 222 | 6,635 | 86,545 |
| Title IX, Sec. 908 | 3,344 | 27,915 |
| Total [1] | 318,466 | 3,084,767 |

[1] Includes 12 open-end advances totaling $19,531 insured under Sec. 203 pursuant to the provisions of Sec. 225.

The great volume of applications resulting from lower downpayments and longer maturities authorized by 1954 legislation placed a severe strain on FHA field offices. At the beginning of 1955, many of the offices had serious backlogs. Relief was obtained by overtime work and measures to increase employee productiveness, and by the employment of additional personnel in field offices after Congress authorized funds for this purpose in January. By the end of the year most offices had returned to a normal processing schedule.

On April 28 the FHA put into effect a requirement that the cash investment of a buyer financing a home with an FHA-insured mortgage must include closing charges as well as the down payment on the property.

On July 30 the Commissioner by administrative action imposed credit restrictions designed to avert inflationary trends in the housing market. The minimum downpayment for homes financed with FHA-insured home mortgages was increased by 2 percent, and the maximum mortgage maturity of an insured home mortgage was reduced from 30 years to 25 years. The minimum downpayment on an owner-occupied home approved for mortgage insurance before the beginning of construction had been 5 percent of the first $9,000 of appraised value and 25 percent of the remaining value. It was now increased to 7 percent of the first $9,000 and 27 percent of the remainder. For other homes the minimum downpayment was increased to 12 percent of the first $9,000 and 27 percent of the remaining value.

The restrictions initially applied to individual home mortgages insured under Sections 203, 213, 220, 221, and 222, but on November 10 they were removed for Sections 220 and 221 and for mortgages to finance homes replacing those destroyed by floods or other major disasters. The 5-percent minimum downpayment was restored on November 3 for servicemen's mortgages insured under Section 222. On January 17, 1956, the 30-year maximum maturity was restored for all FHA-insured home mortgages.

Mortgages totaling over $76 million were insured in 1955 on 81 multifamily projects with over 9,400 family units. They included mortgages on rental projects under Section 207, cooperative projects under Section 213, military housing under Section 803, and defense housing under Section 908:

| | Projects | Units | Amount (000) |
|---|---|---|---|
| Title II, Sec. 207 | 47 | 5, 108 | $39, 059 |
| Title II, Sec. 213 | 24 | 1, 545 | 13, 854 |
| Title VIII, Sec. 803 | 9 | 2, 681 | 22, 406 |
| Title IX, Sec. 908 | 1 | 106 | 923 |
| Total | 81 | 9, 440 | 76, 242 |

NOTE.—Because of adjustments the above totals do not correspond exactly with those mentioned in the text.

On November 18, insuring offices were notified that mortgages on rehabilitated properties could be considered for insurance under Section 207 if at least 25 percent of the mortgage proceeds was devoted to new physical improvements. The previous requirement had been at least 50 percent for that purpose. The change was made to promote the improvement of urban neighborhoods where blight threatened or had already begun.

About 276,700 housing units were started under FHA programs in 1955—a little over 21 percent of the total number of privately financed nonfarm units started as estimated by the Bureau of Labor Statistics. The 4 million FHA units started from 1935 through 1955 amounted to 28.6 percent of the total units started in that period.

In 1955 there were 611 new mortgage lending institutions added to the FHA list of approved mortgagees, and 59 were removed from the list.

## Cooperative Housing

At the end of 1955 the FHA had insured, under Section 213, mortgages totaling $312.5 million on 307 cooperative housing projects providing homes for 33,398 families The projects are located in 25 States. Nearly two-thirds of the units are in management-type projects.

Two major developments in cooperative housing mortgage insurance have resulted from the enactment of the Housing Amendments of 1955 in August. The first is an increase of interest in the Section 213 program on the part of consumer groups. The second is the relationship established by the FHA with public interest groups. Meetings have been held in Washington between representatives of these groups and FHA officials to discuss the problems and possibilities of consumer-initiated cooperative housing under Section 213. Most of the representatives at the meetings have State and regional counterparts throughout the country which are ready to work with local FHA offices in helping cooperatives to organize and get their housing projects under way.

Discussions have been held with redevelopment authority officials in New York, Newark, Cleveland, Cincinnati, and Chicago concerning the use of cooperative housing in urban renewal programs, and a rehabilitation project was being reactivated in Philadelphia at the end of the year.





Rehabilitated properties are eligible for mortgage insurance under Section 213 when at least 25 percent of the mortgage proceeds is used for new physical improvements to the properties.

On October 17 the Commission appointed a Special Assistant for Cooperative Housing, to expedite operations under Section 213.

## Urban Renewal

A special assistant to direct FHA participation in urban renewal programs was appointed by the Commissioner March 1, 1955.

On September 26, 1955, the first 3 commitments under Section 220 were issued, in the amount of about $6.6 million, involving mortgage insurance on 762 dwelling units in the Delano Village redevelopment project in North Harlem, N. Y. At the end of the year applications were in process on 7 other redevelopment projects totaling 2,284 units.

Under Section 221, in November and December the HHFA Administrator issued certifications of need for 12 localities in Alabama, New Jersey, Pennsylvania, and Tennessee—a total allocation of 1,772 units.

Progress was made during the year on preapplication processing of proposed urban renewal housing. Projects included Garden Valley in Cleveland, Area B in Washington, D. C., and Gregory Site in Jersey City.

The FHA has also assisted in the development of urban renewal plans in rehabilitation areas in a number of cities.

The Housing Amendments of 1955 substituted replacement cost for appraised value as a basis for determining maximum insurable mortgage amounts on new construction under Section 220, and so made it necessary to reconsider previous administrative determinations. Subsequent changes in FHA administrative requirements liberalized the position of the agency with respect to capital stock, outstanding obligations, and other less important provisions of the mortgagor's corporate charter.

By the end of 1955, the principal factor limiting the extent of FHA's further participation in the urban renewal program through mortgage insurance on newly constructed properties was the amount of additional land which local public agencies then had ready for sale to prospective redevelopers.

At the end of 1955 the HHFA Administrator had certified 35 redevelopment plans pursuant to Section 220.

## Armed Services Housing

A new program of mortgage insurance for military housing under Title VIII of the National Housing Act was provided by the Housing Amendments of 1955, which also directed the FHA Commissioner to appoint a special assistant, with an adequate staff, to expedite operations under this program. The appointment was made on September 26.

Many problems had to be ironed out and numerous obstacles overcome before effective operating procedures could be set up. This "clearing of the track" was done in record time through establishment of liaison with appropriate branches of government and industry.

At the end of the year, 49 projects representing 31,975 housing units had received FHA and Defense Department approval, and were in various stages of development ranging from initial planning and engineering to final bidding.

## AGGREGATE INSURANCE VOLUME

From June 1934 to the end of 1955, FHA insurance aggregated $39.8 billion. About two-thirds of this amount, $25.9 billion, represented mortgage insurance on 4 million homes, including $21.2 billion on 3.3 million homes insured under Section 203 of the National Housing Act. Property improvement loan insurance on about 19 million loans totaled $8.9 billion. Mortgages amounting to $4.9 billion were insured on multifamily projects with nearly 678,000 units. In addition, 756 short-term loans totaling $5.3 million were insured on manufactured housing.

Of the $39.8 billion of insurance written by the FHA during its 21½ years of operation, unpaid balances of $19.4 billion remained outstanding at the end of 1955. Loans with face amounts totaling $16.5 billion had been terminated, and of the remaining $23.3 billion face amount in force at the end of 1955 an estimated $3.9 billion had been amortized, leaving $19.4 billion outstanding.

The outstanding balance consisted of $1 billion in property improvement loan insurance, $14.2 billion in home mortgage insurance, $.3 billion in mortgages on cooperative housing, and $3.8 billion in mortgage insurance on rental projects, including military and defense housing.

The volume and characteristics of FHA insurance are discussed in detail in Sections 2 and 3 of this report.

## FORECLOSURES AND LOSSES

At the end of 1955 the FHA had acquired through foreclosure or the assignment of mortgage notes 60,141 units of housing, representing about 1¼ percent of the 4,826,488 units covered by mortgages or loans insured since the beginning of operations. Of the acquired units, 31,376 had been sold and 28,765 remained on hand.

Losses realized on the total amount of mortgage insurance written from 1934 through 1955 amounted to six one-hundredths of 1 percent. Losses to the Mutual Mortgage Insurance Fund on sale of acquired properties under Section 203 amounted to two one-hundredths of 1 percent.

In addition to the actual losses realized, provision has been made for estimated future losses in the amount of $82,110,151 on the 28,765 units remaining on hand at the end of 1955.





## PROPERTY MANAGEMENT

All properties acquired by the FHA under the terms of mortgage insurance contracts are managed and sold under the supervision of the Property Management Division of the FHA in compliance with general policies established by the Commissioner.

The policy of the FHA is not to sell acquired home properties in bulk, but to put them in good condition and then return them at fair prices in the going market, without speculative markup, to the home-ownership use for which they were originally produced. The agency uses the facilities of qualified local real estate brokers to manage and sell 1- to 4-family properties through established retail channels.

The FHA rehabilitates acquired rental project properties to the extent necessary to enable them to compete in the rental market, and then operates them until the income is stabilized. Although a local real estate broker is engaged to act as managing agent for such a property, the marketing of the property is handled as a direct transaction between the Government and the purchaser. The sale is publicized in advance through advertisements stating minimum prices and terms, and the property is sold to the qualified operator whose offer meets the minimum and is most advantageous.

Property management procedures were simplified in 1955 so that a smaller staff was able to handle a larger number of transactions.

Statements of profit and loss on sales of properties acquired under the various FHA home mortgage insurance programs are included in Section 5 of this report (Accounts and Finance), together with similar statements for properties acquired and mortgage notes assigned to the FHA under the multifamily housing programs.

## FINANCIAL POSITION

Gross income from fees, insurance premiums, and investments during the fiscal year 1955 from all insurance operations of the FHA totaled $138,823,312. Expenses of administering the agency during the fiscal year 1955 amounted to $36,061,825, leaving an excess of gross income over operating expenses of $102,761,487.

From the establishment of the FHA in 1934 through June 30, 1955, gross income totaled $1,021,594,006, while operating expenses amounted to $382,186,935. Expenses during the first 3 fiscal years, 1935 through 1937, were met from funds advanced through the Reconstruction Finance Corporation by the United States Treasury. During the following 3 fiscal years, 1938 through 1940, partial payments of operating expenses were met from income. Since July 1, 1940, operating expenses have been paid in total by allocation from the various insurance funds.

In fiscal year 1954, the FHA completely liquidated its indebtedness to the United States Treasury Department for funds advanced by the Treasury

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for salaries and expenses during the early years of FHA operations and for the establishment of certain insurance funds.

At June 30, 1955, the FHA had capital and statutory reserves of $417,-861,324 which had accumulated from earnings. Of this amount, $397,-551,324 represented earnings and reserves available for future losses and related expenses. The remaining $20,310,000 of retained earnings had been transferred from the FHA insurance funds in which it was earned to other FHA insurance funds under the provisions of Section 219 of the National Housing Act.

The capital and statutory reserves of each fund at June 30, 1955, are as follows:

| | |
|---|---|
| Title I Insurance Fund | $37,777,724 |
| Title I Housing Insurance Fund | 1,734,500 |
| Mutual Mortgage Insurance Fund | 240,024,368 |
| Housing Insurance Fund | 6,613,361 |
| Sec. 220 Housing Insurance Fund | 955,414 |
| Sec. 221 Housing Insurance Fund | 951,513 |
| Servicemen's Mortgage Insurance Fund | 989,031 |
| War Housing Insurance Fund | 109,859,684 |
| Housing Investment Insurance Fund | 845,516 |
| Armed Services Housing Mortgage Insurance Fund | 11,764,731 |
| National Defense Housing Insurance Fund | 6,345,482 |
| Total | 417,861,324 |

A detailed discussion of FHA finances will be found in Section 5 of this report, "Accounts and Finance."

## APPRAISALS FOR ATOMIC ENERGY COMMISSION

The Atomic Energy Community Act of 1955 (Public Law 221, 84th Cong., approved August 4, 1955), providing for termination of Government ownership of AEC communities at Oak Ridge, Tenn., and Richland, Wash., specified that appraisals of the properties were to be made by the FHA. This assignment involved the establishment of current fair market values for 5,973 properties in Oak Ridge and 5,409 in Richland. The work was begun in September 1955 and scheduled for completion in April 1956.

It is estimated that before the appraisals were made over 400 man-days were spent for each community in organizing the work, obtaining basic data, and orienting the appraisers.

An expert appraiser of national reputation was employed as consultant to the FHA appraisal task force in each community. The 24 staff appraisers at Oak Ridge and the 17 staff appraisers at Richland were obtained from various FHA field offices and were under the direction of appraisers from the headquarters office. Market analysts and architectural cost estimators were also obtained from the local insuring offices, and clerical help was hired





locally. The commercial properties were appraised by expert contract appraisers, 12 being used in Oak Ridge and 6 in Richland.

In addition to the Richland and Oak Ridge appraisals, the FHA made sample appraisals of each basic type of house in the AEC community of Los Alamos, N. Mex., at the request of the Joint Committee on Atomic Energy.

## MANAGEMENT IMPROVEMENT

Improved production at reduced cost was effected in many FHA operations in 1955. The following are examples:

In the Comptroller's Division, management improvements completed in 1955 are expected to effect annual savings in personal services of $207,000. A study of the internal accounting system of the agency undertaken during the year is expected to produce further substantial savings. Studies are being made of the use of electronic equipment to increase efficiency.

Better use of space in Washington resulted in rent savings of $82,000 and better working conditions.

Records management economies saved about $180,000 during the year. Other improvements, particularly in printing, resulted in savings of $40,000 a year.

## ORGANIZATION AND PERSONNEL

Staff appointments in 1955 included a deputy commissioner, new assistant commissioners for Operations and for Title I, the 3 special assistants for cooperative housing, urban renewal, and military housing previously mentioned, 3 new zone operations commissioners, and 20 new directors of insuring offices.

The large volume of mortgage insurance applications coming to the FHA after passage of the Housing Act of 1954 made it necessary to increase substantially the number of FHA employees in the field in order to keep processing operations current. At the beginning of 1955 the agency had 5,226 per annum employees, and at the end of the year there were 6,252. The average employment during the year was 6,006, with about 77 percent of the employees serving in field offices and the remaining 23 percent in the Washington headquarters office. There were 2,018 appointments of per annum employees during the year, and 992 separations were effected.

Charts 1[1] and 2 show the organization of the headquarters and field offices.

A study of field offices begun in 1954 was concluded in 1955, and a line and staff organization was put into effect giving greater authority and responsibility to the directors. A meeting of all directors was called in Washington in May to discuss this and other policy questions.

[1] Table and chart numbers throughout the report are keyed to the numbers of the parts in which they appear. Text references to tables and charts, however, omit the section number.

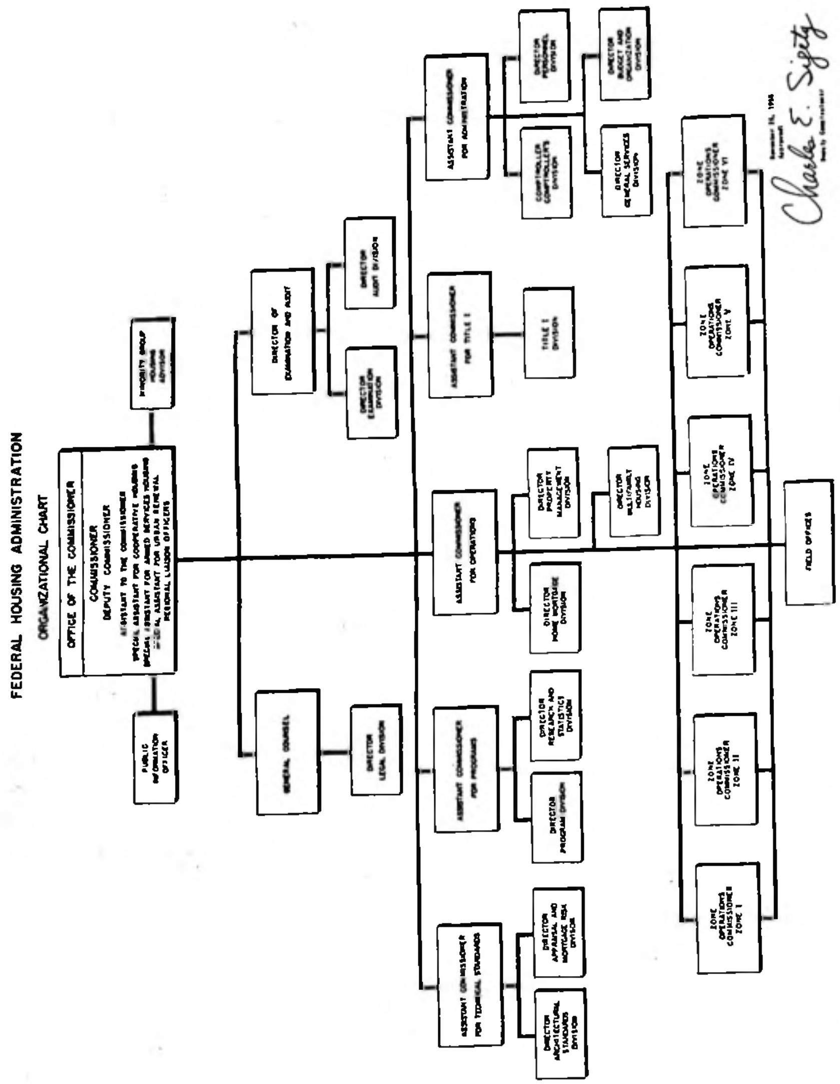
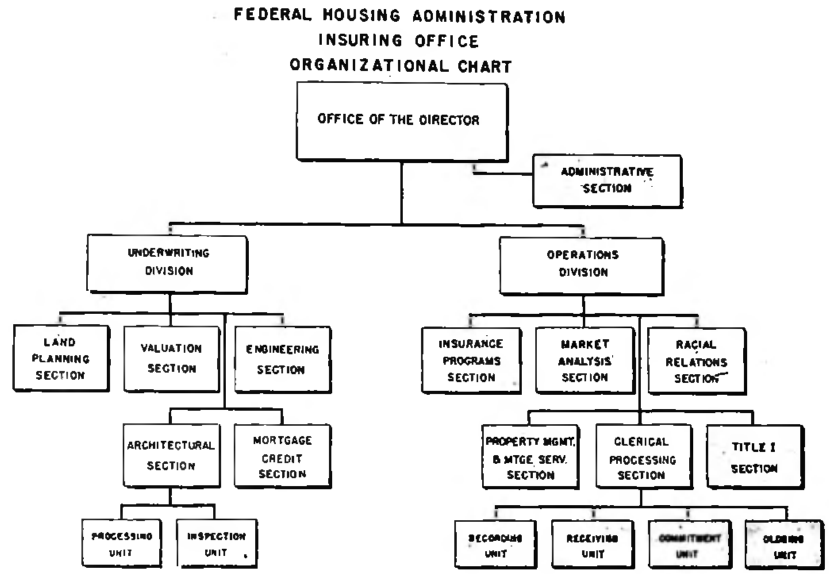


CHART II–1








*THIS IS THE MAXIMUM ORGANIZATION OF AN FHA INSURING OFFICE. WHERE THE MAXIMUM ORGANIZATION IS NOT REQUIRED, THE FUNCTIONS ARE COMBINED OR ARE PERFORMED BY SPECIALISTS FROM OTHER OFFICES ON A PART-TIME BASIS AND SOME OR ALL OF THE SHADED UNITS ARE NOT ESTABLISHED*

CHART II–2

The Alaska insuring office was moved during the year from Juneau to Anchorage, the Long Beach and Los Angeles offices were consolidated, and an insuring office was opened in Knoxville, Tenn.

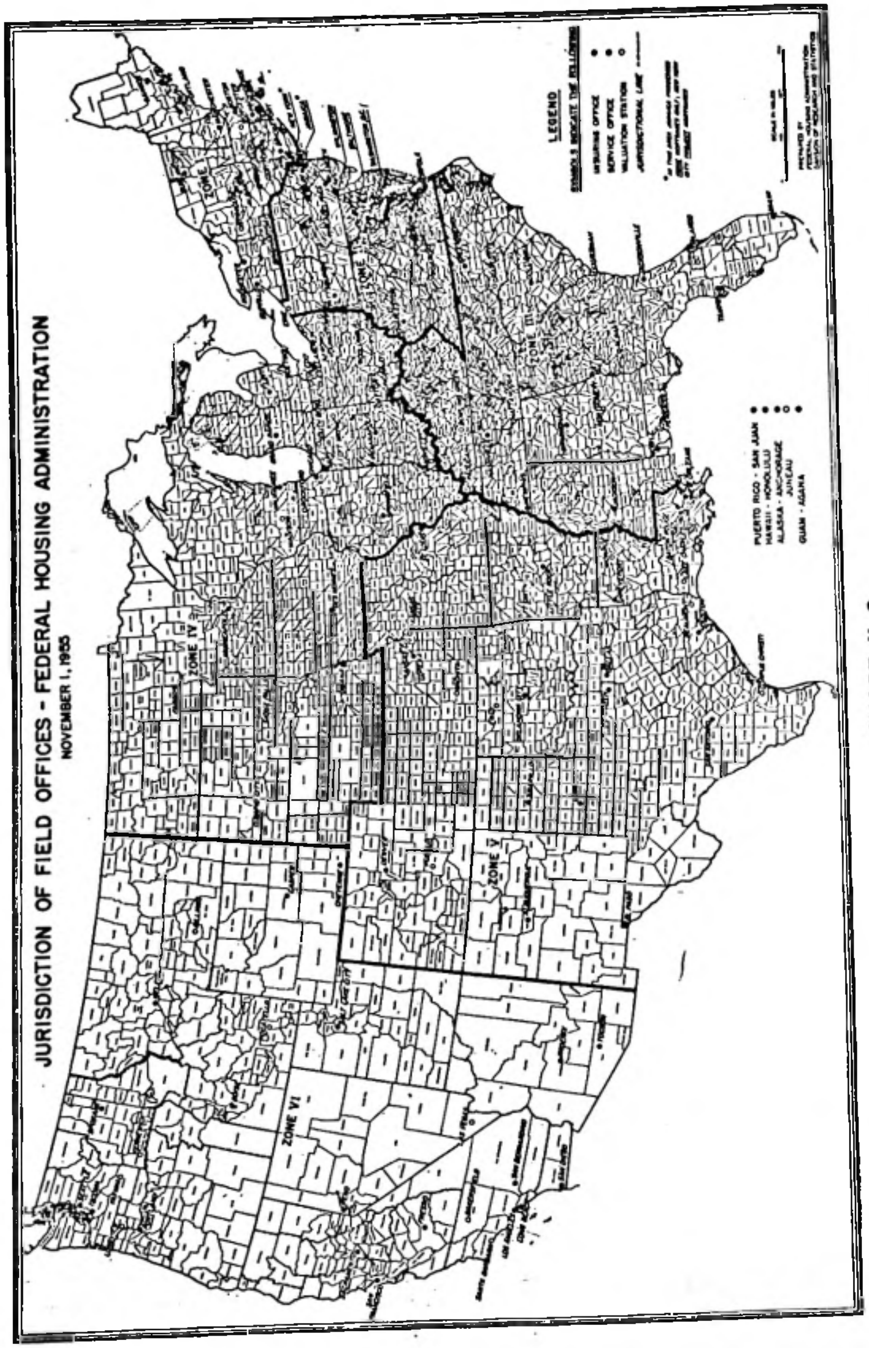
At the end of 1955, there were 136 FHA field offices. They included 76 insuring offices, which receive and completely process applications for mortgage insurance; 15 service offices, which receive applications for mortgage insurance and process them for submission to insuring offices for review, issuance of commitments, and endorsement for insurance; and 45 valuation stations, where technical personnel prepare architectural and valuation reports for the insuring offices in their respective areas.

Chart 3 shows the boundaries of the six regions supervised by the zone operations commissioners in Washington, and the locations of the field offices.

## SECTION 608 RECOVERIES

The FHA continued during the year its efforts to recover excess mortgage proceeds distributed in violation of the charters of corporations formed under the terms of Section 608.

Early in the year Commissioner Mason stipulated that firms and individuals identified with housing projects financed under Section 608 must furnish FHA with construction cost data on those projects if they had not already done so, before participating further in FHA programs.



Jurisdiction of Field Offices - Federal Housing Administration
November 1, 1955

Chart II-3





To determine that FHA was not doing business with persons involved in improper distributions of mortgage proceeds, the Previous Participation Certificate (FHA Form 2570) was instituted. All building project sponsors applying for FHA mortgage insurance are required to file the certificate before their applications can be processed by the field offices.

Three court victories helped to pave the way in the 608 recovery program. One test affirmed the right of FHA to refuse to do business with an applicant on the basis of unsatisfactory past experience. Another established the right of FHA as a preferred stockholder to conduct its recovery litigation in Federal rather than State courts. Another upheld the right of FHA to take control of corporations refusing to comply with the request of the agency for construction cost data.

Armed with these precedents, the Commissioner sent notices to the presidents of 17 projects directing them to call meetings of preferred stockholders for the purpose of removing their directors and electing new ones.

At the end of the year the FHA controlled 3 projects; suits had been filed by the Department of Justice to recover windfall profits in 2 other cases involving about $4 million in improper distributions; and additional cases involving over $5 million had been referred to the Department of Justice for recovery action. Settlement negotiations were continuing at the close of the year and had resulted in the return to the mortgagor corporations of about $1¼ million.

## Publications

The following are the principal new or revised FHA publications issued in 1955. Unless otherwise indicated, they can be obtained without charge from the Federal Housing Administration, Washington 25, D. C.

*Administrative Rules and Regulations for Military Housing Insurance under Title VIII of the National Housing Act;* FHA Form No. 3300, revised August 15, 1955.

*Administrative Rules and Regulations for Rehabilitation and Neighborhood Conservation Housing Insurance under Sections 220 and 221 of the National Housing Act;* FHA Form No. 3500, revised August 15, 1955.

*Annual Report.*—Twenty-first annual report of the Federal Housing Administration; year ending December 31, 1954. 75¢.*

*Digest of Insurable Loans*—FHA Form No. 2575, revised December 6, 1955. 10¢.*

*FHA Facts for Home Buyers*—FHA Form No. 2098. 15¢.*

*Information for the Home-Buying Serviceman*—FHA Form No. 895. 10¢.*

*Mortgagees' Handbook*—FHA Form No. 2534, revised August 1955. 60¢.

*National Housing Act as Amended*—FHA Form No. 107, revised August 1955. $1.50.*

*Remodel, Repair, Repay with FHA*—FHA Form No. 38. 15¢.*

*Underwriting Manual*—FHA Form No. 2049, revised March 15, 1955. $2.25.*

*Available at price shown from Superintendent of Documents, U. S. Government Printing Office, Washington 25, D. C.

## SECTION 2

# VOLUME OF FHA MORTGAGE AND LOAN INSURANCE OPERATIONS

This section of the report presents a detailed statistical analysis of the volume of FHA operations during and through the year 1955. It includes a comprehensive discussion of yearly trends, geographical distributions, financial institutions participation, termination and foreclosure rates, and default experience.

During 1955, FHA insurance was available under the following titles and sections of the National Housing Act, classified according to principal functions:

(1) Home Mortgage Insurance.—Title II, Sections 203, 213, 220, 221, 222, 225, and Title IX, Section 903.
(2) Project Mortgage Insurance.—Title II, Sections 207, 213, 220, 221; Title VIII, Section 803; and Title IX, Section 908.
(3) Property Improvement Loan Insurance.—Title I, Section 2.
(4) Rental Housing Investment Yield Insurance.—Title VII, Section 701.

Insurance was also written during the year under some programs terminated by the Housing Act of 1954, pursuant to commitments issued prior to the termination date. Included in this category were home mortgages insured under Section 8 of Title I and manufactured-housing loans insured under Section 609 of Title VI. (Table 2.)

No insurance was written during the year under the home and multifamily project mortgage provisions of Sections 220 and 221 of Title II, nor under the Title VII yield insurance program. There was, however, application and commitment activity under the Section 220 multifamily project program which will be discussed in more detail later in this report.

## SUMMARY OF OPERATIONS

### Combined Insurance Activity

During 1955, the FHA wrote insurance on $3.8 billion of mortgages and loans—one-fourth more than in 1954 and the fourth largest volume in the agency's history. It was the eighth consecutive year in which total insurance written exceeded $3 billion. Covered by this insurance were 311,000 home mortgages, 9,400 dwelling units in multifamily projects, and 646,000 property improvement loans. (Table 1 and Chart 4.)





TABLE II–1

*Mortgages and loans insured by FHA, 1934–55*

[Dollar amounts in thousands]

| Year | Total, all programs[1] | Home mortgage programs[2] | | Project mortgage programs[3] | | Property improvement loans[4] | | Manufactured-housing loans[5] | |
|---|---|---|---|---|---|---|---|---|---|
| | Amount | Number | Amount | Units | Amount | Number | Net proceeds | Number | Amount |
| 1934 | $27,406 | ------- | ------- | ------- | ------- | 72,658 | $27,406 | ------- | ------- |
| 1935 | 207,495 | 23,397 | $93,882 | 738 | $2,355 | 635,747 | 201,258 | ------- | ------- |
| 1936 | 532,581 | 77,231 | 308,945 | 624 | 2,101 | 617,697 | 221,535 | ------- | ------- |
| 1937 | 489,200 | 102,076 | 424,373 | 3,023 | 10,483 | 124,758 | 54,344 | ------- | ------- |
| 1938 | 671,503 | 115,124 | 485,812 | 11,930 | 47,638 | 376,480 | 138,143 | ------- | ------- |
| 1939 | 925,262 | 164,530 | 694,764 | 13,462 | 51,851 | 502,308 | 178,647 | ------- | ------- |
| 1940 | 991,174 | 177,400 | 762,084 | 3,559 | 12,949 | 653,841 | 216,142 | ------- | ------- |
| 1941 | 1,152,342 | 210,310 | 910,770 | 3,741 | 13,565 | 680,104 | 228,007 | ------- | ------- |
| 1942 | 1,120,839 | 223,562 | 973,271 | 5,842 | 21,216 | 427,534 | 126,354 | ------- | ------- |
| 1943 | 933,986 | 166,402 | 763,097 | 20,179 | 84,622 | 307,826 | 86,267 | ------- | ------- |
| 1944 | 877,472 | 146,974 | 707,363 | 12,430 | 56,096 | 389,615 | 114,013 | ------- | ------- |
| 1945 | 664,985 | 96,776 | 474,245 | 4,058 | 19,817 | 501,441 | 170,923 | ------- | ------- |
| 1946 | 755,778 | 80,872 | 421,949 | 2,232 | 13,175 | 790,304 | 320,654 | ------- | ------- |
| 1947 | 1,788,264 | 141,364 | 894,675 | 46,604 | 359,944 | 1,247,613 | 533,645 | ------- | ------- |
| 1948 | 3,340,865 | 300,034 | 2,116,043 | 79,184 | 608,711 | 1,357,386 | 614,239 | 3 | $1,872 |
| 1949 | 3,826,283 | 305,705 | 2,209,842 | 133,135 | 1,021,231 | 1,246,264 | 593,744 | 196 | 1,466 |
| 1950 | 4,343,378 | 342,582 | 2,492,367 | 154,597 | 1,156,681 | 1,447,101 | 693,761 | 175 | 569 |
| 1951 | 3,219,836 | 252,642 | 1,928,433 | 74,207 | 583,774 | 1,437,764 | 707,070 | 131 | 560 |
| 1952 | 3,112,782 | 234,426 | 1,942,307 | 39,839 | 321,911 | 1,495,741 | 848,327 | 85 | 237 |
| 1953 | 3,882,328 | 261,541 | 2,288,626 | 30,701 | 259,194 | 2,244,227 | 1,334,287 | 40 | 221 |
| 1954 | 3,067,250 | 214,237 | 1,942,266 | 28,257 | 234,022 | 1,506,480 | 890,606 | 115 | 356 |
| 1955 | 3,806,937 | 310,870 | 3,084,767 | 9,431 | 76,489 | 1,024,698 | 645,645 | 11 | 36 |
| Total | 30,828,037 | 3,948,055 | 25,919,881 | 677,773 | 4,957,824 | 19,096,577 | 8,945,017 | 756 | 5,316 |

[1] Throughout this report, component parts may not add to the indicated totals because of negative adjustments or rounding of numbers.
[2] Includes the following sections listed in order of enactment date: Sec. 203, June 27, 1934; Sec. 2 (Class 3), Feb. 3, 1938; Sec. 603, Mar. 28, 1941; Secs. 603–610, Aug. 5, 1947; Sec. 8, Apr. 20, 1950; Sec. 213 (individual home mortgage provisions), Apr. 20, 1950; Sec. 611 (individual home mortgage provisions), Apr. 20, 1950; Sec. 903, Sept. 1, 1951; Secs. 220, 221, 222, and 225, Aug. 2, 1954.
[3] Includes the following sections listed in order of enactment date: Sec. 207, June 27, 1934; Sec. 210, Feb. 3, 1938 (repealed June 3, 1939); Sec. 608, May 26, 1942; Sec. 608–610, Aug. 5, 1947; Sec. 611 (project mortgage provisions), Aug. 10, 1948; Sec. 803, Aug. 8, 1949; Sec. 213 (project mortgage provisions), Apr. 20, 1950; Sec. 908, Sept. 1, 1951.
[4] Sec. 2 (Classes 1 and 2), enacted June 27, 1934. Data are based on loans tabulated in Washington. The increase in 1953 loans over 1952 loans insured was caused in part by authorization controls which resulted in a tabulation backlog of approximately $200 million as of Dec. 31, 1952. See text of 1953 FHA annual report, pages 126–128, for detailed explanation.
[5] Sec. 609, enacted June 30, 1947.

The relative distributions of the three major types of FHA programs in 1955, and cumulatively from 1934 through 1955, are indicated in the following table on the basis of dollar volume of insurance written:

| Type of program | Year 1955 | | 1934–55 | |
|---|---|---|---|---|
| | Billions of dollars | Percent | Billions of dollars | Percent |
| Home mortgages | 3.1 | 81 | 25.9 | 65 |
| Multifamily project mortgages | .1 | 2 | 5.0 | 12 |
| Property improvement loans | .6 | 17 | 8.9 | 23 |
| Total | 3.8 | 100 | 39.8 | 100 |

The predominance of the home mortgage activity in FHA operations parallels the national trend toward homeownership.

The volumes of FHA insurance written under each title and section of the National Housing Act during 1955, 1954, and cumulatively through the

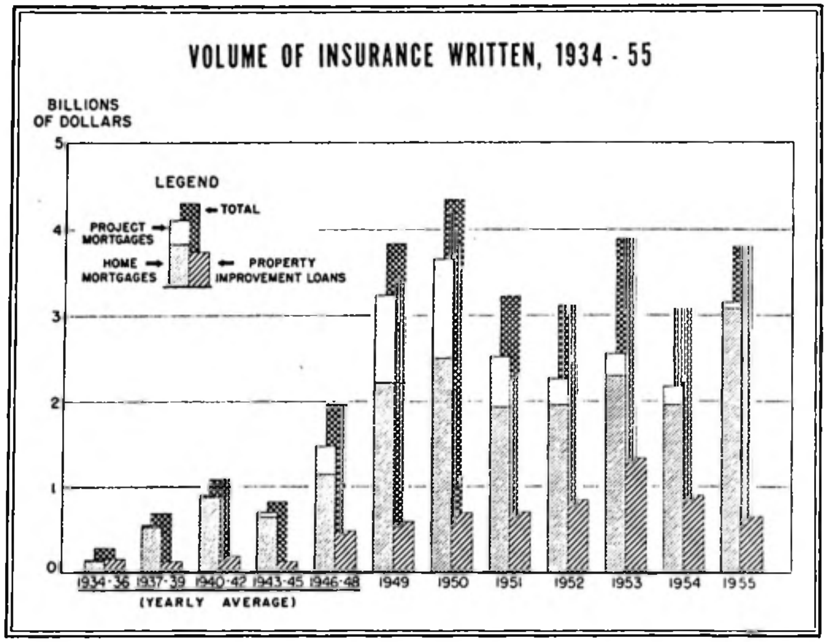



**CHART II–4**

end of 1955 are shown in Table 2. Again in 1955, as in each year since the culmination of the Title VI Veterans Emergency Housing Program, the preponderant portion of FHA insurance was written under Title II and most of this under the home mortgage provisions of Section 203. Compared with 1954, the Title II volume was nearly 70 percent higher, Section 203 having increased by 80 percent. Insuring activity under Title I, primarily the insurance of property improvement loans, accounted for only 18 percent of the 1955 total—markedly below the 32 percent reported for 1954. Reflecting the completion of the Title IX defense housing program and the scheduled termination of the legislative authority for the *military housing* provisions of Title VIII (not to be confused with the recently enacted Armed Services provisions of that title), each of these titles accounted for less than 1 percent of the 1955 volume.

Through December 31, 1955, nearly $40 billion in mortgages and loans had been financed with the assistance of FHA insurance. Of this amount, $26 billion covered 3,948,000 home mortgages, $9 billion was involved in almost 19,100,000 property improvement loans, and $5 billion represented multifamily housing project mortgages secured by 678,000 dwelling units. In addition, the FHA insured 756 loans aggregating $5 million for the production and sale of manufactured houses.





**TABLE II–2**

*FHA insurance written by title and section, 1954, 1955, and 1934–55*

[Dollar amounts in thousands]

| | 1955 | | | 1954 | | | 1934–55 | | |
|---|---|---|---|---|---|---|---|---|---|
| | Number | Amount | Units | Number | Amount | Units | Number | Amount | Units |
| Title I | 1,030,412 | $877,953 | NA | 1,522,377 | $979,995 | NA | 19,180,885 | $9,275,178 | NA |
| Sec. 2 property improvement loans | 1,024,698 | 645,645 | NA | 1,506,480 | 890,606 | NA | 19,096,577 | 8,945,017 | NA |
| Sec. 2 home mortgages | | | | | | | 46,115 | 126,611 | 46,115 |
| Sec. 8 home mortgages | 5,714 | 32,308 | 5,714 | 15,897 | 89,389 | 15,897 | 38,193 | 203,551 | 38,193 |
| Title II | 302,532 | 3,077,457 | 316,049 | 180,448 | 1,831,974 | 203,483 | 3,180,439 | 22,178,701 | 3,416,391 |
| Sec. 203 home mortgages | 294,772 | 2,928,953 | 301,707 | 175,698 | 1,640,392 | 181,309 | 3,160,929 | 21,221,308 | 3,283,995 |
| Sec. 207 project mortgages | 47 | 39,059 | 5,108 | 100 | 92,928 | 11,442 | 765 | 447,220 | 80,560 |
| Sec. 213 cooperative housing | 1,078 | 22,880 | 2,599 | 4,640 | 98,512 | 10,722 | 12,100 | 423,466 | 45,191 |
| Project mortgages | (24) | (13,854) | (1,545) | (138) | (56,417) | (6,220) | (307) | (312,464) | (33,398) |
| Home mortgages | (1,054) | (9,026) | (1,054) | (4,502) | (42,095) | (4,502) | (11,793) | (111,003) | (11,793) |
| Sec. 222 | 6,635 | 86,545 | 6,635 | 10 | 142 | 10 | 6,645 | 86,687 | 6,645 |
| Sec. 225 | (12) | 20 | (12) | | | | (12) | 20 | (12) |
| Title VI | 11 | 36 | | 116 | 406 | 5 | 635,040 | 7,127,561 | 1,166,812 |
| Sec. 603 home mortgages | | | | | | | 624,653 | 3,645,212 | 690,007 |
| Sec. 608 project mortgages | | | | | | | 7,045 | 3,440,018 | 465,674 |
| Sec. 609 manufactured-housing loans | 11 | 36 | NA | 115 | 356 | NA | 756 | 5,316 | NA |
| Sec. 610 public housing sales | | | | 1 | 6 | 1 | 3,386 | 24,468 | 9,072 |
| Sec. 603–610 home mortgages | (—) | (—) | (—) | (1) | (6) | (1) | (3,363) | (16,109) | (5,157) |
| Sec. 608–610 project mortgages | (—) | (—) | (—) | (—) | (—) | (—) | (23) | (8,360) | (3,915) |
| Sec. 611 site-fabricated housing | | | | | | | 100 | 12,546 | 2,059 |
| Project mortgages | (—) | (—) | (—) | (—) | (—) | (—) | (25) | (11,991) | (1,984) |
| Home mortgages | (—) | (—) | (—) | (—) | (—) | (—) | (75) | (556) | (75) |
| Title VIII | 9 | 22,406 | 2,681 | 30 | 74,764 | 9,310 | 269 | 674,345 | 83,757 |
| Sec. 803 | 9 | 22,406 | 2,681 | 30 | 74,764 | 9,310 | 269 | 674,345 | 83,757 |
| Title IX | 2,696 | 28,838 | 3,450 | 18,144 | 180,110 | 22,227 | 56,386 | 572,253 | 73,245 |
| Sec. 903 home mortgages | 2,695 | 27,915 | 3,344 | 18,128 | 170,290 | 20,945 | 56,289 | 508,826 | 64,760 |
| Sec. 908 project mortgages | 1 | 923 | 106 | 16 | 9,820 | 1,282 | 97 | 63,427 | 8,485 |
| Total [1] | 1,335,660 | 3,806,937 | [2] 327,885 | 1,721,115 | 3,067,250 | [2] 250,922 | 23,053,919 | 39,828,037 | [2] 4,824,513 |

[1] All tables presenting cumulative data for Sec. 207 include 106 mortgages for $7,782, 866 and 2,176 units insured under Sec. 210.
[2] Excludes Title I, Sec. 2 property improvement loans, and Sec. 609.

As shown in Table 2, Title II insurance has aggregated $22 billion or 56 percent of the cumulative total, with $21 billion representing home mortgages insured under Section 203. Over $9 billion—nearly one-quarter of the total—has been insured under Title I, very largely in property improvement loans. Mortgages on homes and multifamily rental housing projects insured under the World War II and postwar emergency housing provisions of Title VI total slightly over $7 billion or about 18 percent of total FHA insurance written since 1934. Titles VIII and IX have each accounted for less than 2 percent of the cumulative total.

The outstanding balances of FHA-insured loans and mortgages still in force at the close of 1955 totaled $19.4 billion, or just under half of the $39.8 billion of FHA insurance written through that date. (Table 3). About $16.5 billion of FHA insurance contracts had been terminated, primarily through the prepayment of home mortgages before maturity and the maturity of short-term property improvement loans. The $23.3 billion original face amount of the insured mortgages and loans remaining in force had been reduced by about $3.9 billion through regular amortization payments. The proportion of insurance terminated has varied from program to program, reflecting differences in the date of enactment, the purpose of the program, the average term of the insured obligations, and the prepayment rate. The highest termination rates have been reported for Section 611 where most insurance covered financing of short-term construction loans, Section 609 involving short-term production and marketing credit, and Section 203 and 603 operations which have been characterized by high prepayment rates stemming from large volumes of property transfers and refinancing. With the exception of Section 207, terminations of multifamily project mortgages have been at a generally lower rate, reflecting longer mortgage durations and more recent legislative enactment of most of these programs. In the case of Section 207, most of the terminated insurance contracts covered pre-World War II projects, with a large proportion of the mortgages prepaid through refinancing.

## FHA Influence on Residential Financing during 1955

The all-time high volume of $3 billion of home mortgages insured by FHA during 1955 was about 11 percent of the total of $28½ billion of nonfarm mortgages of $20,000 or less recorded during the year. This was significantly higher than the 8½ percent recorded in 1954, but about the same as the 11 percent average reported for the period 1951–53 and markedly below the 17 percent average for the years 1948–50 when the FHA share was at the highest levels in the postwar period. The FHA-insured portion of total home mortgage recordings has never exceeded the 25 percent peak established in 1942 when wartime building and credit restrictions tended to channel a larger proportion of home-mortgage financing to FHA. In the prewar years of 1939–41, FHA accounted for about one-fifth of





TABLE II–3

*Status of FHA insurance written as of Dec. 31, 1955*

[Dollar amounts in thousands]

| | | Insurance written | Insurance terminated | Insurance in force | | |
|---|---|---|---|---|---|---|
| | | | | Total | Amortized (estimated) | Net outstanding |
| **Title I:** | | | | | | |
| Sec. 2 property improvement loans [1] | Number of loans | 19, 142, 692 | 15, 557, 044 | 3, 585, 648 | | |
| | Net proceeds | $9, 071, 627 | $6, 689, 612 | $2, 382, 015 | $1, 308, 637 | $1, 073, 378 |
| Sec. 8 home mortgages | Number of mortgages | 38, 193 | 1, 321 | 36, 872 | | |
| | Amount | $203, 551 | $6, 315 | $197, 236 | $11, 042 | $186, 194 |
| **Title II:** | | | | | | |
| Sec. 203 home mortgages | Number of mortgages | 3, 160, 929 | 1, 400, 024 | 1, 760, 905 | | |
| | Amount | $21, 221, 308 | $7, 290, 373 | $13, 930, 935 | $1, 811, 237 | $12, 119, 698 |
| Sec. 207–210 project mortgages | Number of units | 80, 560 | 42, 326 | 38, 234 | | |
| | Amount | $447, 220 | $167, 305 | $279, 915 | $10, 373 | $269, 542 |
| Sec. 213 cooperative housing | Number of units | 45, 191 | 12, 188 | 33, 003 | | |
| | Amount | $423, 406 | $114, 051 | $308, 515 | $8, 414 | $300, 101 |
| Sec. 222 servicemen's housing | Number of mortgages | 6, 645 | 13 | 6, 632 | | |
| | Amount | $86, 687 | $165 | $86, 521 | $845 | $85, 676 |
| **Title VI (war and veterans' emergency programs):** | | | | | | |
| Sec. 603 home mortgages [2] | Number of mortgages | 628, 016 | 355, 014 | 273, 002 | | |
| | Amount | $3, 661, 321 | $1, 846, 818 | $1, 814, 503 | $437, 093 | $1, 376, 509 |
| Sec. 608 project mortgages [3] | Number of units | 469, 589 | 53, 902 | 415, 687 | | |
| | Amount | $3, 448, 378 | $334, 589 | $3, 113, 789 | $280, 279 | $2, 833, 510 |
| Sec. 609 manufactured-housing loans [4] | Number of loans | 756 | 756 | | | |
| | Amount | $5, 316 | $5, 316 | | | |
| Sec. 611 site-fabricated housing | Number of units | 2, 059 | 1, 989 | 70 | | |
| | Amount | $12, 546 | $12, 027 | $519 | $44 | $475 |
| **Title VIII (military project mortgages):** | | | | | | |
| Sec. 803 | Number of units | 83, 757 | 1, 124 | 82, 633 | | |
| | Amount | $674, 345 | $9, 414 | $664, 931 | $25, 171 | $639, 760 |
| **Title IX (defense housing program):** | | | | | | |
| Sec. 903 home mortgages | Number of mortgages | 56, 289 | 4, 488 | 51, 801 | | |
| | Amount | $508, 826 | $38, 154 | $470, 672 | $19, 215 | $451, 457 |
| Sec. 908 project mortgages | Number of units | 8, 485 | 847 | 7, 638 | | |
| | Amount | $63, 427 | $6, 495 | $56, 932 | $1, 664 | $55, 267 |
| Total [5] | Amount | $39, 828, 037 | $16, 521, 535 | $23, 306, 503 | $3, 914, 915 | $19, 391, 587 |

[1] Includes home mortages insured under Sec. 2. [2] Includes 3,363 mortgages for $16,108,500 insured under Sec. 610 provision, of which 707 mortgages in the amount of $2,823,050 had been terminated, leaving 2,656 mortgages for $13,285,450 in force. [3] Includes 3,915 units (23 mortgages) for $8,359,500 insured under Sec. 610 provisions, of which 1,130 units (7 mortgages) in the amount of $2,040,300 had been terminated, leaving 2,785 units (16 mortgages) for $6,319,200 in force. [4] Includes 745 discounted purchasers' loans for $2,119,559, of which all have been terminated. [5] Includes open-end advances of $19,531 insured under the provisions of Sec. 225.

total recordings. (It may be noted that total recordings are not strictly comparable to FHA mortgage insurance, since there may be repetitive recordings for construction and interim short-term financing on properties subsequently financed with long-term mortgages either with or without mortgage insurance.)

On the basis of comparison with home-mortgage debt outstanding at the year end, the FHA proportion declined in 1955 as it has each year since 1950. Of the $89 billion of nonfarm home mortgages outstanding at the end of 1955, 16 percent was insured by the FHA—somewhat below the 17 percent in 1954 and the 19 percent in 1950. Of the nearly $13½ billion expansion in the total home mortgage debt during 1955, only $1½ billion was accounted for by increases in total FHA-insured mortgages, while over $5 billion was VA-guaranteed and the remaining $6.7 billion conventionally financed. The FHA outstanding home mortgage debt increased nearly 12 percent in 1955, the VA debt nearly 27 percent, and the outstanding amount of conventional home mortgages by 15 percent.

The actual extent of FHA influence in the home-mortgage financing field is probably somewhat understated when comparisons are made on the basis of mortgage recordings and outstanding home mortgage debt. Many new-home purchase transactions financed with VA-guaranteed or conventional mortgages have involved structures originally built under the FHA inspection procedure with construction loans arranged on the basis of FHA commitments. It is estimated that nearly half of the FHA-approved and inspected new homes completed under (Section 203) during 1955 were sold with GI or conventional permanent financing, compared with 44 percent in 1954, 30 percent in 1953, and 40 percent in 1952. Another facet of the FHA influence is demonstrated by the fact that FHA construction inspections were indicated in over one-fourth of the VA-appraisal assignments for proposed new homes during the period 1951–55.

No comparison of FHA multifamily project activity with a significant national total is possible because of the lack of comparable national total data on annual volumes of multifamily mortgage recordings and outstanding debt. The closest approximation to a comparable national figure is the Federal Reserve Board estimate of mortgage debt outstanding on both multifamily and commercial properties—totaling some $32 billion at the end of 1955. (It should be noted that commercial properties are not eligible for FHA mortgage insurance.) Of this amount, nearly $4 billion was covered by FHA project mortgage insurance.

The FHA-insured portion of consumer installment credit extended for home repair and modernization purposes declined to an estimated 45 percent of the total in 1955, compared with 66 percent in 1954 and an average of 75 percent for the years 1950–53. Of the $1.6 billion of this type of debt outstanding at the end of 1955 (as estimated by the Federal Reserve Board), an estimated three-fifths was covered by FHA insurance—markedly





TABLE II–4

*Nonfarm dwelling units started under FHA programs compared with total for United States, 1935–55*

| Year | Home mortgage programs | | | | | | Project mortgage programs | | | | | | | | Total FHA units | Total United States nonfarm units [2] | FHA as percent of United States total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Secs. 2 and 8 [1] | Sec. 203 | Sec. 222 | Sec. 603 | Sec. 903 | Total home units | Sec. 207 | Sec. 213 | | Sec. 608 | Sec. 611 | Sec. 803 | Sec. 908 | Total project units | | | |
| | | | | | | | | Sales type | Management type | | | | | | | | |
| 1935 | ------ | 13,226 | ------ | ------ | ------ | 13,226 | 738 | ------ | ------ | ------ | ------ | ------ | ------ | 738 | 13,964 | 215,700 | 6.5 |
| 1936 | ------ | 48,752 | ------ | ------ | ------ | 48,752 | 624 | ------ | ------ | ------ | ------ | ------ | ------ | 624 | 49,376 | 304,200 | 16.2 |
| 1937 | ------ | 56,980 | ------ | ------ | ------ | 56,980 | 3,023 | ------ | ------ | ------ | ------ | ------ | ------ | 3,023 | 60,003 | 332,400 | 18.1 |
| 1938 | 5,845 | 100,966 | ------ | ------ | ------ | 106,811 | 11,930 | ------ | ------ | ------ | ------ | ------ | ------ | 11,930 | 118,741 | 399,300 | 20.7 |
| 1939 | 10,783 | 133,874 | ------ | ------ | ------ | 144,657 | 13,462 | ------ | ------ | ------ | ------ | ------ | ------ | 13,462 | 158,119 | 458,400 | 34.5 |
| 1940 | 10,194 | 166,451 | ------ | ------ | ------ | 176,645 | 3,446 | ------ | ------ | ------ | ------ | ------ | ------ | 3,446 | 180,091 | 529,600 | 34.0 |
| 1941 | 9,145 | 180,156 | ------ | 27,790 | ------ | 217,091 | 3,296 | ------ | ------ | ------ | ------ | ------ | ------ | 3,296 | 220,387 | 619,500 | 35.6 |
| 1942 | 4,010 | 41,578 | ------ | 114,616 | ------ | 160,204 | 1,163 | ------ | ------ | 4,295 | ------ | ------ | ------ | 5,458 | 165,662 | 301,200 | 55.0 |
| 1943 | 307 | 338 | ------ | 125,474 | ------ | 126,119 | 41 | ------ | ------ | 19,994 | ------ | ------ | ------ | 20,035 | 146,154 | 183,700 | 79.6 |
| 1944 | ------ | 208 | ------ | 83,396 | ------ | 83,604 | ------ | ------ | ------ | 9,655 | ------ | ------ | ------ | 9,655 | 93,250 | 138,700 | 67.2 |
| 1945 | ------ | 17,049 | ------ | 21,848 | ------ | 38,897 | 200 | ------ | ------ | 2,062 | ------ | ------ | ------ | 2,262 | 41,159 | 208,100 | 19.8 |
| 1946 | ------ | 44,244 | ------ | 22,878 | ------ | 67,122 | 41 | ------ | ------ | 1,870 | ------ | ------ | ------ | 1,911 | 69,033 | 662,500 | 10.4 |
| 1947 | 217 | 20,884 | ------ | 157,168 | ------ | 178,269 | ------ | ------ | ------ | 50,766 | ------ | ------ | ------ | 50,766 | 229,035 | 845,600 | 27.1 |
| 1948 | 3,006 | 82,979 | ------ | 130,464 | ------ | 216,449 | ------ | ------ | ------ | 77,610 | ------ | ------ | ------ | 77,610 | 294,059 | 913,500 | 32.2 |
| 1949 | 3,261 | 241,559 | ------ | 7,800 | ------ | 252,626 | 813 | ------ | ------ | 109,995 | 100 | 268 | ------ | 111,176 | 363,802 | 988,800 | 36.8 |
| 1950 | 3,191 | 324,937 | ------ | 117 | ------ | 328,245 | 2,277 | 141 | ------ | 143,331 | 372 | 12,315 | ------ | 158,436 | 486,681 | 1,352,200 | 36.0 |
| 1951 | 9,357 | 177,435 | ------ | ------ | 132 | 186,924 | 4,651 | 1,780 | 5,888 | 39,826 | 1,328 | 23,126 | ------ | 76,599 | 263,523 | 1,020,100 | 25.8 |
| 1952 | 5,533 | 190,973 | ------ | ------ | 32,579 | 229,085 | 7,342 | 3,791 | 6,338 | 6,895 | 37 | 24,039 | 3,374 | 50,816 | 279,901 | 1,068,300 | 26.2 |
| 1953 | 4,572 | 181,436 | ------ | ------ | 30,501 | 216,509 | 7,451 | 2,519 | 5,404 | 199 | 195 | 15,575 | 4,057 | 35,460 | 251,969 | 1,068,300 | 23.6 |
| 1954 | 22,643 | 220,189 | 5 | ------ | 8,073 | 250,910 | 11,856 | 3,569 | 2,659 | 28 | ------ | 6,313 | 972 | 25,397 | 276,307 | 1,201,700 | 23.0 |
| 1955 | 296 | 267,411 | 329 | ------ | 619 | 268,655 | 4,180 | 539 | 087 | ------ | ------ | 2,334 | ------ | 8,040 | 276,695 | 1,309,500 | 21.1 |
| Total | 92,360 | 2,511,025 | 334 | 691,557 | 71,904 | 3,367,780 | 70,534 | 12,339 | 21,330 | 465,526 | 2,032 | 83,970 | 8,403 | 670,140 | 4,037,920 | 14,121,500 | 28.6 |

[1] Sec. 2 activity 1938–50; Sec. 8, 1950–55.
[2] Total number of privately financed nonfarm dwelling units started, as reported by the Bureau of Labor Statistics.

less than the 77 percent in 1954 and the average of 78 percent for the 1950–53 year ends.

Table 4 indicates that nearly 277,000 dwelling units were started under the FHA inspection system during 1955. About 269,000 units were in 1- to 4-family homes (second highest volume in FHA history) and 8,000 in multifamily housing projects. While FHA home starts registered a 7 percent increase over 1954, this was largely offset by a marked decrease in multifamily project activity, so that total FHA starts in 1955 registered a gain of less than 1 percent over the previous year.

In 1955, FHA's share of total privately financed starts continued to decline, slipping from 23 percent to 21 percent—the lowest proportion reported since 1946. (Chart 5.) During the height of its multifamily project activity during 1947–52, more than 1 of every 4 units were started under FHA inspection, and in 1949 and 1950, nearly 3 of every 8 units. The downward trend in the FHA proportion of total starts in the last 6 years reflects not only contraction in FHA's multifamily project operations but reduction in the proportion of home structures started under the FHA inspection system since 1950. A number of factors which may have influenced the latter development include the increase in the FHA application fee on proposed home construction to $45 in May 1950, increasing utilization of VA inspections by builders, decreased availability of mortgage funds following the

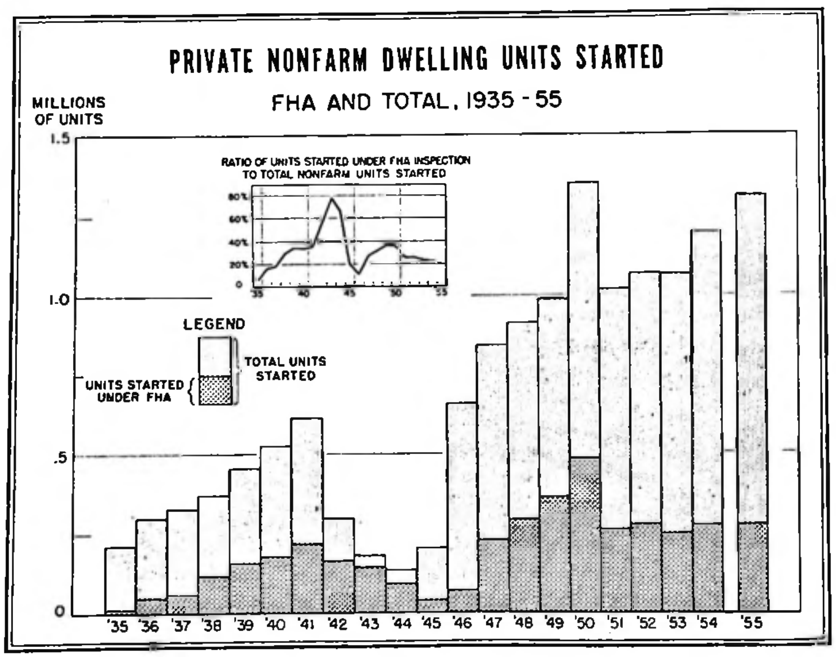



**CHART II–5**





discontinuance of Federal Reserve support of United States Government securities in 1951 and the tightening of the money market in 1953, increased downpayment and monthly payment requirements under the credit restriction policy effective during the Korean conflict, the competitive advantage in the secondary mortgage market of conventional mortgages with higher interest rates, and the more liberal downpayments available in VA-guaranteed transactions. Furthermore, in many areas of the country the homes in most demand were in price ranges where financing under FHA rules in effect before August 2, 1954 was no more favorable for new homes than for existing. Consequently, new homes could be produced advantageously without FHA compliance inspections and submitted later for mortgage insurance as existing properties. In the period 1952–55, the existing "new" homes covered by FHA insurance represented about one-fourth of the combined total of the FHA "regular" new-home transactions (i. e., approved prior to the beginning of construction) plus existing "new" homes (i. e., completed within the current or preceding calendar year).

## FHA Workload

Applications for FHA mortgage insurance covering 628,000 dwelling units were received by FHA field offices during 1955—about 5,000 more than in 1954 and the third highest volume in the agency's history. Home mortgage receipts rose 7 percent to an all-time high of 618,600 units, reflecting a combination of a 30 percent gain in existing homes to a record high of 312,400 units and a 10 percent drop in new-home applications to 306,200 units. Applications for multifamily project insurance involved 9,400 units—only one-fifth of the 1954 volume and the lowest yearly level since 1945.

During 1955, FHA field offices processed (approved or rejected) applications (including those carried over from the previous year) involving over 639,000 dwelling units, or about one-fifth more than in 1954. Commitments for mortgage insurance were issued for transactions involving over 90 percent, or 598,000 units. The remainder of the applications were rejected because the property or the mortgagor failed to meet FHA eligibility requirements. Excluded from these processing workload data are cases which preliminary examination revealed to be patently ineligible for FHA insurance and which therefore were not assigned for processing, and preapplication appraisal work performed on public housing disposition projects and armed services housing projects.

In addition to the processing workload, FHA field offices had a construction inspection workload of approximately 397,000 units during 1955—3 percent more than in 1954.

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## VOLUME OF INSURANCE WRITTEN

This portion of the report indicates the annual trend in the volumes of FHA insurance written in each of its major programs—home mortgages, multifamily projects, and property improvement loans—by the related sections of the National Housing Act.

### Home Mortgage Volume

During 1955 FHA home mortgage insurance was available under the various subsections of Title II, namely Section 203(b) for regular homes; Section 203(h) for disaster housing; Section 203(i) for moderate-cost suburban homes and farm homes; Section 213 for individual homes released from Section 213 sales-type projects; Section 220 for individual homes in urban renewal areas; Section 221 for individual homes for families relocated from urban renewal projects or displaced by other governmental action; Section 222 for career-servicemen's homes; Section 223 authorizing Section 203 and Section 213 insurance for homes involved in public-housing disposition projects, refinancing of existing mortgages insured under Section 903, and refinancing of mortgages taken by FHA in connection with the sale of acquired properties; and Section 225 for insuring "open-end" increases to existing mortgages. Until July 1, 1955, Section 903 insurance was available for defense housing specified by the President. Insurance was also written during the year pursuant to commitments which were outstanding under the Section 8 suburban home and disaster housing program terminated by the Housing Act of 1954.

No mortgages were insured by FHA during 1955 under the home mortgage provisions of Sections 220 and 221; the first applications under these Sections were not received until March 1956.

All but 5 percent of the FHA home mortgage insurance business in 1955 was written under Section 203, as shown in the following summary table.

| Section | Total | | New | | Existing | |
|---|---|---|---|---|---|---|
| | Units | Amount | Units | Amount | Units | Amount |
| | *Percent* | *Percent* | *Percent* | *Percent* | *Percent* | *Percent* |
| 203 | 95 | 95 | 92 | 94 | 90 | 96 |
| 222 | 2 | 3 | 1 | 1 | 3 | 3 |
| 8 | 2 | 1 | 4 | 3 | (1) | (1) |
| 903 | 1 | 1 | 3 | 2 | (1) | (1) |
| 213 | (1) | (1) | | | 1 | 1 |
| Total | 100 | 100 | 100 | 100 | 100 | 100 |

[1] Less than 0.5 percent.

With the proportions of new-construction units attributable to the terminated Sections 8 and 903 down substantially, the Section 203 proportion increased to 92 percent from 70 percent the year before, while its existing-





**TABLE II–5**

*Home mortgages insured by FHA, 1935–55*

[Dollar amounts in thousands]

| Year | Grand total [1] | | Total new construction | | New construction: Secs. 2 and 8 [2] | | Sec. 203 [4] | | Sec. 222 | | Sec. 603 | | Sec. 903 | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Units | Amount | Units | Amount | Units | Amount | Units | Amount | Units | Amount | Units | Amount | Units | Amount |
| 1935–39 | 613, 616 | $2, 007, 777 | 235, 391 | $1, 012, 590 | 16, 628 | $37, 914 | 218, 763 | $974, 676 | | | | | | |
| 1940–44 | 981, 388 | 4, 116, 586 | 738, 051 | 3, 117, 345 | 22, 373 | 61, 888 | 399, 467 | 1, 792, 224 | | | 316, 211 | $1, 263, 233 | | |
| 1945–49 | 979, 451 | 6, 116, 754 | 540, 396 | 3, 603, 452 | 5, 591 | 20, 452 | 187, 002 | 1, 324, 183 | | | 347, 803 | 2, 258, 816 | | |
| 1950 | 351, 528 | 2, 492, 367 | 225, 269 | 1, 636, 678 | 1, 759 | 7, 428 | 221, 381 | 1, 613, 725 | | | 2, 129 | 15, 525 | | |
| 1951 | 261, 231 | 1, 928, 433 | 161, 673 | 1, 215, 535 | 6, 106 | 28, 514 | 155, 416 | 1, 187, 402 | | | 23 | 184 | | |
| 1952 | 246, 109 | 1, 942, 307 | 122, 764 | 968, 613 | 5, 615 | 29, 112 | 102, 695 | 831, 748 | | | | | 14, 449 | $107, 716 |
| 1953 | 272, 299 | 2, 288, 626 | 151, 777 | 1, 258, 558 | 4, 276 | 21, 393 | 121, 981 | 1, 038, 234 | | | | | 25, 520 | 198, 033 |
| 1954 | 222, 665 | 1, 942, 266 | 121, 847 | 1, 035, 366 | 16, 826 | 89, 007 | 85, 184 | 777, 067 | | | | | 20, 836 | 169, 340 |
| 1955 [3] | 318, 454 | 3, 084, 767 | 131, 116 | 1, 269, 179 | 5, 705 | 32, 259 | 120, 459 | 1, 188, 329 | 1, 608 | $20, 676 | | | 3, 344 | 27, 916 |
| Total | 4, 146, 740 | 25, 919, 881 | 2, 428, 284 | 15, 117, 315 | 83, 879 | 327, 966 | 1, 612, 348 | 10, 727, 587 | 1, 608 | 20, 676 | 666, 300 | 3, 537, 181 | 64, 149 | 503, 904 |

| Year | Total existing construction | | Existing or refinanced construction: Sec. 8 | | Sec. 203 | | Sec. 213 | | Sec. 222 | | Sec. 603 and 603–610 | | Sec. 611 | | Sec. 903 | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Units | Amount | Units | Amount | Units | Amount | Units | Amount | Units | Amount | Units | Amount | Units | Amount | Units | Amount |
| 1935–39 | 278, 224 | $995, 187 | | | 278, 224 | $995, 187 | | | | | | | | | | |
| 1940–44 | 243, 337 | 999, 240 | | | 236, 737 | 973, 301 | | | | | 6, 600 | $25, 939 | | | | |
| 1945–49 | 439, 055 | 2, 513, 302 | | | 419, 194 | 2, 423, 058 | | | | | 19, 861 | 90, 244 | | | | |
| 1950 | 126, 259 | 855, 090 | | | 125, 186 | 852, 330 | | | | | 1, 073 | 3, 360 | | | | |
| 1951 | 99, 558 | 712, 898 | 46 | $215 | 97, 991 | 706, 196 | 313 | $2, 464 | | | 1, 202 | 3, 083 | 6 | $40 | | |
| 1952 | 123, 345 | 973, 694 | 200 | 990 | 119, 673 | 940, 724 | 3, 235 | 30, 355 | | | 56 | 291 | 60 | 516 | 113 | $819 |
| 1953 | 120, 522 | 1, 030, 068 | 103 | 553 | 117, 260 | 998, 977 | 2, 089 | 27, 002 | | | 72 | 323 | | | 389 | 3, 154 |
| 1954 | 100, 818 | 906, 809 | 71 | 382 | 96, 125 | 863, 325 | 4, 502 | 42. 095 | 10 | $142 | 1 | 6 | | | 109 | 950 |
| 1955 [3] | 187, 338 | 1, 815, 588 | 9 | 50 | 181, 248 | 1, 740, 624 | 1, 054 | 9, 026 | 5, 027 | 65, 868 | | | | | | |
| Total | 1, 718, 456 | 10, 802, 565 | 429 | 2, 195 | 1, 671, 647 | 10, 493, 721 | 11, 793 | 111, 003 | 5, 037 | 60, 010 | 28, 864 | 124, 139 | 75 | 556 | 611 | 4, 922 |

[1] For total number and amount of mortgages insured under each section in 1954, 1955, and cumulatively through the end of 1955, see Table 2.
[2] Sec. 2 activity, 1938–50; Sec. 8 activity, 1950–55.
[3] Grand total and total existing includes $19,531 insured under provisions of Sec. 225 open-end mortgage program.
[4] Section 203 new includes 436 units for $2,592,300 in 1954 and 14,557 units for $90,853,450 in 1955 insured under Sec. 203(i).

construction share was up slightly to over 96 percent. Section 203 has been the major FHA long-term home mortgage insurance vehicle during most of its existence. Only during the emergency period of World War II and the several postwar years immediately succeeding was it subordinate to another program—Section 603—which was specifically designed to cope with the special housing problems of those years.

In the first full year of its operation, the Section 222 servicemen's program accounted for 1,600 units or 1 percent of the new-home and 5,000 or 3 percent of the existing-home units. The proportion of existing-home units insured under the home mortgage provisions of Section 213 decreased from 4 percent in 1954 to 1 percent—slightly more than 1,000 units—in 1955 in line with the decrease in activity under the project mortgage provisions of that section.

Included in the Section 203 figure shown in Table 5 are the mortgages insured under the moderate-cost suburban home provisions of Section 203(i) which was enacted in 1954 to replace the terminated Section 8. Nearly all of these mortgages covered new construction, totaling in 1955 almost $91 million on over 14,500 units.

In response to heavy application receipts in the last half of 1954 and the first half of 1955—stemming from the ready availability of mortgage money and the liberalized credit terms provided under Section 203 by the Housing Act of 1954—FHA insurance of home mortgages in 1955 reached an all-time high amount of $3.1 billion on 318,400 dwelling units. For the second time since 1950, existing-home insurance exceeded that on new homes, attaining record-high levels of $1.8 billion and 187,300 units. New-home mortgages insured during the year totaled nearly $1.3 billion and covered 131,000 units. (See Chart 6 and Table 5.) [2] Compared with 1954, insurance on total homes was up 59 percent in amount and 43 percent in number of units, with new homes increasing 23 percent in amount and 8 percent in number of units while the existing-home amount more than doubled and the number of units increased by 86 percent.

Reflecting the higher maximum mortgage amounts authorized under Section 203 by the Housing Act of 1954 and increased building and land costs, the average amounts of total, new-, and existing-home mortgages increased in 1955 to their highest levels in FHA history—about $9,700 each. These increases represented gains over 1954 of $1,200 for new homes, $700 for existing homes, and $1,000 for new and existing combined.

Home mortgages insured by FHA represented only about one-half of the total cases closed in 1955, with commitment expirations accounting for two-fifths of the closings, and rejected applications for about 10 percent. Table 6 shows the trend of the disposition of Section 203 applications closed during

[2] Throughout this report, the terms "new construction" and "new homes" refer to properties approved for mortgage insurance before the beginning of construction and inspected by FHA during construction.





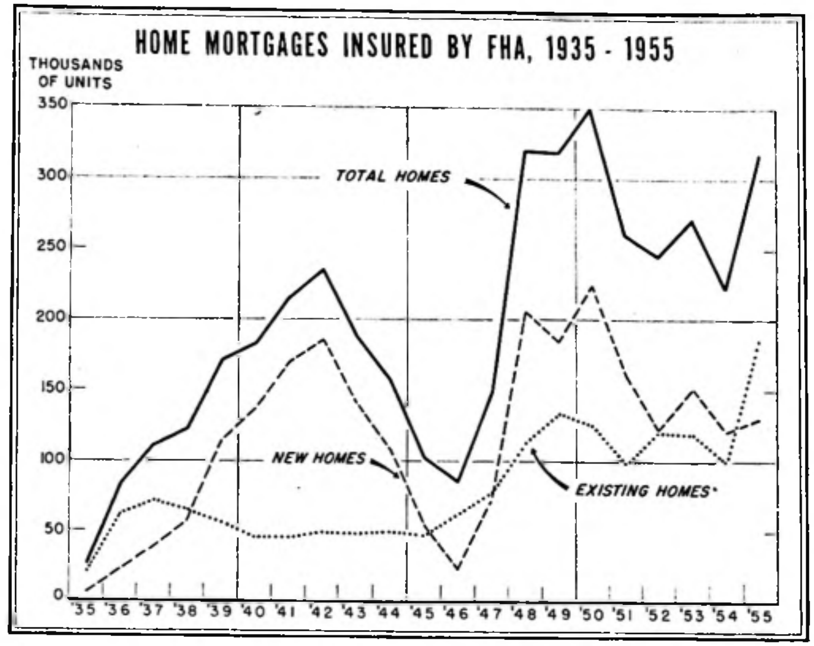


**CHART II–6**

selected years in the postwar period. For new-home cases closed in 1955 under Section 203, insurance endorsements accounted for 42.5 percent—the same as in 1954 and the lowest proportion since 1948. New-home commitment expirations for the second consecutive year exceeded insurance endorsements, increasing to 48 percent of the total—the highest expiration rate since 1947. Although the new-home rejection proportion was down to 9.5 percent from 13.5 percent in 1954, it was higher than in any other previous year since 1950. Of the existing homes closed under Section 203 in 1955, nearly 58 percent were insured—slightly more than in 1954 but lower than any other postwar year. The existing-home expiration rate rose to 31 percent from 27 percent in 1954, but rejections declined to 11 percent. The prevalent practice of many builders to use Section 203 commitments as security for construction loan advances on homes which on completion are sold with either VA-guaranteed or conventional financing is evidenced by the continuing low rate of new-home insurance endorsements and the increase in the expired commitment rate. The decline in the new- and existing-home rejection rate from 1954 may perhaps have been indicative of increasing familiarity on the part of builders and lenders with the FHA property and mortgage credit requirements of the Section 203 program as revised by the Housing Act of 1954.

**TABLE II–6**

*Disposition of home-mortgage applications, Sec. 203, selected years*

| Year | Number of cases closed | Percent of cases closed by— Rejection of application [1] | Expiration of commitment [1] | Insurance of mortgage |
|---|---|---|---|---|
| | **Total construction** | | | |
| 1946 | 145, 500 | 16. 2 | 37. 9 | 45. 9 |
| 1948 | 244, 985 | 19. 3 | 26. 3 | 54. 4 |
| 1950 | 539, 640 | 10. 4 | 26. 9 | 02. 7 |
| 1951 | 436, 755 | 7. 1 | 36. 7 | 56. 2 |
| 1952 | 367, 064 | 9. 6 | 32. 5 | 57. 9 |
| 1953 | 395, 640 | 6. 6 | 34. 9 | 58. 5 |
| 1954 | 357, 920 | 14. 6 | 36. 3 | 49. 1 |
| 1955 | 584, 779 | 10. 4 | 39. 2 | 50. 4 |
| | **New construction** | | | |
| 1946 | 51, 522 | 13. 5 | 65. 9 | 20. 6 |
| 1948 | 69, 271 | 26. 9 | 31. 6 | 41. 5 |
| 1950 | 345, 478 | 9. 5 | 27. 2 | 63. 3 |
| 1951 | 297, 204 | 5. 5 | 43. 3 | 51. 2 |
| 1952 | 194, 029 | 8. 1 | 41. 5 | 50. 4 |
| 1953 | 207, 151 | 5. 2 | 37. 5 | 57. 3 |
| 1954 | 190, 291 | 13. 5 | 44. 0 | 42. 5 |
| 1955 | 281, 065 | 9. 5 | 48. 0 | 42. 5 |
| | **Existing construction** | | | |
| 1946 | 93, 978 | 17. 6 | 22. 6 | 59. 8 |
| 1948 | 175, 714 | 16. 3 | 24. 2 | 59. 5 |
| 1950 | 194, 162 | 12. 1 | 26. 4 | 61. 5 |
| 1951 | 139, 551 | 10. 6 | 22. 5 | 66. 9 |
| 1952 | 173, 035 | 11. 3 | 22. 3 | 66. 4 |
| 1953 | 188, 489 | 8. 2 | 32. 0 | 59. 8 |
| 1954 | 161, 629 | 16. 0 | 26. 8 | 57. 2 |
| 1955 | 303, 714 | 11. 3 | 31. 0 | 57. 7 |

[1] Excludes cases reopened after rejection or expiration.

## Project Mortgage Volume

During 1955 authority to insure mortgages to finance the construction or purchase of multifamily housing was provided under the following programs: Title II, Section 207, covering (1) new and rehabilitated rental housing, (2) sale of public housing by certain Federal or State agencies, (3) refinanced Section 608 or Section 908 mortgages, (4) commissioner-held mortgages assigned and properties acquired under provisions of Title II, Title VI, Title VII, Title VIII, or Title IX, upon sale, and (5) trailer courts or trailer parks; [3] Section 213 cooperative housing; Section 220 redevelopment housing; and Section 221 relocation housing; Title VIII, Section 803, armed services housing; and Title IX, Section 908, defense housing. In addition, insurance of equity financing for rental projects is provided under the Title VII program for yield insurance. An explanation of the purposes of these various programs appears at the beginning of this report.

[3] Provided by the Housing Act of 1955.





**TABLE II–7**

*Multifamily housing mortgages insured by FHA, 1935–55*

[Dollar amounts in thousands]

| Year | Grand total [1] | | Total new construction | | Total existing or refinanced construction | | New construction: Sec. 207 | | Sec. 213 Sales type | | Sec. 213 Management type | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Units | Amount | Units | Amount | Units | Amount | Units | Amount | Units | Amount | Units | Amount |
| 1935–39 | 29, 777 | $114, 429 | 29, 777 | $114, 429 | --- | --- | 29, 777 | $114, 429 | --- | --- | --- | --- |
| 1940–44 | 45, 751 | 188, 446 | 41, 890 | 174, 187 | 3, 861 | $14, 259 | 7, 046 | 28, 752 | --- | --- | --- | --- |
| 1945–49 | 265, 213 | 2, 022, 878 | 260, 592 | 2, 008, 452 | 4, 621 | 14, 426 | 1, 054 | 8, 519 | --- | --- | --- | --- |
| 1950 | 154, 597 | 1, 156, 681 | 153, 477 | 1, 154, 680 | 1, 120 | 2, 002 | 2, 514 | 18, 065 | 285 | $2, 691 | --- | --- |
| 1951 | 74, 207 | 583, 774 | 73, 333 | 577, 545 | 874 | 6, 229 | 4, 890 | 33, 201 | 1, 028 | 17, 726 | 6, 067 | $55, 194 |
| 1952 | 39, 839 | 321, 911 | 39, 839 | 321, 911 | --- | --- | 6, 043 | 41, 843 | 3, 681 | 35, 788 | 6, 093 | 55, 913 |
| 1953 | 30, 701 | 259, 194 | 30, 701 | 259, 194 | --- | --- | 7, 175 | 53, 830 | 1, 915 | 20, 926 | 5, 664 | 53, 954 |
| 1954 | 28, 257 | 234, 022 | 28, 257 | 234, 022 | --- | --- | 11, 442 | 92, 928 | 3, 665 | 32, 145 | 2, 555 | 24, 273 |
| 1955 | 9, 431 | 76, 489 | 8, 639 | 73, 347 | 792 | 3, 143 | 4, 316 | 35, 916 | 636 | 4, 855 | 909 | 8, 999 |
| Total | 677, 773 | 4, 957, 824 | 666, 505 | 4, 917, 765 | 11, 268 | 40, 059 | 75, 157 | 427, 491 | 12, 110 | 114, 131 | 21, 288 | 198, 333 |

| Year | New construction (continued): Sec. 608 | | Sec. 611 | | Sec. 803 | | Sec. 908 | | Existing or refinanced construction: Sec. 207 | | Sec. 608 | | Sec. 608–610 | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Units | Amount | Units | Amount | Units | Amount | Units | Amount | Units | Amount | Units | Amount | Units | Amount |
| 1935–39 | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 1940–44 | 33, 944 | $145, 430 | --- | --- | --- | --- | --- | --- | 3, 267 | $11, 444 | 594 | $2, 815 | --- | --- |
| 1945–49 | 257, 723 | 1, 986, 212 | 275 | $1, 050 | 1, 540 | $12, 071 | --- | --- | 1, 344 | 5, 142 | 476 | 2, 828 | 2, 801 | $6, 456 |
| 1950 | 135, 076 | 1, 007, 996 | 473 | 2, 877 | 15, 129 | 123, 052 | --- | --- | --- | --- | 16 | 133 | 1, 104 | 1, 868 |
| 1951 | 33, 799 | 250, 937 | 966 | 5, 832 | 25, 683 | 205, 653 | --- | --- | --- | --- | 864 | 6, 194 | 10 | 35 |
| 1952 | 3, 457 | 29, 634 | 125 | 706 | 17, 233 | 135, 842 | 3, 207 | $22, 186 | --- | --- | --- | --- | --- | --- |
| 1953 | --- | --- | 145 | 926 | 12, 181 | 100, 558 | 3, 890 | 30, 497 | --- | --- | --- | --- | --- | --- |
| 1954 | --- | --- | --- | --- | 9, 310 | 74, 764 | 1, 282 | 9, 820 | --- | --- | --- | --- | --- | --- |
| 1955 | --- | --- | --- | --- | 2, 681 | 22, 406 | 106 | 923 | 792 | 3, 143 | --- | --- | --- | --- |
| Total | 463, 724 | 3, 428, 048 | 1, 984 | 11, 991 | 83, 757 | 674, 345 | 8, 485 | 63, 427 | 5, 403 | 19, 729 | 1, 950 | 11, 971 | 3, 915 | 8, 360 |

[1] For total number and amount of mortgages insured under each section in 1954, 1955, and cumulatively through 1955, see Table 2.

Through December 31, 1955, there had been no insurance written under the provisions of Sections 220 and 221 of Title II or under Title VII. However, under Section 220, commitments had been issued on 3 projects providing 762 dwelling units, while applications involving 7 projects and nearly 2,300 units were in process at the end of the year.

Project mortgage operations declined markedly during 1955, as evidenced by Table 7 and Chart 7. The volume of insurance written under all project programs combined dropped to $76 million covering 9,400 dwelling units, or one-third of that reported for 1954. It represented only 2 percent of the aggregate amount of mortgages and loans insured under all FHA programs. Project construction activity showed a corresponding decrease, with 8,000

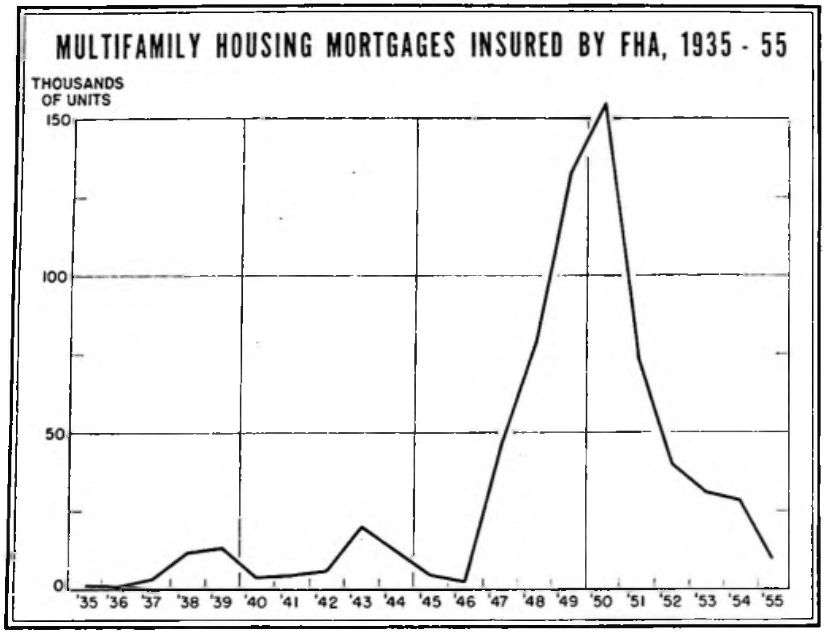


**CHART II–7**

dwelling units reported started (one-third of the previous year's total) and 17,200 reported completed (little more than one-half of those reported for 1954). Dwelling units under construction during 1955 totaled 26,700—just over one-half of the total for 1954. Operations throughout the initial stages of processing also declined, with applications received during the year covering 9,400 units or about one-fifth of the 1954 volume and commitments being issued for the insurance of mortgages on some 9,700 dwellings units, or about 40 percent of the 1954 total. At the end of 1955, project applications involving a total of 22,700 dwelling units were under examination in FHA field offices.





The highest volume of insurance written under any project program during 1955 was under the Section 207 program with mortgages totaling $39 million covering 5,100 dwelling units. Though accounting for one-half of the total for the year, Section 207 activity declined far below the peak volume of $93 million reported for 1954. The cumulative volume of insurance written under this program through the end of 1955 was $447 million involving a total of 80,600 dwelling units—$427 million covering 75,200 units in newly constructed projects and $20 million secured by 5,400 units in refinancing transactions, rehabilitation of existing construction, or financing the purchase of existing housing. Through 1955, this program had accounted for 9 percent of all multifamily housing mortgage insurance written by the agency.

During 1955 one existing structure, a rehabilitated project containing 12 units at time of completion, was insured under Section 207. In addition, refinancing was arranged under the miscellaneous housing insurance provisions of Section 207 pursuant to Section 223 for a Section 608 project of 166 dwelling units subjected to flood damage resulting from hurricane "Diane," and 4 mortgages financing the purchase of certain public housing involving 614 units were insured. These existing-construction transactions involved mortgages totaling $3 million.

Section 803 project mortgage insuring operations during 1955 involved mortgages totaling $22 million secured by 2,700 dwelling units. Some 2,300 units involving nearly $19 million were insured under the military housing provisions of Section 803, while the remainder—400 units involving $3.6 million—were insured under the armed services housing provisions of this section (Housing Act of 1955).

Through 1955, total insurance written under Section 803 amounted to $674 million and had provided 83,800 dwelling units on or near military and atomic energy installations throughout the country. This section, accounting for one-seventh of all project mortgage insurance, is the second ranking project program. (Sec. 608, providing for the insurance of mortgages on War Housing and Veterans Emergency Housing Projects, was the vehicle for a far larger volume of mortgage insurance than any other project program.)

Section 908 insurance written during 1955 involved less than $1 million and covered only 100 dwelling units. During the year, Section 908 became a standby program, subject to designation by the President of projects essential to defense. At the year end, insurance written under this program totaled $63 million secured by 8,500 dwelling units.

Cooperative housing mortgage insurance authorized by Section 213 amounted to $14 million secured by 1,500 dwelling units. Of this, $9 million and 900 units involved management-type cooperative projects while $5 million and 600 units were accounted for by sales-type cooperative project transactions wherein single-family dwellings are constructed and released to individual cooperative members, who may then use the insurance provisions of either Section 213 or Section 203. (The Sec. 213 home mortgage program is discussed elsewhere in this report.) The year's business brought the cumulative volume under this program to $312 million and 33,400 units. Activity under the management-type program has characteristically been higher than under the sales-type program and has accounted for nearly two-thirds of the project insurance under Section 213.

### Property Improvement Loan Volume

During 1955, qualified lending institutions were insured under Title I, Section 2, of the National Housing Act against losses in connection with loans made to borrowers to finance the repair, alteration, or modernization of existing properties and the construction of new structures for other than residential purposes. Primarily these loans are small and unsecured and are generally classified as "character loans" by financial institutions.

Table 8 presents data showing the volume of loans insured under the property improvement program since its origination in 1934. The slightly more than 1 million property improvement loans with net proceeds of $646 million insured during 1955 continued the downward trend reported for 1954 for the first time since 1949. (See Chart 8.) This decline (from 1954) of 28 percent in dollar volume can be attributed to several factors, including the more stringent regulations on insurable items placed in effect

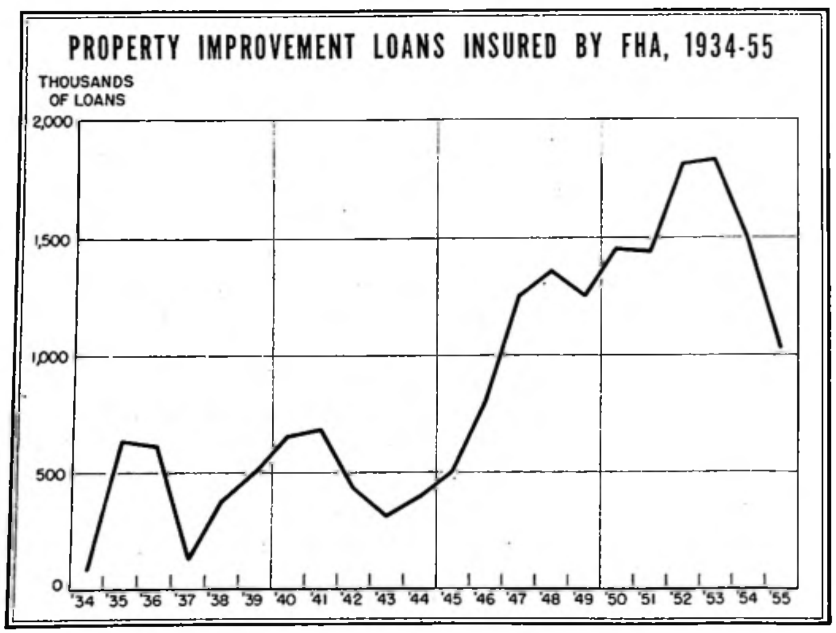


CHART II–8





during 1954 and the requirement that new residential structures must have been completed and occupied for at least 6 months before application for a Title I insured loan is filed. In addition, the initiation of a system of coinsurance, the willingness of financial institutions to hold a greater percentage of property improvement loans without the benefit of FHA insurance, and the growth of "do-it-yourself" repair programs, especially when the work is done piecemeal and requires little or no financing, were contributing factors. While lower than in other recent years, the 1955 volume was still very significant. From its inception in 1934 through 1955, the Title I program of loan insurance was extended to 19.1 million loans aggregating nearly $9 billion and accounting for 22 percent of the total volume of nearly $40 billion in loans and mortgages insured by FHA.

TABLE II–8

*Property improvement loans insured by FHA, 1934–55*

| Year | Annual | | | Cumulative | | |
|---|---|---|---|---|---|---|
| | Number | Net proceeds (000) | Average | Number | Net proceeds (000) | Average |
| 1934–39 | 2, 320, 648 | $821, 332 | $353 | 2, 329, 648 | $821, 332 | $353 |
| 1940–44 | 2, 458, 920 | 770, 782 | 313 | 4, 788, 568 | 1, 592, 115 | 332 |
| 1945–49 | 5, 151, 998 | 2, 233, 205 | 433 | 9, 940, 566 | 3, 825, 320 | 385 |
| 1950 | 1, 447, 101 | 693, 761 | 479 | 11, 387, 667 | 4, 519, 081 | 397 |
| 1951 | 1, 437, 764 | 707, 070 | 492 | 12, 825, 431 | 5, 226, 151 | 407 |
| 1952 [1] | 1, 495, 741 | 848, 327 | 567 | 14, 321, 172 | 6, 074, 478 | 424 |
| 1953 [1] | 2, 244, 227 | 1, 334, 287 | 595 | 16, 565, 399 | 7, 408, 765 | 447 |
| 1954 | 1, 506, 480 | 890, 606 | 591 | 18, 071, 879 | 8, 299, 372 | 459 |
| 1955 | 1, 024, 698 | 645, 646 | 630 | 19, 096, 577 | 8, 945, 017 | 468 |

[1] Since authorization controls delayed the recording for insurance for some loans actually made in 1952, estimates based on loan reports received indicate that 1,816,881 loans for $1,047,358,000 were originated in 1952 and 1,832,180 loans for $1,092,277,000 were originated in 1953.

## STATE DISTRIBUTION OF FHA INSURANCE

### Insurance Written during 1955

ALL PROGRAMS.—FHA insurance written during 1955 covered properties in every State, the District of Columbia, Alaska, Hawaii, Puerto Rico, the Virgin Islands, and Guam. Chart 9 indicates the relative importance of the home, multifamily project and property improvement programs in each State and Territory on the basis of dollar volume of insurance written during the year. Home mortgages were, by far, the major FHA activity in every section of the country except the District of Columbia, accounting for at least three-fourths of the year's business in all but 7 States. The remainder of FHA business in most States was largely property improvement loans. Although multifamily project mortgages were insured in 20 States, the District of Columbia, and Puerto Rico, this phase of FHA operations surpassed property improvement loans only in Connecticut, Nevada, South Dakota, and Puerto Rico. Table 9 shows the number and amount of loans insured under the

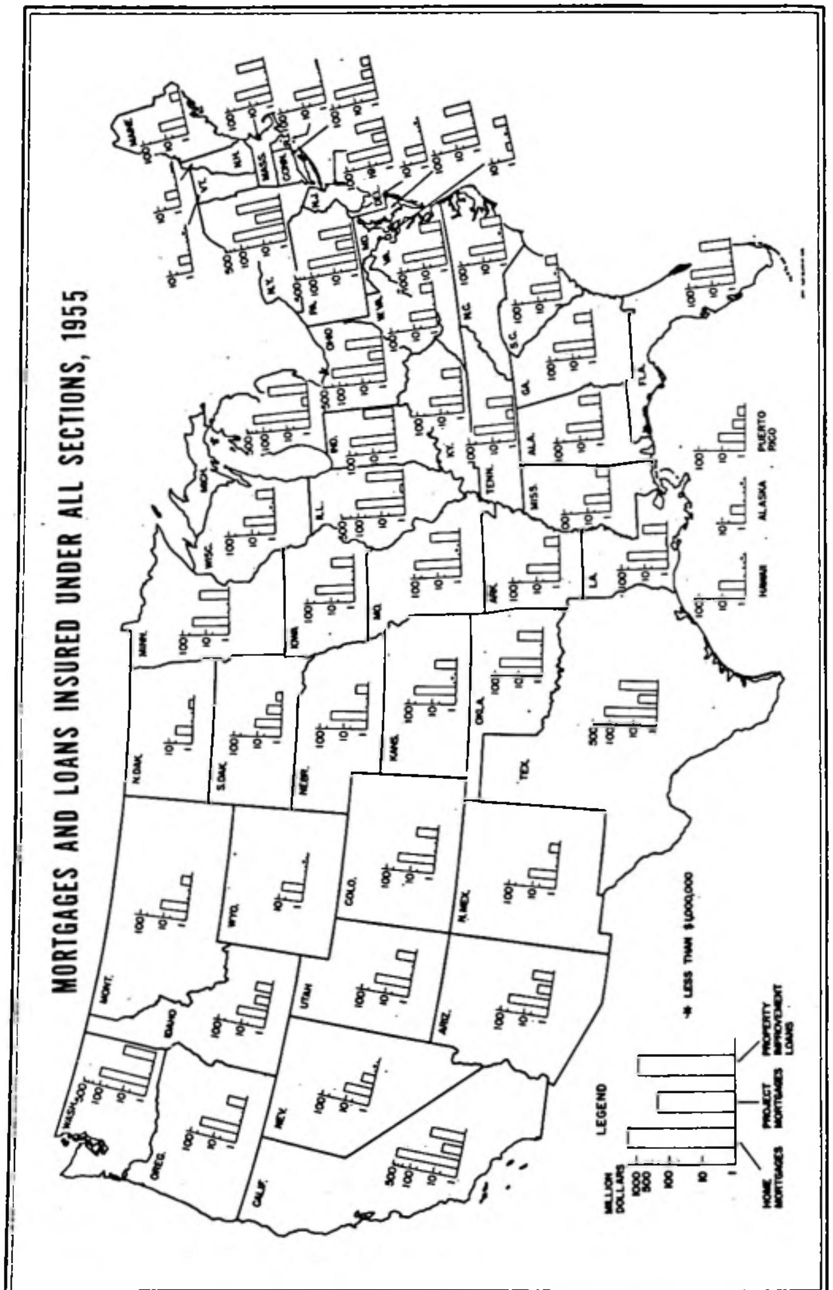


CHART II-9





**TABLE II-9**

*Volume of FHA-insured mortgages and loans, by State location of property, 1955*

[Dollar amounts in thousands]

| State | Total amount | Home mortgages | | Project mortgages | | Property improvement loans | |
|---|---|---|---|---|---|---|---|
| | | Number | Amount | Units | Amount | Number | Net proceeds |
| Alabama | $44,203 | 3,627 | $35,299 | | | 14,680 | $8,904 |
| Arizona | 65,286 | 5,985 | 52,986 | 559 | $4,105 | 11,927 | 8,195 |
| Arkansas | 20,212 | 2,640 | 24,599 | | | 7,538 | 4,613 |
| California | 487,627 | 43,907 | 451,618 | 886 | 7,112 | 49,667 | 28,897 |
| Colorado | 45,121 | 3,743 | 36,856 | | | 13,229 | 8,235 |
| Connecticut | 71,221 | 5,836 | 65,796 | 345 | 2,059 | 3,379 | 2,466 |
| Delaware | 6,965 | 643 | 6,911 | | | 57 | 54 |
| District of Columbia | 6,419 | 132 | 1,739 | 120 | 954 | 6,758 | 3,726 |
| Florida | 96,532 | 8,220 | 73,654 | | | 33,061 | 22,878 |
| Georgia | 67,056 | 6,453 | 60,896 | | | 10,806 | 6,160 |
| Idaho | 27,810 | 2,005 | 18,465 | 500 | 4,334 | 6,841 | 5,011 |
| Illinois | 156,684 | 10,872 | 113,676 | 149 | 1,359 | 61,409 | 41,649 |
| Indiana | 109,118 | 9,534 | 89,761 | | | 34,008 | 19,357 |
| Iowa | 50,420 | 4,428 | 40,641 | | | 16,647 | 9,779 |
| Kansas | 67,544 | 5,898 | 57,852 | 120 | 998 | 14,791 | 8,094 |
| Kentucky | 34,630 | 2,756 | 27,285 | | | 14,087 | 7,345 |
| Louisiana | 63,668 | 5,051 | 52,357 | 258 | 1,138 | 15,934 | 10,173 |
| Maine | 17,164 | 1,698 | 14,265 | | | 5,474 | 2,899 |
| Maryland | 45,965 | 3,033 | 30,564 | | | 30,803 | 15,401 |
| Massachusetts | 51,250 | 3,637 | 34,807 | | | 28,694 | 16,452 |
| Michigan | 292,080 | 23,314 | 242,277 | 255 | 1,920 | 75,498 | 47,883 |
| Minnesota | 58,329 | 3,517 | 38,562 | | | 33,956 | 19,767 |
| Mississippi | 16,865 | 1,508 | 13,146 | | | 6,540 | 3,719 |
| Missouri | 117,211 | 9,338 | 97,572 | 48 | 343 | 35,619 | 19,296 |
| Montana | 17,789 | 1,478 | 15,119 | | | 3,255 | 2,670 |
| Nebraska | 39,783 | 3,801 | 36,313 | | | 5,547 | 3,470 |
| Nevada | 18,480 | 1,277 | 14,451 | 400 | 3,418 | 605 | 611 |
| New Hampshire | 5,238 | 466 | 3,987 | | | 2,434 | 1,251 |
| New Jersey | 98,153 | 7,422 | 75,046 | 512 | 4,326 | 23,547 | 18,781 |
| New Mexico | 18,685 | 1,606 | 15,873 | | | 3,667 | 2,812 |
| New York | 286,879 | 18,206 | 183,556 | 1,457 | 15,223 | 114,017 | 88,100 |
| North Carolina | 45,083 | 3,881 | 35,995 | 472 | 855 | 13,930 | 8,233 |
| North Dakota | 6,802 | 516 | 5,202 | | | 2,456 | 1,600 |
| Ohio | 227,239 | 17,111 | 185,422 | 508 | 4,551 | 63,633 | 37,266 |
| Oklahoma | 78,667 | 7,723 | 67,776 | | | 17,245 | 10,891 |
| Oregon | 56,002 | 5,301 | 49,781 | | | 8,775 | 6,221 |
| Pennsylvania | 135,488 | 10,755 | 104,907 | 450 | 5,117 | 45,530 | 25,464 |
| Rhode Island | 19,191 | 1,848 | 18,051 | | | 2,040 | 1,140 |
| South Carolina | 22,624 | 2,061 | 19,154 | 25 | 355 | 5,604 | 3,115 |
| South Dakota | 19,855 | 1,510 | 13,671 | 502 | 4,446 | 2,866 | 1,838 |
| Tennessee | 69,206 | 5,673 | 54,389 | 206 | 2,081 | 23,797 | 12,826 |
| Texas | 236,717 | 20,508 | 181,583 | 1,136 | 6,849 | 76,054 | 48,285 |
| Utah | 39,082 | 3,025 | 32,521 | | | 11,478 | 6,561 |
| Vermont | 4,088 | 419 | 3,669 | | | 808 | 419 |
| Virginia | 80,499 | 6,531 | 71,467 | | | 16,938 | 9,032 |
| Washington | 149,856 | 12,983 | 120,272 | | | 30,096 | 20,584 |
| West Virginia | 16,845 | 1,338 | 13,092 | | | 6,967 | 3,753 |
| Wisconsin | 28,530 | 2,190 | 22,672 | 16 | 125 | 8,350 | 5,733 |
| Wyoming | 9,309 | 889 | 8,709 | | | 673 | 600 |
| Alaska | 4,933 | 259 | 4,461 | | | 324 | 472 |
| Hawaii | 13,930 | 1,203 | 13,568 | | | 413 | 362 |
| Puerto Rico | 19,854 | 2,091 | 14,199 | 420 | 3,570 | 1,705 | 2,085 |
| Virgin Islands | 32 | 3 | 32 | | | | |
| Guam | 1,222 | 95 | 1,178 | | | 28 | 44 |
| Total [1] | 3,798,764 | 310,034 | 3,076,630 | 9,431 | 76,489 | 1,024,698 | 645,645 |

[1] Based on cases tabulated in 1955, including adjustments not distributed by States, and excluding Sec. 609.

home mortgage, project mortgage, and property improvement programs of FHA during 1955, together with the combined dollar amount under all programs in each State and Territory of the United States.

HOME MORTGAGE PROGRAMS.—Although home mortgages insured by FHA in 1955 covered properties in every State and Territory, 8 States, (New

York, Pennsylvania, Ohio, Michigan, Illinois, Texas, California, and Washington)—each with more than 10,000 mortgages—accounted for one-half of the national total. In most States the FHA home mortgage volume in 1955 ranged between 1,000 and 4,000 mortgages. Only in 5 States, the

**TABLE II–10**

*Volume of FHA-insured new-home mortgages, by State location of property, 1955*

[Dollar amounts in thousands]

| State | Total | | | Section | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | | 8 | 203(i) | 203 other | 222 | 903 |
| | Number | Amount | Units | Units | Units | Units | Units | Units |
| Alabama | 1,833 | $17,097 | 1,853 | 89 | 301 | 1,433 | 30 | ------- |
| Arizona | 3,495 | 31,571 | 3,530 | 42 | 613 | 2,873 | 2 | ------- |
| Arkansas | 1,350 | 12,943 | 1,358 | 20 | 131 | 1,081 | 126 | ------- |
| California | 15,634 | 161,040 | 15,968 | 17 | 334 | 14,005 | 210 | 502 |
| Colorado | 2,363 | 22,242 | 2,390 | 239 | 461 | 1,645 | 21 | 24 |
| Connecticut | 1,248 | 15,205 | 1,484 | 3 | 2 | 1,020 | 5 | 454 |
| Delaware | 211 | 2,269 | 211 | ------- | 2 | 207 | ------- | 2 |
| District of Columbia | 22 | 310 | 22 | ------- | ------- | 22 | ------- | ------- |
| Florida | 5,623 | 48,053 | 5,630 | 510 | 1,073 | 4,002 | 30 | 24 |
| Georgia | 2,949 | 24,313 | 2,951 | 286 | 747 | 1,864 | 54 | ------- |
| Idaho | 364 | 4,074 | 366 | ------- | ------- | 340 | 26 | ------- |
| Illinois | 4,604 | 44,710 | 4,611 | 346 | 591 | 3,094 | 9 | 571 |
| Indiana | 3,717 | 34,144 | 3,732 | 300 | 485 | 2,936 | 11 | ------- |
| Iowa | 1,969 | 17,165 | 1,974 | 180 | 323 | 1,468 | 3 | ------- |
| Kansas | 1,800 | 18,322 | 1,873 | ------- | 114 | 1,727 | 32 | ------- |
| Kentucky | 724 | 7,300 | 733 | 25 | 86 | 589 | 33 | ------- |
| Louisiana | 2,628 | 27,570 | 2,662 | 99 | 156 | 2,324 | 83 | ------- |
| Maine | 467 | 4,304 | 467 | 7 | ------- | 282 | ------- | 178 |
| Maryland | 1,234 | 11,033 | 1,234 | 45 | 93 | 1,071 | 25 | ------- |
| Massachusetts | 903 | 8,617 | 905 | 53 | 23 | 813 | 11 | 5 |
| Michigan | 11,155 | 116,503 | 11,203 | 346 | 1,897 | 8,922 | 38 | ------- |
| Minnesota | 925 | 10,283 | 926 | 1 | ------- | 922 | 3 | ------- |
| Mississippi | 940 | 8,235 | 945 | 65 | 139 | 736 | 5 | ------- |
| Missouri | 2,330 | 25,317 | 2,338 | 19 | 63 | 2,161 | 24 | 71 |
| Montana | 319 | 3,062 | 321 | ------- | ------- | 321 | ------- | ------- |
| Nebraska | 1,761 | 17,112 | 1,806 | 83 | 55 | 1,508 | 160 | ------- |
| Nevada | 736 | 8,176 | 840 | ------- | ------- | 837 | 3 | ------- |
| New Hampshire | 126 | 1,094 | 126 | 6 | 14 | 105 | 1 | ------- |
| New Jersey | 2,463 | 23,033 | 2,464 | 37 | 367 | 2,027 | 33 | ------- |
| New Mexico | 1,045 | 9,712 | 1,056 | 6 | 38 | 968 | 36 | 8 |
| New York | 8,015 | 70,298 | 8,035 | 1,108 | 1,011 | 5,800 | 24 | 92 |
| North Carolina | 2,224 | 20,002 | 2,272 | 23 | 203 | 1,996 | 20 | 30 |
| North Dakota | 142 | 1,447 | 142 | ------- | 1 | 141 | ------- | ------- |
| Ohio | 5,830 | 63,168 | 6,077 | 149 | 369 | 5,021 | 91 | 447 |
| Oklahoma | 4,360 | 38,048 | 4,364 | 527 | 787 | 2,739 | 62 | 240 |
| Oregon | 1,100 | 11,670 | 1,118 | ------- | ------- | 1,112 | 6 | ------- |
| Pennsylvania | 5,243 | 53,370 | 5,260 | 42 | 110 | 4,976 | 35 | 97 |
| Rhode Island | 450 | 4,448 | 451 | 2 | 6 | 420 | 23 | ------- |
| South Carolina | 817 | 7,360 | 817 | 21 | 95 | 688 | 13 | ------- |
| South Dakota | 757 | 7,269 | 762 | 5 | 30 | 719 | 8 | ------- |
| Tennessee | 3,111 | 30,140 | 3,152 | 36 | 373 | 2,730 | 13 | ------- |
| Texas | 10,851 | 97,462 | 10,873 | 413 | 1,740 | 8,480 | 192 | 39 |
| Utah | 1,368 | 14,780 | 1,383 | ------- | 2 | 1,378 | 3 | ------- |
| Vermont | 99 | 943 | 99 | ------- | ------- | 98 | 1 | ------- |
| Virginia | 1,776 | 17,984 | 1,877 | 22 | 276 | 1,055 | 246 | 278 |
| Washington | 2,863 | 30,844 | 2,927 | 11 | 14 | 2,564 | 72 | 266 |
| West Virginia | 316 | 3,215 | 319 | 17 | 50 | 252 | ------- | ------- |
| Wisconsin | 953 | 9,545 | 958 | 12 | 130 | 815 | 1 | ------- |
| Wyoming | 335 | 3,260 | 341 | 18 | ------- | 323 | ------- | ------- |
| Alaska | 129 | 2,351 | 141 | ------- | ------- | 141 | ------- | ------- |
| Hawaii | 601 | 6,383 | 604 | ------- | ------- | 545 | 59 | ------- |
| Puerto Rico | 1,911 | 12,108 | 1,916 | 463 | 1,039 | 413 | 1 | ------- |
| Virgin Islands | 2 | 23 | 2 | ------- | ------- | 2 | ------- | ------- |
| Guam | 74 | 932 | 79 | ------- | ------- | 77 | 2 | ------- |
| Total [1] | 128,265 | 1,254,561 | 129,957 | 5,603 | 14,353 | 104,688 | 1,880 | 3,337 |

[1] Cases tabulated in 1955.





District of Columbia, and 4 Territories were less than 1,000 mortgages insured during the year. (See Table 9.)

The State distributions of the number and amount of mortgages insured in 1955 and the related number of dwelling units under all home mortgage programs are shown in Table 10 for new-home mortgages and Table 11

**TABLE II–11**

*Volume of FHA-insured existing-home mortgages, by State location of property, 1955*

[Dollar amounts in thousands]

| State | Total | | | Section | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | | 8 | 203(i) | 203 other | 213 | 222 |
| | Number | Amount | Units | Units | Units | Units | Units | Units |
| Alabama | 1,794 | $18,202 | 1,826 | ------- | 4 | 1,767 | ------- | 55 |
| Arizona | 2,490 | 21,415 | 2,582 | ------- | 3 | 1,935 | 641 | 3 |
| Arkansas | 1,290 | 11,657 | 1,309 | 1 | 6 | 1,217 | 35 | 50 |
| California | 28,273 | 287,578 | 29,261 | ------- | 4 | 28,131 | 251 | 870 |
| Colorado | 1,380 | 14,644 | 1,395 | ------- | 8 | 1,297 | ------- | 90 |
| Connecticut | 4,588 | 50,501 | 5,109 | ------- | 1 | 4,945 | ------- | 163 |
| Delaware | 432 | 4,641 | 433 | ------- | ------- | 429 | ------- | 4 |
| District of Columbia | 110 | 1,428 | 117 | ------- | ------- | 106 | ------- | 11 |
| Florida | 2,597 | 25,601 | 2,616 | ------- | 54 | 2,412 | ------- | 150 |
| Georgia | 3,504 | 36,583 | 3,528 | ------- | 8 | 3,395 | ------- | 125 |
| Idaho | 1,641 | 14,391 | 1,682 | ------- | ------- | 1,676 | ------- | 6 |
| Illinois | 6,268 | 68,966 | 6,451 | 2 | 18 | 6,364 | ------- | 65 |
| Indiana | 5,817 | 55,617 | 5,900 | 1 | 9 | 5,860 | ------- | 30 |
| Iowa | 2,459 | 23,476 | 2,482 | ------- | 95 | 2,369 | ------- | 18 |
| Kansas | 4,098 | 39,529 | 4,149 | ------- | ------- | 4,082 | ------- | 67 |
| Kentucky | 2,032 | 19,985 | 2,041 | ------- | ------- | 2,021 | ------- | 20 |
| Louisiana | 2,423 | 24,786 | 2,498 | ------- | 3 | 2,394 | 35 | 66 |
| Maine | 1,231 | 9,962 | 1,386 | ------- | ------- | 1,346 | ------- | 40 |
| Maryland | 1,709 | 19,532 | 1,834 | ------- | 2 | 1,632 | 40 | 160 |
| Massachusetts | 2,734 | 26,190 | 3,170 | ------- | 1 | 3,021 | ------- | 148 |
| Michigan | 12,159 | 125,773 | 12,478 | 2 | 34 | 12,414 | ------- | 28 |
| Minnesota | 2,592 | 28,279 | 2,620 | ------- | 4 | 2,585 | ------- | 31 |
| Mississippi | 568 | 4,911 | 572 | ------- | 8 | 561 | ------- | 3 |
| Missouri | 7,008 | 72,255 | 7,303 | ------- | 57 | 7,188 | ------- | 58 |
| Montana | 1,159 | 11,457 | 1,282 | ------- | 1 | 1,281 | ------- | ------- |
| Nebraska | 2,040 | 19,202 | 2,064 | ------- | 11 | 1,053 | 1 | 99 |
| Nevada | 541 | 6,275 | 553 | ------- | ------- | 529 | 22 | 2 |
| New Hampshire | 340 | 2,893 | 373 | 4 | 3 | 347 | ------- | 19 |
| New Jersey | 4,959 | 52,013 | 5,169 | ------- | 55 | 4,960 | ------- | 154 |
| New Mexico | 651 | 6,160 | 654 | ------- | ------- | 601 | ------- | 53 |
| New York | 10,191 | 104,258 | 11,527 | 3 | 57 | 11,310 | ------- | 157 |
| North Carolina | 1,657 | 15,903 | 1,679 | ------- | 2 | 1,652 | ------- | 25 |
| North Dakota | 374 | 3,765 | 383 | ------- | ------- | 379 | ------- | 3 |
| Ohio | 11,281 | 122,255 | 11,746 | ------- | 1 | 11,649 | ------- | 96 |
| Oklahoma | 3,363 | 29,727 | 3,380 | 1 | 22 | 3,327 | ------- | 30 |
| Oregon | 4,201 | 38,111 | 4,234 | ------- | ------- | 4,214 | ------- | 20 |
| Pennsylvania | 5,512 | 51,537 | 5,625 | ------- | ------- | 5,555 | ------- | 70 |
| Rhode Island | 1,398 | 13,603 | 1,563 | ------- | ------- | 1,444 | ------- | 119 |
| South Carolina | 1,244 | 11,794 | 1,250 | ------- | 2 | 1,071 | ------- | 177 |
| South Dakota | 753 | 6,302 | 800 | ------- | 11 | 780 | ------- | 9 |
| Tennessee | 2,562 | 24,249 | 2,592 | ------- | 18 | 2,553 | 2 | 19 |
| Texas | 9,657 | 84,122 | 9,764 | 2 | 100 | 9,536 | ------- | 126 |
| Utah | 1,657 | 17,742 | 1,704 | ------- | ------- | 1,688 | ------- | 16 |
| Vermont | 320 | 2,726 | 363 | ------- | 1 | 352 | ------- | 10 |
| Virginia | 4,755 | 53,483 | 4,774 | ------- | 3 | 3,849 | 25 | 897 |
| Washington | 10,120 | 98,428 | 10,316 | 1 | ------- | 10,093 | ------- | 222 |
| West Virginia | 1,022 | 9,877 | 1,051 | ------- | 3 | 1,046 | ------- | 2 |
| Wisconsin | 1,237 | 13,127 | 1,256 | ------- | 3 | 1,244 | ------- | 9 |
| Wyoming | 554 | 5,441 | 625 | 1 | ------- | 623 | ------- | 1 |
| Alaska | 130 | 2,110 | 142 | ------- | ------- | 141 | ------- | 1 |
| Hawaii | 602 | 7,185 | 607 | ------- | ------- | 555 | ------- | 52 |
| Puerto Rico | 180 | 2,092 | 194 | 1 | 1 | 192 | ------- | ------- |
| Virgin Islands | 1 | 10 | 1 | ------- | ------- | 1 | ------- | ------- |
| Guam | 21 | 245 | 30 | ------- | ------- | 30 | ------- | ------- |
| Total [1] [2] | 181,769 | 1,822,069 | 188,443 | 19 | 613 | 182,102 | 1,052 | 4,649 |

[1] Cases tabulated in 1955.
[2] Includes 8 units for $73,100 insured under Sec. 903.

for existing-home cases. In three-fourths of the States—a significantly larger number than in other recent years—the existing-home volume exceeded the new, frequently to an appreciable extent. Of the 8 leading States previously enumerated, Texas was the only one in which new-home business exceeded existing. In addition to these 8 States, markedly larger volumes of mortgages were insured on new homes in Florida and on existing homes in Missouri. In almost every State and Territory, most home mortgages were insured pursuant to the provisions of the regular

**TABLE II–12**

*Volume of FHA-insured multifamily housing mortgages, by State location, 1955*

[Dollar amounts in thousands]

| State | All sections | | | Sec. 207 | | Sec. 213 | | Sec. 803 | |
|---|---|---|---|---|---|---|---|---|---|
| | Number | Amount | Units | Number | Units | Number | Units | Number | Units |
| Alabama | | | | | | | | | |
| Arizona | 13 | $4,105 | 559 | | | 13 | 559 | | |
| Arkansas | | | | | | | | | |
| California | 8 | 7,112 | 886 | 3 | 182 | 2 | 233 | 3 | 471 |
| Colorado | | | | | | | | | |
| Connecticut | 5 | 2,959 | 345 | 4 | 321 | 1 | 24 | | |
| Delaware | | | | | | | | | |
| District of Columbia | 2 | 954 | 120 | 2 | 120 | | | | |
| Florida | | | | | | | | | |
| Georgia | | | | | | | | | |
| Idaho | 1 | 4,334 | 500 | | | | | 1 | 500 |
| Illinois | 2 | 1,359 | 149 | 1 | 49 | | | 1 | 100 |
| Indiana | | | | | | | | | |
| Iowa | | | | | | | | | |
| Kansas | 1 | 998 | 126 | 1 | 126 | | | | |
| Kentucky | | | | | | | | | |
| Louisiana | 3 | 1,138 | 258 | 1 | 224 | 2 | 34 | | |
| Maine | | | | | | | | | |
| Maryland | | | | | | | | | |
| Massachusetts | | | | | | | | | |
| Michigan | 4 | 1,920 | 255 | 4 | 255 | | | | |
| Minnesota | | | | | | | | | |
| Mississippi | | | | | | | | | |
| Missouri | 1 | 343 | 48 | 1 | 48 | | | | |
| Montana | | | | | | | | | |
| Nebraska | | | | | | | | | |
| Nevada | 1 | 3,418 | 400 | | | | | 1 | 400 |
| New Hampshire | | | | | | | | | |
| New Jersey | 5 | 4,326 | 512 | 4 | 193 | 1 | 319 | | |
| New Mexico | | | | | | | | | |
| New York | 9 | 15,223 | 1,457 | 8 | 1,258 | 1 | 199 | | |
| North Carolina | 1 | 855 | 472 | 1 | 472 | | | | |
| North Dakota | | | | | | | | | |
| Ohio [1] | 7 | 4,551 | 508 | 5 | 384 | 1 | 18 | | |
| Oklahoma | | | | | | | | | |
| Oregon | | | | | | | | | |
| Pennsylvania | 3 | 5,117 | 450 | 2 | 364 | 1 | 86 | | |
| Rhode Island | | | | | | | | | |
| South Carolina | 1 | 355 | 25 | | | 1 | 25 | | |
| South Dakota | 2 | 4,446 | 502 | 1 | 12 | | | 1 | 490 |
| Tennessee | 6 | 2,081 | 296 | 5 | 248 | 1 | 48 | | |
| Texas | 4 | 6,840 | 1,136 | 3 | 836 | | | 1 | 300 |
| Utah | | | | | | | | | |
| Vermont | | | | | | | | | |
| Virginia | | | | | | | | | |
| Washington | | | | | | | | | |
| West Virginia | | | | | | | | | |
| Wisconsin | 1 | 125 | 16 | 1 | 16 | | | | |
| Wyoming | | | | | | | | | |
| Alaska | | | | | | | | | |
| Hawaii | | | | | | | | | |
| Puerto Rico | 1 | 3,570 | 420 | | | | | 1 | 420 |
| Total | 81 | 76,489 | 9,431 | 47 | 5,108 | 24 | 1,545 | 9 | 2,681 |

[1] Also includes 1 Sec. 908 project involving 106 dwelling units.





Section 203(b) program, the only exception being Puerto Rico in which the majority of new-home transactions were insured under the Section 203(i) small suburban home program. This type of FHA insurance under either Section 8 or 203(i) was utilized to some extent in 5 of every 6 States and in Puerto Rico. Insurance was written under the Section 222 servicemen's program in every State but Montana and in most of the Territories, most frequently involving existing properties. Under the lapsing Section 903 defense housing program, mortgages were insured on properties located in 18 States.

PROJECT MORTGAGE PROGRAMS.—Projects located in 8 States accounted for nearly two-thirds of all multifamily housing dwelling units covered by insured mortgages in 1955. As shown in Table 12, New York was the leading State, reporting almost one-sixth of the total insured units, mainly in Section 207 projects. When combined with Texas, the second ranking State, the proportion of units rose to more than one-fourth of the total, while the addition of California, Arizona, New Jersey, Ohio, South Dakota, and Idaho—each with a total of 500 or more units—brings the total to nearly two-thirds of all units insured during the year. Projects covered by mortgages insured during 1955 were located in 20 States, the District of Columbia, and Puerto Rico, compared to 1954 when insurance was written on properties located in 34 States, Hawaii, and Puerto Rico.

**TABLE II–13**

*Volume of FHA-insured property improvement loans by State location of property, 1955*

| State | Loans insured | | | State | Loans insured | | |
|---|---|---|---|---|---|---|---|
| | Number | Net proceeds (000) | Average | | Number | Net proceeds (000) | Average |
| Alabama | 14,680 | $8,904 | $607 | New Jersey | 23,547 | $18,781 | $798 |
| Arizona | 11,927 | 8,195 | 687 | New Mexico | 3,667 | 2,812 | 767 |
| Arkansas | 7,538 | 4,613 | 612 | New York | 114,017 | 88,100 | 773 |
| California | 49,667 | 28,897 | 582 | North Carolina | 13,930 | 8,233 | 591 |
| Colorado | 13,220 | 8,235 | 623 | North Dakota | 2,456 | 1,600 | 651 |
| Connecticut | 3,379 | 2,466 | 730 | Ohio | 63,633 | 37,266 | 586 |
| Delaware | 57 | 54 | 955 | Oklahoma | 17,245 | 10,891 | 632 |
| District of Columbia | 6,758 | 3,726 | 551 | Oregon | 8,775 | 6,221 | 709 |
| Florida | 33,001 | 22,878 | 692 | Pennsylvania | 45,530 | 25,464 | 559 |
| Georgia | 10,806 | 6,160 | 570 | Rhode Island | 2,040 | 1,140 | 559 |
| Idaho | 6,841 | 5,011 | 732 | South Carolina | 5,604 | 3,115 | 556 |
| Illinois | 61,409 | 41,649 | 678 | South Dakota | 2,866 | 1,838 | 641 |
| Indiana | 34,008 | 19,357 | 569 | Tennessee | 23,797 | 12,820 | 539 |
| Iowa | 16,647 | 9,779 | 587 | Texas | 76,054 | 48,285 | 635 |
| Kansas | 14,791 | 8,694 | 588 | Utah | 11,478 | 6,561 | 572 |
| Kentucky | 14,087 | 7,345 | 521 | Vermont | 808 | 419 | 519 |
| Louisiana | 15,934 | 10,173 | 638 | Virginia | 16,938 | 9,032 | 533 |
| Maine | 5,474 | 2,890 | 530 | Washington | 30,696 | 20,584 | 671 |
| Maryland | 30,803 | 15,401 | 500 | West Virginia | 6,967 | 3,753 | 539 |
| Massachusetts | 28,694 | 16,452 | 573 | Wisconsin | 8,350 | 5,733 | 687 |
| Michigan | 75,498 | 47,883 | 634 | Wyoming | 673 | 600 | 892 |
| Minnesota | 33,956 | 19,767 | 582 | Alaska | 324 | 472 | 1,458 |
| Mississippi | 6,540 | 3,719 | 569 | Hawaii | 413 | 362 | 877 |
| Missouri | 35,619 | 19,206 | 542 | Puerto Rico | 1,705 | 2,085 | 1,223 |
| Montana | 3,255 | 2,670 | 820 | Guam | 28 | 44 | 1,576 |
| Nebraska | 5,547 | 3,470 | 625 | | | | |
| Nevada | 605 | 611 | 1,011 | Total [1] | 1,024,698 | 645,645 | 630 |
| New Hampshire | 2,434 | 1,251 | 514 | | | | |

[1] Includes adjustments.

389858—57——4

Property Improvement Program.—Table 13 shows that New York continued to lead all other States in the reporting of Title I loans. During 1955, this State accounted for more than 114,000 loans with net proceeds of $88.1 million, or about 14 percent of the total volume. This was nearly twice the volume reported by the next 2 ranking States, Texas and Michigan, each of which reported about $48 million. The net proceeds for these 3 leading States aggregated $184 million or more than one-fourth of all 1955 Title I insurance. California, which for a number of years ranked second in dollar volume of insured loans, dropped to sixth place, being outranked by Illinois and Ohio in addition to the 3 leading States. For the continental United States, the average net proceeds ranged from $1,011 in Nevada to $500 in Maryland, the overall average of $630 being the highest ever reported. It should be noted that these State data, as well as those relating to insured home and project mortgages, pertain to the location of the property involved and do not necessarily reflect the location of the lending institution.

### Cumulative Insurance Written, 1934–55

All Programs.—From the beginning of operations in 1934 through December 31, 1955, more than $1 billion of FHA insurance had been written on properties in each of 12 States—California, New York, Michigan, Texas, Ohio, Illinois, Pennsylvania, New Jersey, Washington, Indiana, Florida, and Virginia. (Table 14.) These States have accounted for roughly two-thirds of the national total of $39.8 billion reported during this period. In most States, the cumulative amount of FHA business has totaled between $100 million and $500 million. In only 5 States and 3 Territories has the volume been less than $100 million. Home mortgage insurance has been by far the principal FHA activity in nearly all States and Territories, accounting for 60 percent or more of the total amount in 5 of 6 States and most of the Territories. Markedly lower than average proportions of home mortgages have been reported by the District of Columbia, Massachusetts, New York, and Alaska.

Home Mortgage Programs.—Table 15 shows for each State and Territory the cumulative number and amount of FHA-insured home mortgages, together with the distribution of the number of mortgages insured under each of the principal home mortgage programs. California, reflecting tremendous population growth in the last 2 decades, has far outranked all other States with 646,000 home mortgages insured by FHA since 1935. Ranking second and third were Michigan with 268,000 and Texas with 251,000 mortgages. Other States in which more than 100,000 home mortgages have been insured by FHA were New York, New Jersey, Pennsylvania, Ohio, Indiana, Illinois, Missouri, Florida, and Washington. The combined number of mortgages insured on properties in these 12 leading





States has represented nearly two-thirds of the national total for the 1935–55 period. The cumulative number of FHA-insured mortgages in most States is between 10,000 and 50,000.

As indicated by Table 15, Section 203 has been the major vehicle for FHA insurance of home mortgages in all States and Territories. Section 603,

**TABLE II–14**

*Volume of FHA-insured mortgages and loans, by State locations of property, 1934–55*

[Dollar amounts in thousands]

| State | Total amount | Home mortgages | | Project mortgages | | Property improvement loans | |
|---|---|---|---|---|---|---|---|
| | | Number | Amount | Units | Amount | Number | Net proceeds |
| Alabama | $473, 016 | 45, 348 | $286, 555 | 12, 012 | $72, 757 | 284, 131 | $113, 704 |
| Arizona | 472, 795 | 54, 592 | 363, 408 | 5, 187 | 36, 716 | 140, 214 | 72, 671 |
| Arkansas | 301, 492 | 30, 166 | 234, 080 | 1, 712 | 11, 760 | 127, 036 | 65, 652 |
| California | 5, 474, 138 | 645, 967 | 4, 222, 894 | 49, 333 | 363, 207 | 2, 167, 730 | 888, 037 |
| Colorado | 396, 465 | 44, 915 | 207, 333 | 3, 141 | 22, 417 | 167, 063 | 76, 715 |
| Connecticut | 485, 552 | 45, 146 | 344, 864 | 7, 111 | 54, 961 | 182, 342 | 85, 727 |
| Delaware | 90, 810 | 8, 034 | 53, 824 | 4, 155 | 29, 974 | 15, 230 | 7, 012 |
| District of Columbia | 248, 351 | 7, 116 | 54, 243 | 21, 222 | 143, 741 | 101, 206 | 50, 367 |
| Florida | 1, 080, 758 | 118, 320 | 768, 778 | 15, 229 | 105, 759 | 382, 910 | 206, 221 |
| Georgia | 690, 910 | 60, 362 | 425, 463 | 23, 273 | 159, 947 | 245, 581 | 105, 500 |
| Idaho | 200, 801 | 22, 204 | 145, 703 | 1, 126 | 0, 304 | 105, 427 | 54, 884 |
| Illinois | 1, 930, 262 | 171, 523 | 1, 181, 786 | 22, 511 | 177, 172 | 1, 166, 618 | 577, 304 |
| Indiana | 1, 143, 209 | 128, 843 | 801, 722 | 0, 050 | 66, 000 | 653, 544 | 274, 671 |
| Iowa | 384, 528 | 38, 367 | 251, 006 | 1, 806 | 14, 137 | 265, 516 | 119, 325 |
| Kansas | 594, 158 | 72, 796 | 485, 588 | 4, 760 | 30, 923 | 185, 843 | 77, 647 |
| Kentucky | 391, 106 | 37, 998 | 252, 868 | 6, 668 | 49, 021 | 212, 076 | 89, 277 |
| Louisiana | 608, 514 | 64, 001 | 454, 144 | 9, 398 | 67, 665 | 188, 150 | 86, 705 |
| Maine | 133, 810 | 13, 352 | 78, 540 | 2, 420 | 19, 359 | 81, 402 | 35, 911 |
| Maryland | 845, 530 | 58, 075 | 370, 833 | 43, 691 | 297, 509 | 409, 766 | 177, 197 |
| Massachusetts | 433, 148 | 24, 774 | 107, 676 | 5, 326 | 41, 419 | 491, 009 | 224, 053 |
| Michigan | 2, 584, 626 | 268, 324 | 1, 803, 078 | 10, 075 | 79, 234 | 1, 501, 867 | 702, 314 |
| Minnesota | 505, 561 | 38, 181 | 262, 300 | 6, 309 | 46, 337 | 440, 404 | 196, 924 |
| Mississippi | 223, 310 | 27, 707 | 153, 928 | 2, 722 | 16, 962 | 121, 739 | 52, 429 |
| Missouri | 089, 104 | 102, 427 | 705, 530 | 11, 341 | 81, 815 | 409, 881 | 201, 849 |
| Montana | 128, 412 | 14, 163 | 94, 180 | 837 | 6, 304 | 50, 080 | 27, 028 |
| Nebraska | 315, 121 | 38, 138 | 245, 701 | 2, 599 | 10, 687 | 108, 986 | 49, 733 |
| Nevada | 137, 731 | 13, 310 | 109, 321 | 1, 356 | 12, 226 | 25, 791 | 16, 184 |
| New Hampshire | 53, 174 | 5, 333 | 20, 700 | 244 | 1, 672 | 40, 127 | 21, 802 |
| New Jersey | 1, 707, 370 | 144, 128 | 800, 211 | 59, 010 | 433, 397 | 055, 516 | 374, 762 |
| New Mexico | 205, 833 | 23, 315 | 159, 529 | 2, 472 | 21, 138 | 42, 414 | 25, 166 |
| New York | 3, 641, 006 | 195, 533 | 1, 352, 859 | 125, 315 | 1, 027, 900 | 2, 086, 180 | 1, 260, 331 |
| North Carolina | 498, 299 | 48, 305 | 312, 853 | 17, 905 | 107, 739 | 171, 229 | 77, 707 |
| North Dakota | 50, 840 | 4, 360 | 32, 263 | 154 | 1, 143 | 35, 800 | 17, 434 |
| Ohio | 2, 048, 352 | 194, 070 | 1, 387, 520 | 22, 090 | 164, 408 | 1, 148, 225 | 496, 424 |
| Oklahoma | 733, 616 | 93, 601 | 580, 350 | 4, 662 | 34, 353 | 271, 456 | 118, 913 |
| Oregon | 528, 780 | 57, 440 | 384, 748 | 5, 387 | 39, 388 | 226, 749 | 104, 644 |
| Pennsylvania | 1, 823, 706 | 193, 215 | 1, 174, 035 | 25, 210 | 192, 218 | 1, 029, 501 | 457, 543 |
| Rhode Island | 105, 680 | 9, 773 | 68, 071 | 952 | 7, 958 | 67, 015 | 29, 651 |
| South Carolina | 285, 912 | 34, 050 | 200, 985 | 7, 254 | 45, 319 | 91, 257 | 39, 608 |
| South Dakota | 114, 048 | 13, 557 | 85, 403 | 1, 231 | 10, 020 | 35, 810 | 18, 625 |
| Tennessee | 007, 289 | 72, 780 | 454, 605 | 10, 400 | 03, 685 | 374, 120 | 148, 009 |
| Texas | 2, 259, 620 | 251, 380 | 1, 538, 129 | 34, 126 | 232, 806 | 1, 066, 641 | 488, 595 |
| Utah | 365, 522 | 37, 633 | 253, 857 | 1, 615 | 12, 906 | 190, 024 | 88, 759 |
| Vermont | 36, 505 | 4, 679 | 25, 094 | 193 | 1, 512 | 21, 340 | 9, 959 |
| Virginia | 1, 000, 514 | 80, 110 | 500, 414 | 45, 163 | 293, 359 | 260, 605 | 122, 741 |
| Washington | 1, 308, 480 | 156, 780 | 1, 017, 017 | 10, 287 | 79, 781 | 456, 609 | 211, 688 |
| West Virginia | 198, 770 | 24, 805 | 150, 154 | 707 | 3, 601 | 02, 412 | 45, 015 |
| Wisconsin | 385, 284 | 33, 401 | 233, 330 | 4, 120 | 32, 714 | 256, 291 | 119, 240 |
| Wyoming | 88, 504 | 12, 557 | 72, 857 | 571 | 4, 451 | 18, 327 | 11, 196 |
| Alaska | 89, 174 | 2, 032 | 41, 056 | 3, 853 | 45, 765 | 2, 053 | 2, 353 |
| Hawaii | 142, 675 | 12, 688 | 115, 050 | 3, 151 | 24, 062 | 3, 576 | 2, 663 |
| Puerto Rico | 179, 827 | 17, 639 | 113, 702 | 6, 253 | 30, 216 | 31, 667 | 26, 849 |
| Virgin Islands | 119 | 13 | 119 | | | | |
| Guam | 2, 425 | 167 | 2, 061 | | | 293 | 364 |
| Total [1] | 39, 703, 722 | 3, 944, 173 | 25, 890, 881 | 677, 773 | 4, 957, 824 | 19, 096, 577 | 8, 945, 017 |

[1] Based on cases tabulated through 1955, including adjustments not distributed by States, and excluding Sec. 609.

in effect during World War II and in the years of the veterans' housing emergency following the end of the war, has accounted for the next largest volume. Activity under the other FHA home mortgage programs has been at a substantially lower level, reflecting the relatively narrow segments of the housing market for which they were intended as well as their shorter

**TABLE II–15**

*Volume of FHA-insured home mortgages by State location of property, 1935–55*

| State | Total[1] Number | Total[1] Amount | Number of cases: Sec. 2 and Sec. 8 | Sec. 203 | Sec. 213 | Sec. 222 | Sec. 603[2] | Sec. 903 |
|---|---|---|---|---|---|---|---|---|
| Alabama | 45,348 | $286,555,532 | 916 | 33,788 | | 85 | 9,836 | 723 |
| Arizona | 54,592 | 363,407,763 | 2,672 | 40,373 | 2,027 | 5 | 7,132 | 2,333 |
| Arkansas | 39,166 | 234,079,658 | 273 | 32,214 | 543 | 176 | 5,377 | 583 |
| California | 645,967 | 4,222,893,833 | 15,283 | 487,642 | 6,843 | 1,080 | 126,012 | 9,082 |
| Colorado | 44,915 | 297,332,927 | 1,093 | 37,528 | | 112 | 5,069 | 213 |
| Connecticut | 45,146 | 344,863,975 | 260 | 36,700 | | 168 | 7,537 | 472 |
| Delaware | 8,034 | 53,823,600 | 40 | 5,170 | | 4 | 2,631 | 189 |
| District of Columbia | 7,116 | 54,242,362 | 1 | 4,324 | | 11 | 2,780 | |
| Florida | 118,320 | 768,778,018 | 4,355 | 85,309 | | 180 | 26,895 | 1,581 |
| Georgia | 66,362 | 425,403,151 | 1,564 | 48,071 | | 179 | 13,350 | 3,108 |
| Idaho | 22,204 | 145,703,790 | 107 | 21,171 | | 32 | 527 | 367 |
| Illinois | 171,523 | 1,181,785,476 | 3,035 | 143,550 | | 74 | 21,075 | 2,880 |
| Indiana | 128,843 | 801,722,016 | 1,732 | 108,735 | | 41 | 15,823 | 2,512 |
| Iowa | 38,367 | 251,066,373 | 897 | 34,138 | 43 | 22 | 2,551 | 716 |
| Kansas | 72,796 | 485,587,423 | 1,854 | 56,603 | | 99 | 10,368 | 3,782 |
| Kentucky | 37,098 | 252,868,160 | 292 | 32,241 | 70 | 53 | 4,737 | 605 |
| Louisiana | 64,991 | 454,143,782 | 1,052 | 50,354 | 314 | 149 | 12,381 | 741 |
| Maine | 13,352 | 78,549,213 | 46 | 11,411 | | 40 | 1,290 | 565 |
| Maryland | 58,075 | 370,833,671 | 1,727 | 40,757 | 40 | 186 | 14,409 | 956 |
| Massachusetts | 24,774 | 167,675,831 | 649 | 20,505 | | 160 | 3,076 | 204 |
| Michigan | 268,324 | 1,803,077,092 | 7,271 | 218,786 | 317 | 66 | 41,334 | 550 |
| Minnesota | 38,181 | 262,290,808 | 401 | 32,695 | | 34 | 4,810 | 241 |
| Mississippi | 27,707 | 153,928,197 | 752 | 22,050 | | 8 | 4,168 | 720 |
| Missouri | 102,427 | 705,520,746 | 338 | 93,865 | | 82 | 7,118 | 1,024 |
| Montana | 14,163 | 94,179,971 | 41 | 13,630 | | | 334 | 158 |
| Nebraska | 38,138 | 245,701,071 | 681 | 31,003 | 130 | 262 | 5,868 | 194 |
| Nevada | 13,316 | 109,320,734 | 69 | 10,251 | 315 | 5 | 1,925 | 751 |
| New Hampshire | 5,333 | 29,690,677 | 165 | 4,761 | | 20 | 337 | 50 |
| New Jersey | 144,128 | 899,210,951 | 2,631 | 123,518 | | 187 | 17,014 | 778 |
| New Mexico | 23,315 | 159,528,490 | 86 | 19,586 | | 89 | 2,624 | 930 |
| New York | 195,533 | 1,352,850,019 | 9,081 | 161,681 | | 181 | 23,609 | 891 |
| North Carolina | 48,305 | 312,852,920 | 657 | 37,225 | | 45 | 8,829 | 1,549 |
| North Dakota | 4,366 | 32,262,610 | 10 | 4,074 | | 3 | 162 | 117 |
| Ohio | 194,070 | 1,387,519,851 | 1,609 | 164,657 | 12 | 187 | 24,786 | 2,819 |
| Oklahoma | 93,601 | 580,349,387 | 1,856 | 72,045 | 666 | 92 | 17,741 | 1,201 |
| Oregon | 57,440 | 384,748,858 | 789 | 49,504 | 16 | 26 | 6,847 | 258 |
| Pennsylvania | 193,215 | 1,174,034,943 | 1,209 | 159,722 | | 107 | 31,454 | 723 |
| Rhode Island | 9,773 | 68,070,415 | 51 | 8,317 | | 142 | 1,263 | |
| South Carolina | 34,950 | 200,985,365 | 664 | 25,392 | | 190 | 6,378 | 2,326 |
| South Dakota | 13,557 | 85,403,334 | 206 | 12,636 | | 17 | 520 | 178 |
| Tennessee | 72,780 | 454,604,684 | 1,129 | 54,033 | 324 | 32 | 16,056 | 1,206 |
| Texas | 251,380 | 1,538,120,890 | 9,547 | 185,895 | 103 | 318 | 52,145 | 3,372 |
| Utah | 37,633 | 253,856,906 | 177 | 29,483 | | 19 | 7,920 | 34 |
| Vermont | 4,679 | 25,093,815 | 17 | 4,368 | | 11 | 283 | |
| Virginia | 89,110 | 590,413,951 | 3,288 | 63,231 | 25 | 1,143 | 18,897 | 2,526 |
| Washington | 156,789 | 1,017,016,208 | 1,873 | 133,713 | | 295 | 20,143 | 765 |
| West Virginia | 24,805 | 150,154,608 | 140 | 23,338 | | 2 | 1,325 | |
| Wisconsin | 33,401 | 233,329,337 | 326 | 27,765 | | 10 | 4,444 | 856 |
| Wyoming | 12,557 | 72,857,081 | 122 | 11,309 | | 1 | 1,125 | |
| Alaska | 2,932 | 41,065,601 | 21 | 2,909 | | 1 | 1 | |
| Hawaii | 12,688 | 115,950,390 | 6 | 11,755 | | 111 | 544 | 272 |
| Puerto Rico | 17,639 | 113,702,850 | 464 | 13,007 | | 1 | 4,162 | 5 |
| Virgin Islands | 13 | 119,300 | | 11 | | | 2 | |
| Guam | 167 | 2,060,700 | | 165 | | 2 | | |
| Total[3] | [1] 3,944,174 | 25,890,880,657 | 84,294 | 3,157,171 | 11,788 | 6,545 | 628,015 | 56,286 |

[1] Includes 50 cases in Arizona and 25 cases in California insured under Sec. 611.
[2] Includes Sec. 603–610.
[3] Cases tabulated through Dec. 31, 1955, including adjustments not distributed by States.





periods of operation. Although insurance for mortgage financing of small homes under Sections 2 and 8 has been utilized in nearly all States and Territories, well over half of the business was concentrated in six States. Under the Section 213 program of mortgage insurance for cooperatively built homes, the concentration was even more marked, being limited to only 16 States, with Arizona and California accounting for three-fourths of the national cumulative total. On the other hand, Section 222 mortgage insurance assistance for military servicemen has facilitated the construction and

**TABLE II–16**

*Volume of FHA-insured multifamily housing mortgages, by State location, 1935–55*

[Dollar amounts in thousands]

| State | All sections Number | All sections Amount | All sections Units | Sec. 207 Units | Sec. 213 Units | Sec. 608 Units | Sec. 608–610 Units | Sec. 611 Units | Sec. 803 Units | Sec. 908 Units |
|---|---|---|---|---|---|---|---|---|---|---|
| Alabama | 232 | $72,757 | 12,012 | 674 | | 10,295 | | | 1,005 | 38 |
| Arizona | 117 | 36,716 | 5,187 | 837 | 2,124 | 947 | | 160 | 1,119 | |
| Arkansas | 54 | 11,760 | 1,712 | 211 | 569 | 932 | | | | |
| California | 1,070 | 363,207 | 49,333 | 4,965 | 7,375 | 21,575 | 58 | 973 | 13,393 | 994 |
| Colorado | 71 | 22,417 | 3,141 | 251 | | 1,896 | | 50 | 680 | 264 |
| Connecticut | 79 | 54,961 | 7,111 | 1,481 | 84 | 3,013 | | | 450 | 2,083 |
| Delaware | 19 | 29,974 | 4,155 | 364 | | 3,771 | 20 | | | |
| District of Columbia | 182 | 143,741 | 21,222 | 2,185 | | 19,037 | | | | |
| Florida | 337 | 105,759 | 15,220 | 324 | 68 | 10,669 | | | 4,168 | |
| Georgia | 182 | 159,947 | 23,273 | 1,592 | 104 | 18,882 | 150 | 195 | 2,150 | 200 |
| Idaho | 10 | 9,304 | 1,126 | | | 571 | | | 500 | 55 |
| Illinois | 290 | 177,172 | 22,511 | 2,206 | 35 | 17,012 | | | 3,152 | 16 |
| Indiana | 141 | 66,906 | 9,050 | 1,514 | | 6,065 | | | 510 | 961 |
| Iowa | 31 | 14,137 | 1,806 | 172 | 43 | 1,591 | | | | |
| Kansas | 87 | 30,923 | 4,700 | 332 | | 3,243 | 350 | | 823 | 12 |
| Kentucky | 103 | 49,021 | 6,668 | 682 | 70 | 2,247 | | | 3,465 | 204 |
| Louisiana | 109 | 67,665 | 9,398 | 1,145 | 315 | 7,071 | 150 | 25 | 692 | |
| Maine | 19 | 19,350 | 2,420 | | | 688 | | | 1,732 | |
| Maryland | 327 | 207,509 | 43,691 | 3,900 | 182 | 34,221 | 486 | | 4,794 | 108 |
| Massachusetts | 50 | 41,419 | 5,326 | 594 | | 3,186 | | | 1,502 | 44 |
| Michigan | 269 | 79,234 | 10,975 | 2,137 | 463 | 7,214 | 500 | | 661 | |
| Minnesota | 157 | 46,337 | 6,309 | 1,273 | | 5,036 | | | | |
| Mississippi | 44 | 16,962 | 2,722 | 12 | | 1,852 | | | 858 | |
| Missouri | 164 | 81,815 | 11,341 | 1,782 | | 9,430 | | | 120 | |
| Montana | 8 | 6,304 | 837 | | | 135 | | | 592 | 110 |
| Nebraska | 54 | 19,687 | 2,599 | | 202 | 1,786 | | | 611 | |
| Nevada | 31 | 12,226 | 1,356 | | 315 | 240 | | | 801 | |
| New Hampshire | 7 | 1,672 | 244 | | | 244 | | | | |
| New Jersey | 581 | 433,397 | 60,019 | 4,752 | 371 | 51,451 | | | 1,983 | 462 |
| New Mexico | 17 | 21,138 | 2,472 | | | 277 | | | 2,195 | |
| New York | 945 | 1,027,906 | 125,315 | 17,702 | 19,042 | 85,807 | 566 | 556 | 1,642 | |
| North Carolina | 128 | 107,739 | 17,905 | 2,066 | | 9,107 | 85 | | 5,571 | 176 |
| North Dakota | 9 | 1,143 | 154 | 16 | | 43 | | | | 95 |
| Ohio | 329 | 164,408 | 22,090 | 2,317 | 106 | 16,207 | 10 | | 2,528 | 922 |
| Oklahoma | 147 | 34,353 | 4,662 | 132 | 667 | 2,974 | | | 500 | 389 |
| Oregon | 143 | 39,388 | 5,387 | 134 | 16 | 5,155 | | | | 82 |
| Pennsylvania | 406 | 192,218 | 25,219 | 3,745 | 681 | 19,474 | 450 | | 400 | 469 |
| Rhode Island | 12 | 7,958 | 952 | 36 | | 210 | | | 706 | |
| South Carolina | 93 | 45,319 | 7,254 | 290 | 25 | 6,329 | | 25 | 585 | |
| South Dakota | 14 | 10,020 | 1,231 | 82 | | 258 | | | 891 | |
| Tennessee | 149 | 63,655 | 10,490 | 1,213 | 372 | 9,915 | 250 | | 1,740 | |
| Texas | 457 | 232,896 | 34,126 | 5,519 | 103 | 19,432 | | | 9,072 | |
| Utah | 25 | 12,906 | 1,615 | 24 | | 737 | | | 854 | |
| Vermont | 7 | 1,512 | 103 | 56 | | 137 | | | | |
| Virginia | 379 | 293,350 | 45,163 | 10,196 | 25 | 29,672 | 440 | | 4,329 | 501 |
| Washington | 127 | 79,761 | 10,267 | 408 | | 6,360 | | | 3,100 | 300 |
| West Virginia | 15 | 3,601 | 707 | 188 | | 209 | 400 | | | |
| Wisconsin | 167 | 32,714 | 4,120 | 251 | 41 | 3,823 | | | | |
| Wyoming | 6 | 4,451 | 571 | | | 71 | | | 500 | |
| Alaska | 34 | 45,765 | 3,853 | 1,496 | | 2,357 | | | | |
| Hawaii | 59 | 24,062 | 3,151 | 224 | | 850 | | | 2,077 | |
| Puerto Rico | 29 | 39,216 | 6,253 | | | 4,047 | | | 1,308 | |
| Total | 8,631 | 4,957,824 | 677,773 | 80,560 | 33,398 | 465,674 | 3,915 | 1,984 | 83,757 | 8,485 |

purchase of homes in virtually every State and Territory, with nearly one-third located in California or Virginia. Defense housing financed with mortgages insured under Section 903 was constructed in every State but 4 and in Hawaii and Puerto Rico; over one-third of the properties, however, were located in California, Georgia, Kansas, and Texas.

PROJECT MORTGAGE PROGRAMS.—Since the beginning of operations FHA has insured mortgages on projects located in all 48 States, the District of Columbia, Alaska, Hawaii, and Puerto Rico. As will be noted in Table 16, there has been widespread geographic distribution of dwelling units covered by mortgages insured under Sections 207, 608, and 803, while projects insured under Sections 213 and 908 were located in about one-half of the States.

Nearly one-half of all multifamily housing units securing FHA-insured mortgages were in projects located in New York (125,000), New Jersey (59,000), California (49,000), Virginia (45,000), and Maryland (44,000). Including these 5 high-volume States, there were 26 States, the District of Columbia, and Puerto Rico with totals in excess of 5,000 dwelling units, while only 7 States had totals of less than 1,000 dwelling units. New York has been the leading State under Section 207, accounting for one-fifth of these units, Section 213 (three-fifths), and Section 608 (one-fifth). Under the Section 803 program, California has led with one-sixth of the total insured units; for Section 908, Connecticut has been the ranking State, reporting projects containing one-fourth of all dwelling units insured under this program.

TABLE II–17

*Volume of FHA-insured property improvement loans by State location of property, 1934–55*

| State | Loans insured: Number | Net proceeds (000) | Average | State | Loans insured: Number | Net proceeds (000) | Average |
|---|---|---|---|---|---|---|---|
| Alabama | 284, 131 | $113, 704 | $400 | New Hampshire | 40, 127 | $21, 802 | $444 |
| Arizona | 140, 214 | 72, 671 | 518 | New Jersey | 655, 516 | 374, 762 | 572 |
| Arkansas | 127, 036 | 55, 652 | 438 | New Mexico | 42, 414 | 25, 166 | 593 |
| California | 2, 167, 730 | 888, 037 | 410 | New York | 2, 086, 180 | 1,260,331 | 604 |
| Colorado | 167, 063 | 76, 715 | 459 | North Carolina | 171, 229 | 77, 707 | 454 |
| Connecticut | 182, 342 | 85, 727 | 470 | North Dakota | 35, 800 | 17, 434 | 487 |
| Delaware | 15, 230 | 7, 012 | 460 | Ohio | 1, 148, 225 | 496, 424 | 432 |
| District of Columbia | 101, 206 | 50, 367 | 498 | Oklahoma | 271, 456 | 118, 913 | 438 |
| Florida | 382, 910 | 206, 221 | 639 | Oregon | 226, 749 | 104, 644 | 461 |
| Georgia | 245, 581 | 105, 500 | 430 | Pennsylvania | 1, 029, 501 | 457, 543 | 444 |
| Idaho | 105, 427 | 54, 884 | 521 | Rhode Island | 67, 015 | 29, 651 | 442 |
| Illinois | 1, 166, 618 | 577, 304 | 495 | South Carolina | 91, 257 | 39, 608 | 434 |
| Indiana | 653, 544 | 274, 671 | 420 | South Dakota | 35, 810 | 18, 625 | 520 |
| Iowa | 265, 516 | 119, 325 | 449 | Tennessee | 374, 120 | 148, 999 | 398 |
| Kansas | 185, 843 | 77, 647 | 418 | Texas | 1, 066, 641 | 488, 595 | 458 |
| Kentucky | 212, 076 | 89, 277 | 421 | Utah | 190, 024 | 88, 759 | 467 |
| Louisiana | 188, 150 | 86, 705 | 461 | Vermont | 21, 340 | 9, 959 | 467 |
| Maine | 81, 402 | 35, 911 | 441 | Virginia | 260, 665 | 122, 741 | 471 |
| Maryland | 409, 760 | 177, 197 | 432 | Washington | 456, 609 | 211, 688 | 464 |
| Massachusetts | 491, 009 | 224, 053 | 456 | West Virginia | 92, 412 | 45, 015 | 487 |
| Michigan | 1, 591, 867 | 702, 314 | 441 | Wisconsin | 256, 291 | 119, 240 | 465 |
| Minnesota | 440, 404 | 196, 924 | 447 | Wyoming | 18, 327 | 11, 196 | 611 |
| Mississippi | 121, 739 | 52, 429 | 431 | Alaska | 2, 053 | 2, 353 | 1, 146 |
| Missouri | 499, 881 | 201, 849 | 404 | Hawaii | 3, 576 | 2, 663 | 745 |
| Montana | 50, 080 | 27, 928 | 558 | Puerto Rico | 31, 667 | 26, 849 | 848 |
| Nebraska | 108, 986 | 49, 733 | 456 | Guam | 293 | 364 | 1, 242 |
| Nevada | 25, 791 | 16, 184 | 628 | Total [1] | 19,096,577 | 8,945,017 | 468 |

[1] Includes adjustments.





PROPERTY IMPROVEMENT PROGRAM.—The State distribution of all Title I loans insured from 1934 through 1955 is shown in Table 17. It shows that, of over 19 million insured property improvement loans, aggregating approximately $9 billion, 2 States, California and New York, have each reported more than 2 million insured loans. Four other States have recorded over 1 million loans: Michigan, Illinois, Ohio, and Texas. The 6 States mentioned have accounted for $4.4 billion in total net proceeds and for nearly one-half of the total number of loans insured since the beginning of Title I.

## INSURANCE IN SELECTED STANDARD METROPOLITAN AREAS

### All Programs

FHA operations are largely concentrated in the metropolitan areas of the Nation. Although there is a positive correlation between population trends and housing activity, the geographical distribution of FHA business is also affected by such factors as availability of mortgage funds, lenders' policies, modes of financing preferred by borrowers, and character of the housing demand. There are 68 standard metropolitan areas (as delineated by the U. S. Bureau of the Census) in which the bulk of FHA insurance business has been written—63 percent of the total dollar volume in 1955 and nearly 70 percent during the lifetime of the agency.

Data relating to the numbers and amounts of FHA-insured home mortgages, multifamily project mortgages, and property improvement loans in each of these 68 areas are presented for the year 1955 in Table 18 and for the period 1934–55 in Table 19.

As shown in Table 18, the home mortgage phase of FHA operations was ascendant during 1955, accounting for at least 60 percent of the total in each of the selected areas except Baltimore. Nearly 5 of every 8 home mortgages insured by FHA during the year were secured by properties in the 68 areas. Eight of the areas—Chicago, Detroit, Los Angeles, New York, Philadelphia, St. Louis, San Francisco, and Seattle, each with more than 5,000 FHA-insured home mortgages—collectively were responsible for over two-fifths of the 1955 national total. In most of the selected metropolitan areas, however, from 1,000 to 2,999 home mortgages were insured during the year.

Roughly two-thirds of the multifamily housing dwelling units covered by insurance written during 1955 were in projects located in standard metropolitan areas. The largest of these, by far, was the New York-Northeastern New Jersey area wherein 1,969 project units were insured for a total of $19.5 million. As shown in Table 18, only 2 other areas provided as many as 500 dwelling units. The bulk of the units insured during 1955 that were

**TABLE II–18**

*Volume of FHA-insured mortgages and loans, selected metropolitan areas, 1955*

[Dollar amounts in thousands]

| Standard metropolitan area | Total amount | Home mortgages | | Project mortgages | | Property improvement loans | |
|---|---|---|---|---|---|---|---|
| | | Number | Amount | Units | Amount | Number | Net proceeds |
| Akron, Ohio | $18,823 | 1,327 | $14,229 | ------- | ------- | 8,525 | $4,594 |
| Albany-Schenectady-Troy, N. Y. | 14,731 | 1,178 | 11,456 | ------- | ------- | 5,147 | 3,275 |
| Albuquerque, N. Mex | 10,870 | 1,000 | 9,600 | ------- | ------- | 1,715 | 1,270 |
| Atlanta, Ga | 26,327 | 2,087 | 22,703 | ------- | ------- | 6,159 | 3,624 |
| Baltimore, Md | 23,636 | 1,553 | 13,266 | ------- | ------- | 21,371 | 10,370 |
| Birmingham, Ala | 13,668 | 1,121 | 11,807 | ------- | ------- | 2,948 | 1,861 |
| Buffalo, N. Y | 31,621 | 2,322 | 23,558 | ------- | ------- | 11,440 | 8,063 |
| Charlotte, N. C | 8,946 | 706 | 7,596 | ------- | ------- | 2,193 | 1,350 |
| Chicago, Ill | 113,113 | 7,100 | 79,816 | 149 | $1,359 | 44,112 | 31,938 |
| Cleveland, Ohio | 58,199 | 4,187 | 49,139 | 318 | 2,953 | 9,280 | 6,107 |
| Columbus, Ohio | 40,051 | 3,437 | 36,493 | 66 | 475 | 5,565 | 3,083 |
| Dallas, Tex | 40,028 | 3,574 | 30,710 | 836 | 4,595 | 7,987 | 4,723 |
| Dayton, Ohio | 25,968 | 2,151 | 22,457 | ------- | ------- | 6,121 | 3,511 |
| Denver, Colo | 31,590 | 2,513 | 25,795 | ------- | ------- | 9,741 | 5,795 |
| Des Moines, Iowa | 11,554 | 946 | 8,911 | ------- | ------- | 4,646 | 2,643 |
| Detroit, Mich | 182,018 | 14,602 | 155,405 | 223 | 1,713 | 38,513 | 24,900 |
| El Paso, Tex | 12,311 | 1,076 | 10,759 | ------- | ------- | 2,450 | 1,552 |
| Flint, Mich | 29,597 | 2,414 | 24,038 | ------- | ------- | 9,411 | 5,559 |
| Fort Wayne, Ind | 7,086 | 696 | 6,768 | ------- | ------- | 554 | 318 |
| Fort Worth, Tex | 25,446 | 2,845 | 22,080 | ------- | ------- | 5,191 | 3,366 |
| Fresno, Calif | 13,211 | 1,166 | 11,151 | 151 | 1,579 | 944 | 481 |
| Grand Rapids, Mich | 16,573 | 1,445 | 14,988 | ------- | ------- | 2,247 | 1,585 |
| Hartford, Conn | 16,431 | 1,260 | 14,386 | 222 | 1,939 | 137 | 106 |
| Houston, Tex | 47,225 | 3,863 | 35,096 | ------- | ------- | 19,144 | 11,229 |
| Indianapolis, Ind | 31,342 | 2,537 | 26,021 | ------- | ------- | 8,000 | 5,321 |
| Jacksonville, Fla | 16,199 | 1,441 | 12,562 | ------- | ------- | 5,401 | 3,637 |
| Kansas City, Kans.-Mo | 58,707 | 4,840 | 50,424 | 48 | 343 | 14,379 | 7,940 |
| Knoxville, Tenn | 10,850 | 913 | 8,555 | 100 | 720 | 3,227 | 1,575 |
| Little Rock-North Little Rock, Ark | 12,941 | 1,154 | 11,460 | ------- | ------- | 2,757 | 1,481 |
| Los Angeles-Long Beach, Calif | 137,168 | 11,502 | 120,272 | 114 | 764 | 20,167 | 16,132 |
| Louisville, Ky | 18,761 | 1,387 | 14,650 | ------- | ------- | 7,584 | 4,111 |
| Memphis, Tenn | 24,358 | 2,000 | 19,481 | 80 | 540 | 7,837 | 4,337 |
| Miami, Fla | 21,940 | 1,486 | 15,231 | ------- | ------- | 9,853 | 6,709 |
| Milwaukee, Wis | 9,909 | 757 | 8,445 | 16 | 125 | 1,403 | 1,339 |
| Minneapolis-St. Paul, Minn | 39,757 | 2,370 | 26,700 | ------- | ------- | 22,933 | 13.057 |
| New Orleans, La | 15,511 | 1,188 | 13,167 | ------- | ------- | 3,771 | 2,344 |
| New York-Northeastern New Jersey | 225,359 | 13,254 | 130,607 | 1,069 | 10,501 | 70,510 | 66,161 |
| Norfolk-Portsmouth, Va | 17,203 | 1,424 | 14,083 | ------- | ------- | 4,072 | 2,520 |
| Oklahoma City, Okla | 25,249 | 2,563 | 23,103 | ------- | ------- | 4,001 | 2,146 |
| Omaha, Nebr | 20,461 | 1,890 | 18,077 | ------- | ------- | 3,864 | 2,384 |
| Philadelphia, Pa | 95,806 | 8,843 | 84,289 | 304 | 4,066 | 12,317 | 7,511 |
| Phoenix, Ariz | 49,378 | 4,493 | 40,634 | 559 | 4,105 | 7,214 | 4,639 |
| Pittsburgh, Pa | 32,944 | 2,145 | 23,524 | 86 | 1,051 | 14,107 | 8,369 |
| Portland, Oreg | 38,024 | 3,638 | 34,414 | ------- | ------- | 5,484 | 3,610 |
| Richmond, Va | 12,408 | 1,218 | 11,958 | ------- | ------- | 885 | 450 |
| Rochester, N. Y | 16,468 | 1,333 | 12,858 | ------- | ------- | 6,228 | 3,610 |
| Sacramento, Calif | 39,325 | 3,816 | 38,644 | ------- | ------- | 1,408 | 681 |
| St. Louis, Mo | 72,696 | 5,743 | 61,040 | ------- | ------- | 22,391 | 11,656 |
| Salt Lake City, Utah | 21,210 | 1,578 | 17,888 | ------- | ------- | 6,152 | 3,322 |
| San Antonio, Tex | 17,429 | 1,566 | 14,602 | ------- | ------- | 4,682 | 2,827 |
| San Bernardino-Riverside-Ontario, Calif | 19,809 | 1,919 | 17,780 | 83 | 723 | 2,147 | 1,306 |
| San Diego, Calif | 25,015 | 2,187 | 22,771 | ------- | ------- | 4,190 | 2,244 |
| San Francisco-Oakland, Calif | 129,012 | 11,632 | 124,007 | 68 | 603 | 7,085 | 4,312 |
| San Jose, Calif | 41,222 | 3,597 | 40,374 | ------- | ------- | 1,807 | 848 |
| Seattle, Wash | 68,648 | 5,802 | 61,279 | ------- | ------- | 10,348 | 7,369 |
| Shreveport, La | 15,118 | 1,246 | 12,843 | 224 | 944 | 1,035 | 1,331 |
| South Bend, Ind | 7,946 | 669 | 6,155 | ------- | ------- | 3,229 | 1,791 |
| Spokane, Wash | 12,555 | 1,015 | 9,893 | ------- | ------- | 5,017 | 2,662 |
| Stockton, Calif | 11,629 | 1,214 | 11,241 | ------- | ------- | 962 | 388 |
| Syracuse, N. Y | 11,315 | 860 | 8,841 | ------- | ------- | 4,267 | 2,474 |
| Tacoma, Wash | 15,804 | 1,357 | 13,227 | ------- | ------- | 3,933 | 2,577 |
| Tampa-St. Petersburg, Fla | 18,376 | 1,602 | 14,948 | ------- | ------- | 5,631 | 3,428 |
| Toledo, Ohio | 14,473 | 886 | 10,005 | ------- | ------- | 6,414 | 4,468 |
| Topeka, Kans | 10,036 | 841 | 7,845 | 126 | 998 | 1,870 | 1,193 |
| Tulsa, Okla | 22,936 | 2,287 | 20,517 | ------- | ------- | 3,758 | 2,419 |
| Washington, D. C | 48,899 | 2,810 | 38,326 | 120 | 954 | 17,444 | 9,019 |
| Wichita, Kans | 16,438 | 1,396 | 14,293 | ------- | ------- | 4,002 | 2,145 |
| Youngstown, Ohio | 13,078 | 1,028 | 9,891 | 18 | 199 | 5,117 | 2,988 |





**TABLE II–19**

*Volume of FHA-insured mortgages and loans, selected metropolitan areas, 1934–55*

[Dollar amounts in thousands]

| Standard metropolitan area | Total amount | Home mortgages | | Project mortgages | | Property improvement loans | |
|---|---|---|---|---|---|---|---|
| | | Number | Amount | Units | Amount | Number | Net proceeds |
| Akron, Ohio | $177,542 | 17,884 | $122,497 | 514 | $3,451 | 132,331 | $51,594 |
| Albany-Schenectady-Troy, N. Y. | 118,146 | 7,373 | 56,535 | 2,800 | 20,360 | 76,706 | 41,251 |
| Albuquerque, N. Mex | 115,521 | 13,453 | 94,966 | 991 | 8,464 | 23,300 | 12,091 |
| Atlanta, Ga | 324,890 | 24,706 | 166,520 | 14,403 | 98,977 | 136,415 | 59,402 |
| Baltimore, Md | 450,765 | 35,596 | 201,720 | 19,078 | 121,489 | 306,125 | 127,547 |
| Birmingham, Ala | 175,818 | 14,650 | 98,696 | 5,374 | 32,365 | 121,832 | 44,757 |
| Buffalo, N. Y | 261,534 | 19,531 | 135,108 | 5,946 | 39,990 | 168,715 | 86,436 |
| Charlotte, N. C | 96,277 | 10,210 | 71,067 | 2,953 | 15,984 | 19,812 | 9,226 |
| Chicago, Ill | 1,672,108 | 148,874 | 1,041,894 | 21,120 | 165,035 | 907,512 | 465,179 |
| Cleveland, Ohio | 568,209 | 59,760 | 425,118 | 6,044 | 42,530 | 194,245 | 100,651 |
| Columbus, Ohio | 322,479 | 30,575 | 228,723 | 6,168 | 43,983 | 126,637 | 49,773 |
| Dallas, Tex | 301,906 | 46,015 | 284,585 | 6,209 | 38,096 | 175,031 | 69,226 |
| Dayton, Ohio | 207,865 | 18,645 | 142,018 | 3,969 | 30,932 | 86,003 | 34,916 |
| Denver, Colo | 288,849 | 32,767 | 219,803 | 2,566 | 18,274 | 116,237 | 60,772 |
| Des Moines, Iowa | 106,249 | 10,364 | 64,215 | 751 | 5,582 | 82,113 | 36,452 |
| Detroit, Mich | 1,882,828 | 209,227 | 1,376,369 | 8,743 | 63,337 | 990,010 | 443,122 |
| El Paso, Tex | 87,149 | 8,820 | 63,542 | 1,600 | 14,130 | 19,438 | 9,468 |
| Flint, Mich | 152,318 | 13,949 | 100,903 | 415 | 2,878 | 122,135 | 48,537 |
| Fort Wayne, Ind | 89,600 | 12,070 | 70,771 | 625 | 4,766 | 33,896 | 14,123 |
| Forth Worth, Tex | 221,344 | 25,413 | 148,162 | 4,036 | 20,380 | 96,744 | 43,802 |
| Fresno, Calif | 134,004 | 16,470 | 109,611 | 484 | 4,566 | 45,108 | 19,827 |
| Grand Rapids, Mich | 118,932 | 11,816 | 91,895 | 381 | 3,082 | 58,444 | 23,955 |
| Hartford, Conn | 120,009 | 12,335 | 89,923 | 2,540 | 19,053 | 24,952 | 11,033 |
| Houston, Tex | 461,801 | 49,228 | 306,768 | 7,233 | 46,887 | 255,123 | 108,146 |
| Indianapolis, Ind | 332,853 | 33,897 | 221,925 | 5,408 | 30,590 | 174,077 | 71,338 |
| Jacksonville, Fla | 190,022 | 23,606 | 144,081 | 1,601 | 9,902 | 73,753 | 36,039 |
| Kansas City-Kans.-Mo | 456,362 | 47,736 | 326,049 | 7,389 | 51,022 | 200,809 | 79,291 |
| Knoxville, Tenn | 96,857 | 11,420 | 68,859 | 1,685 | 10,576 | 44,164 | 17,422 |
| Little Rock-North Little Rock, Ark | 99,892 | 11,939 | 78,776 | 513 | 3,819 | 43,006 | 17,297 |
| Los Angeles-Long Beach, Calif | 2,117,222 | 236,332 | 1,463,320 | 28,490 | 203,633 | 1,112,385 | 450,269 |
| Louisville, Ky | 231,810 | 23,594 | 156,793 | 2,792 | 17,614 | 136,869 | 57,412 |
| Memphis, Tenn | 281,142 | 30,070 | 193,365 | 5,029 | 32,219 | 147,104 | 55,558 |
| Miami, Fla | 347,708 | 37,702 | 249,988 | 5,840 | 39,137 | 105,297 | 58,643 |
| Milwaukee, Wis | 202,683 | 17,901 | 130,530 | 3,265 | 25,910 | 91,767 | 40,243 |
| Minneapolis-St. Paul, Minn | 304,888 | 28,265 | 195,190 | 5,865 | 42,853 | 286,114 | 126,845 |
| New Orleans, La | 217,174 | 21,540 | 159,370 | 3,092 | 33,459 | 57,274 | 24,339 |
| New York-Northeastern New Jersey | 3,763,917 | 216,741 | 1,451,553 | 154,482 | 1,239,407 | 1,654,907 | 1,072,957 |
| Norfolk-Portsmouth, Va | 231,128 | 23,905 | 141,085 | 10,037 | 60,220 | 61,976 | 29,823 |
| Oklahoma City, Okla | 215,573 | 28,428 | 181,823 | 953 | 6,447 | 67,373 | 27,303 |
| Omaha, Nebr | 181,252 | 20,180 | 131,602 | 2,211 | 16,890 | 75,488 | 32,760 |
| Philadelphia, Pa | 1,105,027 | 147,382 | 874,408 | 18,460 | 141,350 | 400,216 | 179,869 |
| Phoenix, Ariz | 319,412 | 37,038 | 250,178 | 4,095 | 28,378 | 85,324 | 40,856 |
| Pittsburgh, Pa | 510,742 | 44,471 | 303,957 | 9,298 | 72,767 | 209,349 | 134,018 |
| Portland, Oreg | 360,136 | 41,020 | 272,254 | 4,562 | 33,370 | 131,411 | 54,506 |
| Richmond, Va | 173,706 | 18,009 | 117,452 | 5,079 | 33,876 | 52,352 | 22,378 |
| Rochester, N. Y | 177,525 | 15,841 | 103,015 | 2,388 | 19,427 | 116,053 | 55,083 |
| Sacramento, Calif | 267,398 | 32,502 | 225,095 | 1,130 | 9,526 | 87,838 | 32,777 |
| St. Louis, Mo | 645,006 | 64,136 | 471,621 | 6,225 | 46,356 | 315,769 | 127,029 |
| Salt Lake City, Utah | 194,265 | 20,829 | 145,107 | 580 | 4,565 | 100,698 | 44,533 |
| San Antonio, Tex | 193,285 | 20,138 | 121,382 | 4,257 | 33,513 | 90,411 | 38,390 |
| San Bernardino-Riverside-Ontario, Calif | 171,919 | 16,112 | 106,954 | 2,043 | 20,140 | 100,250 | 44,825 |
| San Diego, Calif | 342,490 | 35,250 | 252,506 | 5,404 | 40,389 | 109,224 | 49,595 |
| San Francisco-Oakland, Calif | 1,507,793 | 197,664 | 1,311,945 | 5,553 | 44,385 | 372,969 | 151,463 |
| San Jose, Calif | 258,500 | 29,160 | 232,813 | 97 | 638 | 69,170 | 25,049 |
| Seattle, Wash | 651,201 | 80,572 | 532,540 | 5,390 | 40,444 | 162,998 | 78,307 |
| Shreveport, La | 131,994 | 13,894 | 100,120 | 3,103 | 19,977 | 25,570 | 11,888 |
| South Bend, Ind | 111,856 | 13,621 | 85,103 | 281 | 2,276 | 57,126 | 24,477 |
| Spokane, Wash | 125,290 | 14,542 | 89,032 | 1,342 | 11,330 | 63,237 | 24,929 |
| Stockton, Calif | 97,718 | 12,060 | 80,904 | 151 | 790 | 40,331 | 16,024 |
| Syracuse, N. Y | 115,703 | 6,693 | 54,384 | 2,320 | 10,380 | 85,230 | 41,039 |
| Tacoma, Wash | 142,818 | 18,354 | 111,457 | 316 | 2,446 | 63,736 | 28,015 |
| Tampa-St. Petersburg, Fla | 154,481 | 16,153 | 109,951 | 2,293 | 15,601 | 57,469 | 28,029 |
| Toledo, Ohio | 148,908 | 13,269 | 93,409 | 1,396 | 11,384 | 96,008 | 44,115 |
| Topeka, Kans | 77,270 | 9,474 | 64,404 | 423 | 2,944 | 22,986 | 9,922 |
| Tulsa, Okla | 226,507 | 29,122 | 188,885 | 958 | 7,004 | 69,137 | 30,678 |
| Washington, D. C | 887,141 | 42,484 | 340,189 | 64,163 | 440,219 | 216,026 | 106,733 |
| Wichita, Kans | 184,875 | 22,621 | 156,140 | 1,860 | 12,416 | 38,999 | 16,319 |
| Youngstown, Ohio | 117,789 | 10,657 | 73,347 | 212 | 1,474 | 109,593 | 42,968 |

located outside the limits of standard metropolitan areas were contained in Section 803 military housing projects.

Title I insurance activity also was largely concentrated in the 68 standard metropolitan areas. Fifty-nine percent of the net proceeds of loans insured under this program was used to improve properties located in these areas. Principal activity was concentrated in New York, Chicago, and Detroit, with net proceeds of loans amounting to $66 million, $32 million, and $25 million.

Table 19 shows that cumulatively from 1934 through 1955, home mortgage insurance predominated in FHA operations in each of the 68 selected metropolitan areas except Washington, D. C., where the insurance of multifamily project mortgages constituted the major FHA activity. The only other areas in which the homes portion was less than half were Albany, Baltimore, New York, and Syracuse. More than 100,000 home mortgages have been insured by FHA since 1935 in each of 6 metropolitan areas—New York, Philadelphia, Detroit, Chicago, Los Angeles, and San Francisco—collectively representing 43 percent of the national total number. In most of the 68 metropolitan areas, the cumulative number of FHA-insured home mortgages was from 10,000 to 29,999.

The cumulative volume of FHA-insured multifamily housing units for selected standard metropolitan areas is presented in Table 19. As in 1955, the New York-Northeastern New Jersey area led all the others and accounted for nearly one-fourth of all the project units insured by the FHA. Washington, D. C., ranked second with nearly one-tenth of all the project units. These two leading areas with the addition of 6 others—Los Angeles-Long Beach (28,000), Chicago (21,000), Baltimore (19,000), Philadelphia (18,000), Atlanta (14,000), and Norfolk-Portsmouth (10,000)—have accounted for nearly one-half of all the FHA-insured multifamily housing dwelling units. On a cumulative basis, about 9 of every 10 project units were located within standard metropolitan areas. Nearly one-half of the remaining units located outside these areas were attributable to operations under the Section 803 program, where proximity to the larger urban areas is not necessarily a consideration in obtaining occupancy.

As indicated in Table 19, cumulative Title I activity follows a pattern similar to that for the year 1955, with 63 percent of the net proceeds used to improve properties in the 68 principal standard metropolitan areas. New York and Chicago retain their position with $1,073 million and $465 million, respectively. However, Los Angeles with $450 million replaces Detroit with $443 million in third position.

## Section 203 Home Mortgage Program

Table 20 summarizes Section 203 insuring operations during 1955 in each of the 68 selected metropolitan areas, and shows by total, new, and existing homes the number and amount of mortgages and the related number of dwelling units. The marked predominance of the Section 203 program





**TABLE II–20**

*Volume of mortgages insured under Sec. 203, selected metropolitan areas, 1955*

[Dollar amounts in thousands]

| Standard metropolitan area | Total¹ | | | New homes | | | Existing homes | | |
|---|---|---|---|---|---|---|---|---|---|
| | Number | Amount | Units | Number | Amount | Units | Number | Amount | Units |
| Akron, Ohio | 1,325 | $14,196 | 1,337 | 116 | $1,323 | 116 | 1,209 | $12,873 | 1,221 |
| Albany-Schenectady-Troy, N. Y. | 1,058 | 10,706 | 1,163 | 129 | 1,139 | 129 | 929 | 9,567 | 1,034 |
| Albuquerque, N. Mex. | 899 | 8,543 | 913 | 484 | 4,630 | 495 | 415 | 3,913 | 418 |
| Atlanta, Ga. | 1,896 | 21,155 | 1,905 | 489 | 5,222 | 489 | 1,407 | 15,933 | 1,416 |
| Baltimore, Md. | 1,457 | 12,497 | 1,484 | 711 | 6,190 | 711 | 746 | 6,307 | 773 |
| Birmingham, Ala. | 1,091 | 11,543 | 1,101 | 426 | 4,505 | 430 | 665 | 7,038 | 671 |
| Buffalo, N. Y. | 2,290 | 23,168 | 2,899 | 372 | 4,006 | 380 | 1,918 | 19,162 | 2,519 |
| Charlotte, N. C. | 703 | 7,558 | 738 | 457 | 4,759 | 486 | 246 | 2,799 | 252 |
| Chicago, Ill. | 6,335 | 72,829 | 6,492 | 2,108 | 24,801 | 2,111 | 4,227 | 48,028 | 4,381 |
| Cleveland, Ohio | 4,166 | 48,905 | 4,544 | 1,087 | 13,365 | 1,088 | 3,079 | 35,540 | 3,456 |
| Columbus, Ohio | 3,377 | 35,842 | 3,430 | 842 | 9,575 | 866 | 2,535 | 26,267 | 2,564 |
| Dallas, Tex. | 3,066 | 27,559 | 3,086 | 1,169 | 11,192 | 1,169 | 1,897 | 16,367 | 1,917 |
| Dayton, Ohio | 1,988 | 20,464 | 2,003 | 1,126 | 11,288 | 1,126 | 862 | 9,176 | 877 |
| Denver, Colo. | 2,017 | 22,128 | 2,038 | 1,121 | 12,585 | 1,133 | 896 | 9,543 | 905 |
| Des Moines, Iowa | 799 | 7,949 | 804 | 304 | 3,046 | 304 | 495 | 4,903 | 500 |
| Detroit, Mich. | 13,135 | 145,697 | 13,377 | 6,264 | 73,425 | 6,311 | 6,871 | 72,272 | 7,066 |
| El Paso, Tex. | 1,004 | 9,816 | 1,007 | 867 | 8,612 | 867 | 137 | 1,204 | 140 |
| Flint, Mich. | 2,076 | 21,863 | 2,088 | 1,110 | 12,100 | 1,110 | 966 | 9,763 | 978 |
| Fort Wayne, Ind. | 684 | 6,690 | 687 | 225 | 2,296 | 225 | 459 | 4,394 | 462 |
| Fort Worth, Tex. | 2,388 | 19,248 | 2,406 | 1,230 | 10,628 | 1,230 | 1,158 | 8,620 | 1,176 |
| Fresno, Calif. | 1,160 | 11,083 | 1,185 | 230 | 2,209 | 235 | 930 | 8,874 | 950 |
| Grand Rapids, Mich. | 1,431 | 14,833 | 1,463 | 439 | 4,713 | 439 | 992 | 10,120 | 1,024 |
| Hartford, Conn. | 1,171 | 12,823 | 1,350 | 301 | 3,510 | 304 | 870 | 9,313 | 1,046 |
| Houston, Tex. | 3,590 | 34,269 | 3,636 | 1,451 | 14,618 | 1,451 | 2,139 | 19,651 | 2,185 |
| Indianapolis, Ind. | 2,511 | 25,758 | 2,561 | 648 | 6,955 | 655 | 1,863 | 18,803 | 1,906 |
| Jacksonville, Fla. | 1,125 | 10,445 | 1,137 | 479 | 4,397 | 483 | 646 | 6,048 | 654 |
| Kansas City, Kans.-Mo. | 4,760 | 49,647 | 4,819 | 750 | 8,516 | 760 | 4,010 | 41,131 | 4,059 |
| Knoxville, Tenn. | 834 | 8,043 | 837 | 418 | 4,070 | 418 | 416 | 3,973 | 419 |
| Little Rock-North Little Rock, Ark. | 870 | 8,665 | 881 | 409 | 4,254 | 414 | 461 | 4,411 | 467 |
| Los Angeles-Long Beach, Calif. | 10,792 | 112,898 | 11,153 | 3,821 | 39,968 | 3,871 | 6,971 | 72,930 | 7,282 |
| Louisville, Ky. | 1,325 | 14,099 | 1,329 | 315 | 3,724 | 315 | 1,010 | 10,375 | 1,014 |
| Memphis, Tenn. | 1,861 | 18,443 | 1,878 | 850 | 8,936 | 860 | 1,011 | 9,507 | 1,028 |
| Miami, Fla. | 1,356 | 14,300 | 1,363 | 815 | 8,779 | 815 | 541 | 5,521 | 548 |
| Milwaukee, Wis. | 754 | 8,402 | 766 | 397 | 4,250 | 397 | 357 | 4,152 | 369 |
| Minneapolis-St. Paul, Minn. | 2,351 | 26,455 | 2,374 | 715 | 8,020 | 715 | 1,636 | 18,435 | 1,659 |
| New Orleans, La. | 1,060 | 12,235 | 1,105 | 535 | 6,123 | 546 | 525 | 6,112 | 559 |
| New York-Northeastern New Jersey | 11,266 | 126,914 | 11,666 | 4,663 | 54,158 | 4,669 | 6,603 | 72,756 | 6,997 |
| Norfolk-Portsmouth, Va. | 859 | 8,454 | 865 | 177 | 1,793 | 177 | 682 | 6,661 | 688 |
| Oklahoma City, Okla. | 1,786 | 17,936 | 1,793 | 884 | 9,621 | 884 | 902 | 8,315 | 909 |
| Omaha, Nebr. | 1,761 | 16,689 | 1,778 | 718 | 7,040 | 726 | 1,043 | 9,649 | 1,052 |
| Philadelphia, Pa. | 8,678 | 82,209 | 8,754 | 4,869 | 48,856 | 4,885 | 3,809 | 33,353 | 3,869 |
| Phoenix, Ariz. | 3,552 | 34,109 | 3,634 | 2,364 | 23,099 | 2,399 | 1,188 | 11,010 | 1,235 |
| Pittsburgh, Pa. | 2,136 | 23,447 | 2,164 | 868 | 9,953 | 869 | 1,268 | 13,494 | 1,295 |
| Portland, Oreg. | 3,611 | 34,106 | 3,655 | 809 | 8,750 | 826 | 2,802 | 25,356 | 2,829 |
| Richmond, Va. | 1,212 | 11,577 | 1,218 | 304 | 2,982 | 305 | 908 | 8,595 | 913 |
| Rochester, N. Y. | 1,331 | 12,829 | 1,477 | 206 | 2,401 | 206 | 1,125 | 10,428 | 1,271 |
| Sacramento, Calif. | 3,769 | 38,076 | 3,858 | 1,420 | 15,433 | 1,453 | 2,349 | 22,643 | 2,405 |
| St. Louis, Mo. | 5,395 | 58,311 | 5,641 | 1,716 | 18,735 | 1,716 | 3,679 | 30,576 | 3,925 |
| Salt Lake City, Utah | 1,567 | 17,733 | 1,604 | 689 | 7,911 | 698 | 878 | 9,822 | 906 |
| San Antonio, Tex. | 1,205 | 11,536 | 1,212 | 403 | 4,214 | 404 | 802 | 7,322 | 808 |
| San Bernardino-Riverside-Ontario, Calif. | 1,582 | 14,943 | 1,591 | 779 | 7,082 | 783 | 803 | 7,861 | 808 |
| San Diego, Calif. | 1,833 | 18,234 | 1,922 | 531 | 5,676 | 547 | 1,302 | 12,558 | 1,375 |
| San Francisco-Oakland, Calif. | 11,444 | 121,656 | 11,911 | 3,779 | 42,927 | 3,876 | 7,665 | 78,729 | 8,035 |
| San Jose, Calif. | 3,527 | 39,431 | 3,599 | 1,776 | 19,778 | 1,791 | 1,751 | 19,653 | 1,808 |
| Seattle, Wash. | 5,755 | 60,283 | 5,863 | 1,083 | 12,471 | 1,119 | 4,672 | 47,812 | 4,744 |
| Shreveport, La. | 1,166 | 12,305 | 1,190 | 585 | 6,484 | 589 | 581 | 5,821 | 601 |
| South Bend, Ind. | 636 | 5,925 | 638 | 222 | 2,210 | 222 | 414 | 3,715 | 416 |
| Spokane, Wash. | 983 | 9,513 | 992 | 280 | 3,014 | 280 | 703 | 6,490 | 712 |
| Stockton, Calif. | 1,211 | 11,204 | 1,231 | 333 | 3,212 | 337 | 878 | 7,092 | 894 |
| Syracuse, N. Y. | 799 | 8,421 | 892 | 108 | 1,105 | 109 | 691 | 7,316 | 783 |
| Tacoma, Wash. | 1,225 | 11,620 | 1,267 | 391 | 4,119 | 402 | 834 | 7,510 | 865 |
| Tampa-St. Petersburg, Fla. | 1,567 | 14,610 | 1,568 | 1,006 | 8,983 | 1,006 | 561 | 5,627 | 562 |
| Toledo, Ohio | 863 | 9,852 | 864 | 288 | 3,426 | 289 | 575 | 6,426 | 575 |
| Topeka, Kans. | 799 | 7,373 | 812 | 141 | 1,434 | 141 | 658 | 5,939 | 671 |
| Tulsa, Okla. | 2,194 | 19,964 | 2,200 | 914 | 8,722 | 917 | 1,280 | 11,242 | 1,283 |
| Washington, D. C. | 1,997 | 25,051 | 2,015 | 417 | 4,025 | 417 | 1,580 | 20,726 | 1,598 |
| Wichita, Kans. | 1,365 | 14,053 | 1,438 | 571 | 6,310 | 638 | 794 | 7,743 | 800 |
| Youngstown, Ohio | 866 | 8,888 | 877 | 273 | 2,745 | 273 | 593 | 6,143 | 604 |

¹ Excludes Sec. 203 (i) mortgages.

during the year is revealed by a comparison of these data with the total home mortgage data shown in Table 18.

The primary function of Table 20, however, is to provide an indication of the volume of business underlying the Section 203 characteristics data presented in various metropolitan area tables in Section 3 of this report.

## LENDING INSTITUTION ACTIVITY

FHA-insured property improvement and mortgage loans may be originated or held only by FHA-approved financial institutions. Members of the Federal Reserve System and institutions participating in the Federal savings and loan insurance and the Federal deposit insurance systems are approved upon application. Automatic approval is extended to certain Federal, State, and municipal government agencies. Other types of institutions are approved if they meet certain qualifications and comply with regulations prescribed for such approval.

### Mortgage and Loan Financing During 1955

It is estimated that over 5,000 lending institutions made FHA-insured mortgage and property improvement loans in 1955. Some 5,000 lenders participated in the financing of FHA home mortgages, 3,300 in the financing of property improvement loans, and about 40 in the financing of multifamily project mortgages. Table 21 shows that the most active

TABLE II–21

*Financing of FHA-insured mortgages and loans by type of institution, 1955*

[Dollar amounts in thousands]

| Section | Type of institution | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | National bank | State bank | Mortgage company | Insurance company | Savings and loan association | Savings bank | Federal agency | All other [1] | Total |
| **NUMBER OF MORTGAGES AND LOANS** | | | | | | | | | |
| Home programs: | | | | | | | | | |
| Sec. 8 | 911 | 96 | 3,345 | 51 | 994 | 250 | ------- | 65 | 5,712 |
| Sec. 203 (i) | 1,149 | 1,459 | 8,388 | 327 | 3,102 | 341 | ------- | 170 | 14,966 |
| Sec. 203 (other) | 65,351 | 35,639 | 88,281 | 30,602 | 35,694 | 20,403 | ------- | 3,014 | 279,074 |
| Sec. 213H | ------- | ------- | 742 | 287 | 1 | ------- | ------- | 22 | 1,052 |
| Sec. 222 | 1,300 | 461 | 2,827 | 690 | 690 | 488 | ------- | 79 | 6,535 |
| Sec. 903 | 505 | 311 | 1,853 | ------- | 18 | ------- | ------- | 8 | 2,695 |
| Total | 69,216 | 37,996 | 105,436 | 32,047 | 40,499 | 21,482 | ------- | 3,358 | 310,034 |
| Project programs: | | | | | | | | | |
| Sec. 207 | 8 | 14 | 16 | ------- | 2 | 5 | ------- | 2 | 47 |
| Sec. 213P | 1 | 5 | 17 | ------- | ------- | 1 | ------- | ------- | 24 |
| Sec. 803 | 7 | 2 | ------- | ------- | ------- | ------- | ------- | ------- | 9 |
| Sec. 908 | 1 | ------- | ------- | ------- | ------- | ------- | ------- | ------- | 1 |
| Total | 17 | 21 | 33 | ------- | 2 | 6 | ------- | 2 | 81 |
| Property improvement loans: Sec. 2 | 386,849 | 422,175 | 8,629 | 14 | 80,012 | 24,889 | ------- | 93,130 | 1,024,698 |
| Total all programs | 456,082 | 460,192 | 114,098 | 32,061 | 120,513 | 46,377 | ------- | 96,490 | 1,334,813 |

See footnote on next page.





TABLE II–21 (continued)

*Financing of FHA-insured mortgages and loans by type of institution, 1955*

[Dollar amounts in thousands]

| Section | Type of institution | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | National bank | State bank | Mortgage company | Insurance company | Savings and loan association | Savings bank | Federal agency | All other [1] | Total |
| **FACE AMOUNT OF MORTGAGES AND LOANS** | | | | | | | | | |
| Home programs: | | | | | | | | | |
| Sec. 8 | $5,167 | $540 | $18,883 | $288 | $5,601 | $1,400 | ------- | $367 | $32,245 |
| Sec. 203 (i) | 7,294 | 9,294 | 52,120 | 2,006 | 10,510 | 2,112 | ------- | 1,002 | 93,429 |
| Sec. 203 (other) | 654,663 | 371,320 | 880,324 | 328,231 | 343,663 | 212,133 | ------- | 29,476 | 2,828,809 |
| Sec. 213 H | ------- | ------- | 5,725 | 3,012 | 7 | ------- | ------- | 278 | 9,022 |
| Sec. 222 | 16,209 | 6,022 | 37,587 | 9,452 | 8,837 | 6,030 | ------- | 1,070 | 85,213 |
| Sec. 903 | 4,047 | 2,748 | 20,006 | ------- | 146 | ------- | ------- | 65 | 27,912 |
| Total | 688,281 | 389,924 | 1,023,643 | 342,988 | 377,765 | 221,675 | ------- | 32,354 | 3,076,630 |
| Project programs: | | | | | | | | | |
| Sec. 207 | 7,412 | 16,637 | 8,292 | ------- | 359 | 5,410 | ------- | 948 | 39,059 |
| Sec. 213P | 1,051 | 4,483 | 6,227 | ------- | ------- | 2,093 | ------- | ------- | 13,854 |
| Sec. 803 | 17,680 | 4,670 | ------- | ------- | ------- | ------- | ------- | ------- | 22,406 |
| Sec. 908 | 923 | ------- | ------- | ------- | ------- | ------- | ------- | ------- | 923 |
| Total [2] | 27,066 | 25,799 | 14,520 | ------- | 359 | 7,432 | ------- | 948 | 76,489 |
| Property improvement loans: Sec. 2 | 246,604 | 261,557 | 6,237 | 14 | 55,905 | 14,462 | ------- | 60,865 | 645,645 |
| Total all programs | 961,950 | 677,281 | 1,044,400 | 343,002 | 434,030 | 243,569 | ------- | 94,167 | 3,798,764 |
| **PERCENTAGE DISTRIBUTION OF AMOUNT** | | | | | | | | | |
| Home programs: | | | | | | | | | |
| Sec. 8 | 16.0 | 1.7 | 58.6 | 0.9 | 17.4 | 4.3 | ------- | 1.1 | 100.0 |
| Sec. 203 (i) | 7.8 | 9.9 | 55.8 | 2.1 | 20.0 | 2.3 | ------- | 1.2 | 100.0 |
| Sec. 203 (other) | 23.2 | 13.1 | 31.4 | 11.6 | 12.2 | 7.5 | ------- | 1.0 | 100.0 |
| Sec. 213H | ------- | ------- | 63.4 | 33.4 | .1 | ------- | ------- | 3.1 | 100.0 |
| Sec. 222 | 19.0 | 7.1 | 44.1 | 11.1 | 10.4 | 7.1 | ------- | 1.2 | 100.0 |
| Sec. 903 | 17.7 | 9.9 | 71.7 | ------- | .5 | ------- | ------- | .2 | 100.0 |
| Total | 22.4 | 12.7 | 33.3 | 11.1 | 12.3 | 7.2 | ------- | 1.0 | 100.0 |
| Project programs: | | | | | | | | | |
| Sec. 207 | 19.0 | 42.6 | 21.2 | ------- | 0.9 | 13.9 | ------- | 2.4 | 100.0 |
| Sec. 213P | 7.6 | 32.4 | 44.9 | ------- | ------- | 15.1 | ------- | ------- | 100.0 |
| Sec. 803 | 79.1 | 20.9 | ------- | ------- | ------- | ------- | ------- | ------- | 100.0 |
| Sec. 908 | 100.0 | ------- | ------- | ------- | ------- | ------- | ------- | ------- | 100.0 |
| Total | 35.5 | 33.9 | 19.1 | ------- | .5 | 9.8 | ------- | 1.2 | 100.0 |
| Property improvement loans: Sec. 2 | 38.2 | 40.5 | 1.0 | (3) | 8.7 | 2.2 | ------- | 9.4 | 100.0 |
| Total all programs | 25.3 | 17.9 | 27.5 | 9.0 | 11.4 | 6.4 | ------- | 2.5 | 100.0 |
| **NUMBER OF FINANCING INSTITUTIONS** | | | | | | | | | |
| Home programs: | | | | | | | | | |
| Sec. 8 | 27 | 21 | 95 | 10 | 100 | 20 | ------- | 5 | 278 |
| Sec. 203 (i) | 59 | 74 | 176 | 26 | 192 | 22 | ------- | 10 | 559 |
| Sec. 203 (other) | 1,244 | 1,353 | 746 | 362 | 1,155 | 278 | ------- | 40 | 5,178 |
| Sec. 213H | ------- | ------- | 6 | 1 | 1 | ------- | ------- | 1 | 9 |
| Sec. 222 | 131 | 94 | 306 | 83 | 171 | 102 | ------- | 10 | 897 |
| Sec. 903 | 5 | 8 | 24 | ------- | 3 | ------- | ------- | 1 | 41 |
| Project programs: | | | | | | | | | |
| Sec. 207 | 5 | 9 | 11 | ------- | 1 | 4 | ------- | 1 | 31 |
| Sec. 213P | 1 | 5 | 6 | ------- | ------- | 1 | ------- | ------- | 13 |
| Sec. 803 | 2 | 2 | ------- | ------- | ------- | ------- | ------- | ------- | 4 |
| Sec. 908 | 1 | ------- | ------- | ------- | ------- | ------- | ------- | ------- | 1 |

[1] On this and following lending institution tables, includes industrial banks, finance companies, endowed institutions, private and State benefit funds, etc.

[2] Also includes miscellaneous small adjustments under Sec. 608 because of amendments not heretofore included.

[3] Less than 0.05 percent.

types of institutions under the combined programs were mortgage companies with 27 percent of the total, national banks with 25 percent, and State banks with 18 percent. Ranking next were savings and loan associations with 11 percent, insurance companies with 9 percent, and savings banks with 6 percent. Home mortgages predominated in FHA lending activity during 1955 for each of the different types of institutions except the "all other" group, as is evident in the following data:

| Type of institution | Home mortgages | Multi-family project mortgages | Property improvement loans | Total |
|---|---|---|---|---|
| National banks | 71.6 | 2.8 | 25.6 | 100.0 |
| State banks | 57.6 | 3.8 | 38.6 | 100.0 |
| Mortgage companies | 98.0 | 1.4 | .6 | 100.0 |
| Insurance companies | 100.0 | ---------- | (1) | 100.0 |
| Savings and loan associations | 87.0 | .1 | 12.9 | 100.0 |
| Savings banks | 91.0 | 3.1 | 5.9 | 100.0 |
| All others | 34.4 | 1.0 | 64.6 | 100.0 |

[1] Less than 0.05 percent.

Most FHA-insured financing by members of the "all other" group covers property improvement loans, reflecting the concentration of finance companies almost exclusively in this FHA program.

Home Mortgage Financing.—Again in 1955, mortgage companies accounted for the largest share—one-third—of FHA-insured home financing, followed by national banks with 22 percent. As shown in Table 21 and

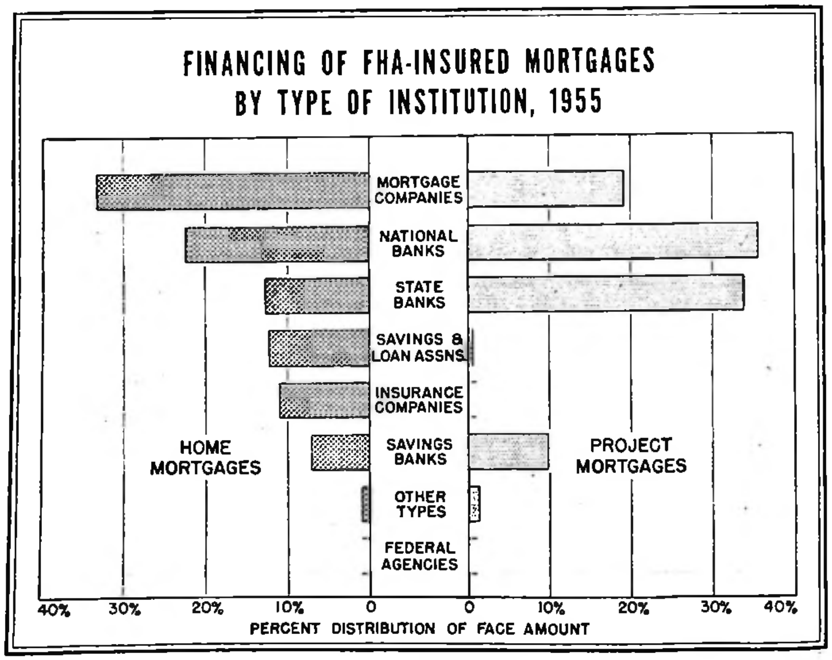


CHART II–10





Chart 10, State banks, savings and loan associations, and insurance companies each accounted for about one-eighth of the total, with savings banks financing 7 percent.

With the exception of the "all other" category, each type of lending institution increased its volume of FHA-insured home mortgage lending during 1955. Savings banks and savings and loan associations registered the largest gains over 1954—95 and 80 percent, respectively—national and State banks gained about 60 percent and mortgage companies and insurance companies about 50 percent. As a consequence of these changes the proportions of FHA-insured home mortgages financed by savings banks and savings and loan associations were significantly higher in 1955 than in 1954, while mortgage companies and insurance companies accounted for moderately lower proportions. (See Table 22.)

**TABLE II–22**

*Financing of FHA-insured mortgages and loans, by type of institution, selected years*

| Program | Percentage distribution of face amount or net proceeds | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | National bank | State bank | Mortgage company | Insurance company | Savings and loan association | Savings bank | Federal agency | All other | Total |
| Home mortgages: | | | | | | | | | |
| 1946 | 24.3 | 17.7 | 26.7 | 15.4 | 9.8 | 3.2 | ---------- | 2.9 | 100.0 |
| 1950 | 15.8 | 13.8 | 27.7 | 20.8 | 10.8 | 7.6 | ---------- | 3.5 | 100.0 |
| 1953 | 22.3 | 14.1 | 34.5 | 12.2 | 10.3 | 4.7 | ---------- | 1.9 | 100.0 |
| 1954 | 22.0 | 12.5 | 35.2 | 11.8 | 10.8 | 5.8 | ---------- | 1.9 | 100.0 |
| 1955 | 22.4 | 12.7 | 33.3 | 11.1 | 12.3 | 7.2 | ---------- | 1.0 | 100.0 |
| Project mortgages: | | | | | | | | | |
| 1946 | .7 | 35.3 | 23.0 | 39.5 | 1.5 | ---------- | ---------- | ---------- | 100.0 |
| 1950 | 23.6 | 42.4 | 8.6 | 8.3 | 1.1 | 13.6 | 0.5 | 1.9 | 100.0 |
| 1953 | 17.3 | 40.8 | 12.5 | 4.0 | 4.0 | 14.8 | .8 | 5.8 | 100.0 |
| 1954 | 23.9 | 33.7 | 20.9 | 4.5 | .5 | 14.5 | ---------- | 2.0 | 100.0 |
| 1955 | 35.5 | 33.9 | 19.1 | ---------- | .5 | 9.8 | ---------- | 1.2 | 100.0 |
| Property improvement loans: [1] | | | | | | | | | |
| 1950 | 52.8 | 29.2 | .6 | ---------- | 4.6 | 1.3 | ---------- | 11.5 | 100.0 |
| 1953 | 52.2 | 30.2 | .5 | (2) | 6.8 | 1.4 | ---------- | 8.9 | 100.0 |
| 1954 | 51.4 | 30.2 | ---------- | (2) | 9.0 | 2.3 | ---------- | 7.1 | 100.0 |
| 1955 | 38.2 | 40.5 | 1.0 | (2) | 8.7 | 2.2 | ---------- | 9.4 | 100.0 |

[1] Based on the 1950 Reserve.
[2] Less than 0.05 percent.

The pattern of participation of the different types of lending institutions in FHA-insured home-mortgage financing during 1955 was largely determined and paralleled by the relative activity of the regular Section 203 program (captioned Section 203 "other" in Table 21). Mortgage companies also dominated the lending in the other home-mortgage programs, accounting for well over half of the loan volume in all but the Section 222 program, and for 44 percent of the total in that program. In the Sections 8 and 203 (i) small suburban home programs, savings and loan associations were the second most active type of lenders, followed by national banks under Section 8 and State banks under Section 203(i). The second highest proportion of Section 213 home mortgages was financed by insurance companies. In the

Section 222 program, national banks ranked next to mortgage companies and were followed by insurance companies and savings and loan associations. The remaining 28 percent of the Section 903 funds was supplied by national and State banks.

Table 22 shows the trends in the relative participation of the different types of lending institutions in the financing of FHA-insured home and project mortgages and property improvement loans in selected years of the postwar period.

**TABLE II–23**

*Type of financing institution by States, 1-family home mortgages, Sec. 203, 1955*

| State | Type of originating mortgagee—percentage distribution of mortgages | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | National bank | State bank | Savings and loan association | Mortgage company | Insurance company | Savings bank | All other | Total |
| Alabama | 5.7 | 1.7 | 9.4 | 49.2 | 33.9 | 0.1 | - | 100.0 |
| Arizona | 40.5 | 8.5 | 10.1 | 25.1 | 2.7 | .1 | 4.0 | 100.0 |
| Arkansas | 4.2 | 5.5 | 27.2 | 44.4 | 10.5 | - | 8.2 | 100.0 |
| California | 65.9 | 20.1 | 2.1 | 6.1 | 4.8 | .6 | .4 | 100.0 |
| Colorado | 10.4 | 17.5 | 7.0 | 50.1 | 14.8 | - | .2 | 100.0 |
| Connecticut | 11.6 | 6.8 | 7.6 | 9.8 | 2.4 | 61.7 | .1 | 100.0 |
| Delaware | - | 7.8 | - | 56.7 | 35.5 | - | - | 100.0 |
| District of Columbia | 8.3 | 2.8 | 8.3 | 47.2 | 19.5 | - | 13.9 | 100.0 |
| Florida | 2.5 | 1.3 | 12.1 | 70.2 | 13.2 | - | .7 | 100.0 |
| Georgia | 3.2 | 4.3 | 11.0 | 55.6 | 23.8 | - | 2.1 | 100 0 |
| Idaho | 73.9 | 9.1 | 7.3 | 5.0 | 4.7 | - | - | 100.0 |
| Illinois | 31.3 | 8.7 | 12.7 | 31.1 | 15.4 | - | .8 | 100.0 |
| Indiana | 23.4 | 15.2 | 21.3 | 19.2 | 18.4 | .5 | 2.0 | 100.0 |
| Iowa | 8.3 | 22.3 | 27.8 | 17.7 | 22.5 | 1.4 | - | 100.0 |
| Kansas | 6.0 | 10.4 | 49.4 | 26.8 | 7.4 | (1) | - | 100.0 |
| Kentucky | 2.1 | 3.0 | 13.0 | 51.4 | 30.3 | .2 | - | 100.0 |
| Louisiana | 4.2 | 25.7 | 7.3 | 40.7 | 17.0 | - | 5.1 | 100.0 |
| Maine | 16.5 | 12.9 | 14.4 | - | 17.0 | 39.2 | - | 100.0 |
| Maryland | 4.5 | 6.0 | 17.9 | 54.2 | 7.5 | 9.1 | .8 | 100.0 |
| Massachusetts | 3.4 | .3 | 23.0 | 2.3 | 2.0 | 69.0 | - | 100.0 |
| Michigan | 19.4 | 19.8 | 12.8 | 20.0 | 18.6 | .1 | .3 | 100.0 |
| Minnesota | 28.6 | 11.3 | 15.9 | 25.4 | 14.1 | 3.7 | 1.0 | 100.0 |
| Mississippi | .9 | 3.1 | 20.7 | 40.6 | 28.7 | - | - | 100.0 |
| Missouri | 7.9 | 24.2 | 20.6 | 38.6 | 8.4 | - | .3 | 100.0 |
| Montana | 29.3 | 38.2 | 22.7 | 1.4 | 8.4 | - | - | 100.0 |
| Nebraska | 14.3 | 2.6 | 32.9 | 20.3 | 28.3 | .1 | 1.5 | 100.0 |
| Nevada | 59.7 | 25.6 | - | 6.7 | 8.0 | - | - | 100.0 |
| New Hampshire | 23.7 | 11.5 | 13.7 | - | - | 51.1 | - | 100.0 |
| New Jersey | 15.3 | 17.5 | 8.1 | 45.8 | 2.3 | 11.0 | (1) | 100.0 |
| New Mexico | 11.0 | 2.6 | 38.6 | 28.8 | 5.9 | - | 13.1 | 100.0 |
| New York | 15.1 | 10.2 | 5.5 | 12.4 | 1.4 | 55.3 | .1 | 100.0 |
| North Carolina | 1.4 | 16.9 | 15.7 | 29.8 | 29.6 | - | 6.6 | 100.0 |
| North Dakota | 51.1 | 17.6 | 21.0 | 2.9 | 7.4 | - | - | 100.0 |
| Ohio | 14.9 | 15.1 | 21.1 | 30.7 | 14.1 | 3.9 | .2 | 100.0 |
| Oklahoma | 4.7 | .9 | 12.1 | 76.9 | 5.4 | - | - | 100.0 |
| Oregon | 19.1 | 3.2 | 18.7 | 43.8 | 14.8 | .2 | .2 | 100.0 |
| Pennsylvania | 12.2 | 8.8 | 2.6 | 65.4 | 2.8 | 8.2 | (1) | 100.0 |
| Rhode Island | 37.2 | 1.5 | 32.0 | - | 3.7 | 25.6 | - | 100.0 |
| South Carolina | 5.9 | 6.6 | 15.1 | 47.2 | 17.9 | - | 7.3 | 100.0 |
| South Dakota | 42.6 | 41.8 | 11.9 | 1.1 | 2.4 | - | .2 | 100.0 |
| Tennessee | .4 | 10.7 | 13.8 | 48.0 | 23.1 | - | 4.0 | 100.0 |
| Texas | 2.4 | .6 | 11.1 | 68.0 | 14.2 | - | 3.7 | 100.0 |
| Utah | 21.2 | 31.9 | 31.1 | 9.5 | 6.3 | - | - | 100.0 |
| Vermont | 20.9 | 18.5 | 24.6 | - | - | 30.0 | - | 100.0 |
| Virginia | 17.7 | 18.5 | 8.4 | 37.2 | 17.2 | - | 1.0 | 100.0 |
| Washington | 23.1 | 1.1 | 14.3 | 38.2 | 8.4 | 14.9 | (1) | 100.0 |
| West Virginia | 38.1 | 16.6 | 2.6 | 2.3 | 28.7 | - | 11.7 | 100.0 |
| Wisconsin | 17.0 | 13.8 | 11.5 | 20.1 | 28.6 | - | - | 100.0 |
| Wyoming | 68.4 | 5.0 | 11.7 | 2.5 | 12.4 | - | - | 100.0 |
| Alaska | 49.4 | 6.3 | 10.1 | 34.2 | - | - | - | 100.0 |
| Hawaii | 38.2 | 23.5 | 4.0 | 9.2 | 25.1 | - | - | 100.0 |
| Puerto Rico | 3.5 | 87.6 | 1.8 | 1.8 | 3.5 | - | 1.8 | 100.0 |
| Guam | 58.1 | - | 41.9 | - | - | - | - | 100.0 |
| Total | 22.7 | 12.5 | 12.9 | 32.1 | 11.7 | 7.0 | 1.1 | 100.0 |

[1] Less than 0.05 percent.





The proportions of Section 203 home loans made on properties in each State by the various types of financial institutions during 1955 are shown in Table 23. Mortgage companies were the leading lenders in over one-half of the States; national banks in 12 States (principally in the West and Midwest) and most of the Territories; savings banks in 6 States (New York and all of New England except Rhode Island); and savings and loan associations in 4 States (Iowa, Kansas, Nebraska, and New Mexico). Although State banks were most active in only Montana, Utah, and Puerto Rico, their proportion of loans was the second highest in 10 States, including California and Michigan which ranked first and second in the volume of Section 203 mortgages insured during 1955. Insurance companies accounted for the second largest volumes in 16 States and the District of Columbia.

MULTIFAMILY HOUSING MORTGAGE FINANCING.—Over 35 per cent of the total amount of project mortgages insured during 1955 was originally financed by national banks, while State banks ranked second with nearly 34 percent of the total. As shown in Table 22, this relationship was a departure from the trend established during the postwar years. Except in 1946, State banks have been the leading originators of these mortgages, accounting for one-third or more of the total dollar volume. The second leading originators of multifamily housing mortgages for the period 1947–49 were insurance companies and for 1950–54 national banks.

Project mortgage originators by program are shown in Table 21. As has previously been noted, project mortgage insuring activity for the year accounted for only a minor portion of the total for all programs combined. Chart 10 shows a comparison of the proportional originations, by type of mortgagee, of home and project mortgages.

PROPERTY IMPROVEMENT LOAN FINANCING.—In 1955, for the first time in the history of the Title I program, the proportion of total insured net proceeds reported by State banks exceeded that reported by national banks. Table 22 indicates that to accomplish this State banks increased their proportion of insured net proceeds to 41 percent of the total—more than a third higher than in 1954—while at the same time the proportion of loans insured by national banks decreased by one-fourth. These two types of institutions still, as in the past, insured approximately 8 out of every 10 property improvement loans. The distribution of the remaining net proceeds by type of institution did not vary significantly from the 1954 pattern.

## Mortgages Held in Portfolio

Data relating to the holdings of FHA-insured home and multifamily project mortgages by the various types of financial institutions are shown in Table 24, distributed by the sections of the Act under which insurance was written. Some 9,800 institutions were holding FHA-insured home mortgages, compared with about 300 investing in the large-scale project mortgages. The leading investors in both types of mortgages were insurance companies with $7.6 billion (original face amount) or nearly three-eighths of the total, savings banks with $4 billion or one-fifth, and national banks with $3.1 billion or 15 percent. Chart 11 discloses that the relative shares of home and project mortgages held by most of the different types of institutions vary considerably. National banks and savings and loan associations, in particular, held significantly larger proportions of home mortgages than of project mortgages, while the reverse was true for savings banks, miscellaneous types of institutions, and mortgage companies.[4]

HOME MORTGAGE HOLDINGS.—At the end of 1955, financial institutions were holding over 2.1 million FHA-insured home mortgages aggregating

**TABLE II–24**

*Holdings of FHA-insured mortgages by type of institution, as of Dec. 31, 1955*

[Dollar amounts in thousands]

| Section | Type of institution | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | National bank | State bank | Mortgage company | Insurance company | Savings and loan association | Savings bank | Federal agency | All other | Total[4] |
| NUMBER OF MORTGAGES | | | | | | | | | |
| Home programs: | | | | | | | | | |
| Sec. 8 | 2,246 | 1,868 | 946 | 4,054 | 9,022 | 8,607 | 9,374 | 688 | 36,805 |
| Sec. 203 | 342,545 | 188,482 | 42,460 | 656,896 | 163,618 | 281,877 | 24,470 | 26,056 | 1,726,404 |
| Sec. 213H | 86 | 11 | 229 | 3,130 | ---------- | 821 | 4,448 | 2,885 | 11,610 |
| Sec. 222 | 1,234 | 357 | 1,792 | 1,071 | 617 | 656 | 18 | 86 | 5,831 |
| Sec. 603 | 40,376 | 23,940 | 4,542 | 131,537 | 17,199 | 38,601 | 12,617 | 4,190 | 273,002 |
| Sec. 903 | 979 | 387 | 2,047 | 1,060 | 486 | 2,154 | 44,586 | 65 | 51,764 |
| Total | 387,466 | 215,045 | 52,016 | 707,748 | 190,942 | 332,710 | 95,513 | 33,970 | 2,105,416 |
| Project programs: | | | | | | | | | |
| Sec. 207 | 25 | 57 | 14 | 79 | 9 | 158 | 20 | 19 | 381 |
| Sec. 213P | 2 | 17 | 2 | 3 | ---------- | 80 | 8 | 7 | 119 |
| Sec. 608 | 280 | 343 | 276 | 3,306 | 51 | 1,733 | 9 | 270 | 6,268 |
| Sec. 803 | 4 | 18 | 13 | 72 | ---------- | 76 | 48 | 33 | 264 |
| Sec. 908 | 4 | 7 | ------- | 10 | 3 | 17 | 42 | 2 | 85 |
| Total | 315 | 442 | 305 | 3,470 | 63 | 2,064 | 127 | 331 | 7,117 |
| Total homes and projects | 387,781 | 215,487 | 52,321 | 801,218 | 191,005 | 334,780 | 95,640 | 34,301 | 2,112,533 |
| FACE AMOUNT OF MORTGAGE | | | | | | | | | |
| Home programs: | | | | | | | | | |
| Sec. 8 | $11,146 | $9,497 | $5,278 | $21,347 | $48,155 | $45,865 | $51,882 | $3,560 | $196,721 |
| Sec. 203[1] | 2,683,576 | 1,448,162 | 387,231 | 5,134,491 | 1,280,507 | 2,264,188 | 191,064 | 189,200 | 13,578,608 |
| Sec. 213H | 926 | 79 | 1,681 | 31,750 | ---------- | 7,140 | 37,750 | 29,932 | 109,256 |
| Sec. 222 | 15,368 | 4,502 | 23,571 | 14,585 | 7,802 | 8,381 | 203 | 1,227 | 75,720 |
| Sec. 603[2] | 265,188 | 148,303 | 30,251 | 881,106 | 109,308 | 275,433 | 79,053 | 25,861 | 1,814,503 |
| Sec. 903 | 9,056 | 3,541 | 19,183 | 9,082 | 4,011 | 19,931 | 404,988 | 554 | 470,345 |
| Total[3] | 2,985,260 | 1,614,174 | 467,194 | 6,092,361 | 1,449,873 | 2,620,927 | 764,940 | 250,432 | 16,245,162 |
| Project programs: | | | | | | | | | |
| Sec. 207 | 15,391 | 68,913 | 6,716 | 40,627 | 2,414 | 115,886 | 21,465 | 8,503 | 279,915 |
| Sec. 213P | 1,298 | 28,062 | 1,936 | 2,244 | ---------- | 143,850 | 4,032 | 17,277 | 198,708 |
| Sec. 608[2] | 43,944 | 171,201 | 215,703 | 1,261,597 | 11,262 | 1,106,314 | 16,835 | 227,541 | 3,114,487 |
| Sec. 803 | 8,176 | 44,414 | 27,029 | 218,269 | ---------- | 159,162 | 109,652 | 98,229 | 664,931 |
| Sec. 908 | 2,208 | 5,702 | ------- | 7,498 | 775 | 15,963 | 23,437 | 1,349 | 56,932 |
| Total | 71,017 | 318,382 | 251,383 | 1,530,236 | 14,451 | 1,601,183 | 175,421 | 352,898 | 4,314,972 |
| Total homes and projects | 3,056,277 | 1,932,556 | 718,578 | 7,622,597 | 1,464,324 | 4,222,111 | 940,361 | 603,330 | 20,560,135 |

See footnotes next page.

[4] Institutional Securities Corporation, organized and sponsored jointly by the savings banks of New York State, accounted for almost all the mortgage company holdings of FHA multifamily project mortgages.





**TABLE II–24 (continued)**

*Holdings of FHA-insured mortgages by type of institution, as of Dec. 31, 1955*

[Dollar amounts in thousands]

| Section | Type of institution | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | National bank | State bank | Mortgage company | Insurance company | Savings and loan association | Savings bank | Federal agency | All other | Total[4] |
| PERCENTAGE DISTRIBUTION OF AMOUNT | | | | | | | | | |
| Home programs: | | | | | | | | | |
| Sec. 8 | 5.7 | 4.8 | 2.7 | 10.8 | 24.5 | 23.3 | 26.4 | 1.8 | 100.0 |
| Sec. 203 | 19.8 | 10.7 | 2.8 | 37.8 | 9.4 | 16.7 | 1.4 | 1.4 | 100.0 |
| Sec. 213H | .8 | .1 | 1.5 | 20.1 | ---------- | 6.5 | 34.6 | 27.4 | 100.0 |
| Sec. 222 | 20.3 | 6.0 | 31.1 | 19.3 | 10.3 | 11.1 | .3 | 1.6 | 100.0 |
| Sec. 603 | 14.6 | 8.2 | 1.7 | 48.6 | 6.0 | 15.2 | 4.3 | 1.4 | 100.0 |
| Sec. 903 | 1.9 | .8 | 4.1 | 1.9 | .9 | 4.2 | 86.1 | .1 | 100.0 |
| Total | 18.4 | 9.9 | 2.9 | 37.5 | 8.9 | 16.1 | 4.7 | 1.6 | 100.0 |
| Project programs: | | | | | | | | | |
| Sec. 207 | 5.5 | 24.6 | 2.4 | 14.5 | 0.9 | 41.4 | 7.7 | 3.0 | 100.0 |
| Sec. 213P | .7 | 14.1 | 1.0 | 1.1 | ---------- | 72.4 | 2.0 | 8.7 | 100.0 |
| Sec. 608 | 1.4 | 5.5 | 6.9 | 40.5 | .4 | 37.5 | .5 | 7.3 | 100.0 |
| Sec. 803 | 1.2 | 6.7 | 4.1 | 32.8 | ---------- | 23.9 | 16.5 | 14.8 | 100.0 |
| Sec. 908 | 3.9 | 10.0 | ------- | 13.2 | 1.3 | 28.0 | 41.2 | 2.4 | 100.0 |
| Total | 1.6 | 7.4 | 5.8 | 35.5 | .3 | 37.1 | 4.1 | 8.2 | 100.0 |
| Total homes and projects | 14.9 | 9.4 | 3.5 | 37.1 | 7.1 | 20.5 | 4.6 | 2.9 | 100.0 |
| NUMBER OF HOLDING INSTITUTIONS | | | | | | | | | |
| Home programs: | | | | | | | | | |
| Sec. 8 | 132 | 181 | 95 | 82 | 271 | 84 | 2 | 16 | 863 |
| Sec. 203 | 2,630 | 3,384 | 813 | 626 | 1,823 | 373 | 6 | 190 | 9,854 |
| Sec. 213H | 2 | 3 | 6 | 4 | ---------- | 8 | 1 | 3 | 27 |
| Sec. 222 | 135 | 92 | 259 | 104 | 169 | 118 | 1 | 10 | 888 |
| Sec. 603 | 806 | 1,051 | 143 | 243 | 614 | 171 | 2 | 43 | 3,073 |
| Sec. 903 | 31 | 24 | 54 | 18 | 26 | 35 | 1 | 6 | 195 |
| Project programs: | | | | | | | | | |
| Sec. 207 | 13 | 19 | 9 | 27 | 8 | 33 | 1 | 9 | 119 |
| Sec. 213P | 2 | 6 | 2 | 3 | ---------- | 15 | 1 | 3 | 32 |
| Sec. 608 | 36 | 42 | 20 | 111 | 24 | 82 | 1 | 16 | 332 |
| Sec. 803 | 4 | 7 | 3 | 6 | ---------- | 20 | 1 | 6 | 47 |
| Sec. 908 | 4 | 3 | ------- | 5 | 2 | 8 | 1 | 2 | 25 |

[1] Includes Sec. 203 (i).
[2] Includes related Sec. 610 mortgages.
[3] Excludes Sec. 611 home mortgages.
[4] Based on tabulations of audited cases.

$16.2 billion in face amount—an increase of 6 percent in number and 12 percent in amount over the previous year. Each of the individual types of institutions increased its holdings during 1955. The biggest relative gains were made by savings and loan associations (21 percent), mortgage companies (16 percent), national banks (15 percent), and savings banks (14 percent). The major portion of this increase in holdings represented Section 203 mortgages.

Insurance companies, as they have in each year since 1942, accounted for the largest share—37.5 percent—of FHA-insured home mortgages, followed by national banks with nearly 18 percent and savings banks with 16 percent of the total. The ranking of the types of institutions by amount of FHA home mortgage holdings changed only slightly from 1954. While there were increases in the proportions held by national banks, mortgage com-

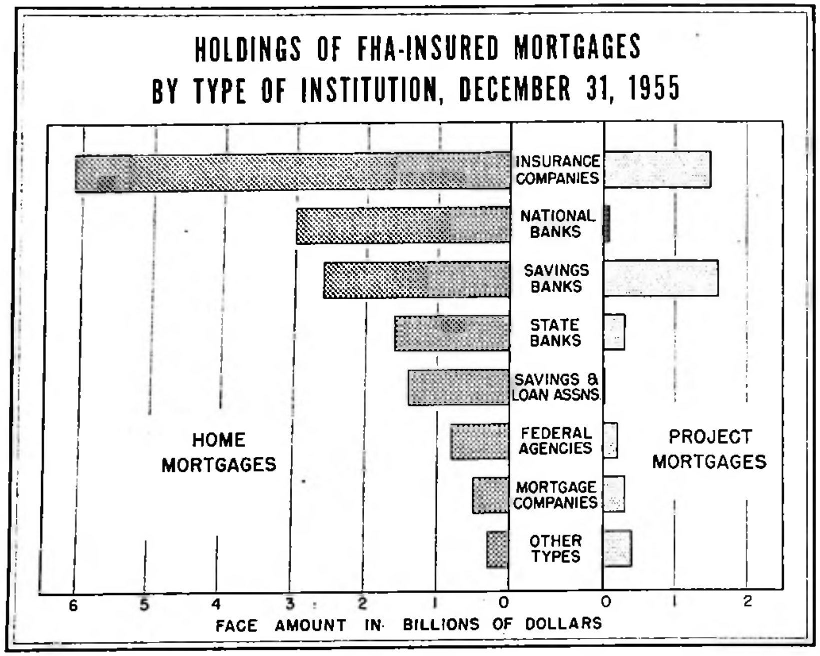


**CHART II–11**

panies (which almost doubled), savings and loan associations, and savings banks, all other types of institutions registered decreases, the most significant being that of insurance companies.

As indicated by Table 24, the proportions of mortgages held by the various types of financial institutions varied from program to program. Leading investors in Section 203 and Section 603 mortgages were insurance companies and national banks; in Section 8 mortgages, Federal agencies, savings and loan associations, and savings banks; in Section 213 mortgages, Federal agencies and insurance companies; in Section 222 mortgages, mortgage companies and national banks; and in Section 903 mortgages, Federal agencies, which held nearly seven-eighths of the total amount.

MULTIFAMILY HOUSING MORTGAGE HOLDINGS.—Nearly three-fourths of all multifamily housing mortgages (based on original face amounts) were held in the portfolios of savings banks and insurance companies at the end of 1955 (Table 24). Accounting for 37 percent and 36 percent of the total, respectively, this represented little change from 1954 for these two leading types of mortgagees. Slight decreases were shown during 1955 in the proportions held by State banks, mortgage companies (principally Institutional Securities Corporation), national banks, and savings and loan associations, while Federal agencies increased their holdings to 4.1 percent of the total as compared to 2.9 percent at the end of 1954. "Miscellaneous" type company holdings rose slightly to 8.2 percent, ranking third by volume at the year end.





A graphic presentation of relative project mortgage holdings, as well as their comparison to home mortgage holdings, by type of institution, is presented in Chart 11. Project mortgages represented about one-fifth of the aggregate volume of FHA-insured mortgages held in the portfolios of all approved financial institutions.

### Mortgages and Loans Purchased or Sold during 1955

Nearly 330,000 FHA-insured mortgages and property improvement loans aggregating $1,711,000,000 in original face amounts were bought and sold by financial institutions during 1955. Data relating to the purchase activity of the various types of institutions are presented in Table 25 and corresponding data on sales volume in Table 26. Compiled and shown for the first time in this report are data on the transfers of Title I property improvement notes.

Of the total amount of FHA mortgage and loan transfers, 79 percent involved home mortgages, 14 percent multifamily project mortgages, and the remaining 7 percent property improvement loans. In combined amount of all types of FHA-insured obligations, insurance companies and savings banks were the major buyers and mortgage companies the major sellers, reflecting the corresponding ranking in home mortgage transfers.

PURCHASE AND SALE OF HOME MORTGAGES.—Secondary market activity in FHA-insured home mortgages during 1955 was at a slightly lower level than in 1954—declining 4 percent to 149,600 mortgage transfers. The total amount of transfers, on the other hand, edged up by four-tenths of 1 percent to $1.3 billion, reflecting an increase in the average mortgage amount. Most of the decline in number was due to a sharp drop in the volume of Section 903 transfers to one-fifth of the number reported in 1954. Section 213 transfers were also at lower levels in 1955. Under the other home programs, however, purchases and sales increased.

As indicated in Table 25, the largest volume of home mortgage purchases in 1955 was made by the insurance companies ($574 million) and savings banks ($325 million), thus maintaining their positions as the principal buyers of FHA mortgages in the postwar period. Increasing their amounts of purchases during 1955 were national banks (up 40 percent), State banks (up 36 percent), insurance companies (up 24 percent), and savings banks (up 4 percent). The other types of institutions reduced their buying. Federal agency (the Federal National Mortgage Association) acquisitions declined nearly 60 percent, virtually all of this decline occurring under Section 903. The proportions of total purchases attributable to each type of institution changed accordingly from 1954 to 1955. Most significant were the increases registered by insurance companies, national banks, and State banks, and the marked decline in the Federal agencies' share.

The relative purchase activity of the different types of institutions varied from program to program. Principal buyers of Section 8 mortgages were savings banks and Federal agencies; of Section 203 mortgages, insurance companies and savings banks; of Section 213 home mortgages, Federal agencies; of Section 222 mortgages, insurance companies; and of Section 903 mortgages, Federal agencies.

Predominating in sales of FHA mortgages during 1955 as in previous postwar years were the mortgage companies, which originate mortgages primarily with the intention of selling them to permanent investors such as insurance companies and savings banks. Mortgage company sales, however, were at

**TABLE II–25**

*Purchases of FHA-insured mortgages and loans by type of institution, 1955*

[Dollar amounts in thousands]

| Section | Type of institution | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | National bank | State bank | Mortgage company | Insurance company | Savings and loan association | Savings bank | Federal agency | All other | Total |
| NUMBER OF MORTGAGES AND LOANS | | | | | | | | | |
| Home programs: | | | | | | | | | |
| Sec. 8 | 177 | 147 | 46 | 1,410 | 915 | 3,652 | 3,126 | 304 | 9,777 |
| Sec. 203 | 13,590 | 12,884 | 1,588 | 55,563 | 3,231 | 31,878 | 5,201 | 3,313 | 127,248 |
| Sec. 213H | 19 | 1 | 3 | ------- | ------- | 252 | 1,619 | 17 | 1,911 |
| Sec. 222 | 43 | 10 | 5 | 465 | 17 | 199 | 18 | 4 | 761 |
| Sec. 603 | 1,160 | 2,052 | 113 | 500 | 469 | 238 | 1 | 75 | 4,608 |
| Sec. 903 | 32 | 13 | 890 | 160 | 50 | 134 | 4,012 | 28 | 5,325 |
| Total | 15,021 | 15,107 | 2,645 | 58,104 | 4,682 | 36,353 | 13,977 | 3,741 | 149,630 |
| Project programs: | | | | | | | | | |
| Sec. 207 | 3 | 13 | 3 | 14 | ------- | 20 | 1 | 5 | 59 |
| Sec. 213P | ------- | ------- | ------- | 1 | ------- | 6 | 1 | ------- | 8 |
| Sec. 608 | 13 | 35 | 1 | 48 | ------- | 14 | ------- | ------- | 111 |
| Sec. 803 | ------- | ------- | 2 | 1 | ------- | 3 | 27 | 2 | 35 |
| Sec. 908 | 1 | ------- | ------- | ------- | ------- | 3 | 8 | 2 | 14 |
| Total | 17 | 48 | 6 | 64 | ------- | 46 | 37 | 9 | 227 |
| Property improvement loans: Sec. 2 | 109,409 | 65,937 | 2,888 | ------- | 394 | 132 | ------- | 1,226 | 179,986 |
| Total all programs | 124,447 | 81,092 | 5,539 | 58,168 | 5,076 | 36,531 | 14,014 | 4,076 | 329,843 |
| FACE AMOUNT OF MORTGAGES AND LOANS | | | | | | | | | |
| Home programs: | | | | | | | | | |
| Sec. 8 | $917 | $822 | $236 | $7,970 | $5,150 | $20,500 | $17,580 | $1,714 | $54,887 |
| Sec. 203 | 118,787 | 101,256 | 13,928 | 554,303 | 26,033 | 296,705 | 42,683 | 27,135 | 1,180,830 |
| Sec. 213H | 166 | 9 | 28 | ------- | ------- | 2,485 | 14,518 | 203 | 17,409 |
| Sec. 222 | 567 | 119 | 72 | 6,204 | 186 | 2,712 | 203 | 63 | 10,126 |
| Sec. 603 [1] | 7,810 | 12,534 | 460 | 3,032 | 3,716 | 1,714 | 8 | 409 | 30,584 |
| Sec. 903 | 315 | 108 | 7,711 | 1,368 | 421 | 1,077 | 40,403 | 248 | 51,650 |
| Total [2] | 128,562 | 114,848 | 22,436 | 573,770 | 35,505 | 325,192 | 115,394 | 29,772 | 1,345,486 |
| Project programs: | | | | | | | | | |
| Sec. 207 | 1,092 | 6,842 | 1,348 | 6,913 | ------- | 18,730 | 1,261 | 2,848 | 39,044 |
| Sec. 213P | ------- | ------- | ------- | 348 | ------- | 10,797 | 319 | ------- | 11,464 |
| Sec. 608 [1] | 1,790 | 11,626 | 1,070 | 51,603 | ------- | 21,949 | ------- | ------- | 88,037 |
| Sec. 803 | ------- | ------- | 4,143 | 4,292 | ------- | 5,433 | 66,299 | 5,519 | 85,686 |
| Sec. 908 | 324 | ------- | ------- | ------- | ------- | 3,921 | 6,188 | 1,349 | 11,781 |
| Total | 3,206 | 18,468 | 6,562 | 63,155 | ------- | 60,838 | 74,068 | 9,715 | 236,012 |
| Property improvement loans: Sec. 2 | 74,593 | 51,575 | 2,016 | ------- | 201 | 90 | ------- | 642 | 129,117 |
| Total all programs | 206,362 | 184,891 | 31,014 | 636,932 | 35,706 | 386,120 | 189,462 | 40,130 | 1,710,616 |

See footnotes on next page.





**TABLE II–25 (continued)**

*Purchases of FHA-insured mortgages and loans by type of institution, 1955*

[Dollar amounts in thousands]

| Section | Type of institution | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | National bank | State bank | Mortgage company | Insurance company | Savings and loan association | Savings bank | Federal agency | All other | Total |
| PERCENTAGE DISTRIBUTION OF AMOUNT | | | | | | | | | |
| Home programs: | | | | | | | | | |
| Sec. 8 | 1.7 | 1.5 | 0.4 | 14.5 | 9.4 | 37.4 | 32.0 | 3.1 | 100.0 |
| Sec. 203 | 10.1 | 8.6 | 1.2 | 46.9 | 2.2 | 25.1 | 3.6 | 2.3 | 100.0 |
| Sec. 213H | .9 | (3) | .2 | ------- | ------- | 14.3 | 83.4 | 1.2 | 100.0 |
| Sec. 222 | 5.6 | 1.2 | .7 | 61.3 | 1.8 | 26.8 | 2.0 | .6 | 100.0 |
| Sec. 603 | 25.5 | 41.0 | 1.5 | 12.9 | 12.2 | 5.6 | (3) | 1.3 | 100.0 |
| Sec. 903 | .6 | .2 | 14.9 | 2.7 | .8 | 2.1 | 78.2 | .5 | 100.0 |
| Total | 9.6 | 8.5 | 1.7 | 42.6 | 2.6 | 24.2 | 8.6 | 2.2 | 100.0 |
| Project programs: | | | | | | | | | |
| Sec. 207 | 2.8 | 17.5 | 3.5 | 17.7 | ------- | 48.0 | 3.2 | 7.3 | 100.0 |
| Sec. 213P | ------- | ------- | ------- | 3.0 | ------- | 94.2 | 2.8 | ------- | 100.0 |
| Sec. 608 | 2.1 | 13.2 | 1.2 | 58.6 | ------- | 24.9 | ------- | ------- | 100.0 |
| Sec. 803 | ------- | ------- | 4.8 | 5.0 | ------- | 6.4 | 77.4 | 6.4 | 100.0 |
| Sec. 908 | 2.8 | ------- | ------- | ------- | ------- | 33.3 | 52.5 | 11.4 | 100.0 |
| Total | 1.3 | 7.8 | 2.8 | 26.8 | ------- | 25.8 | 31.4 | 4.1 | 100.0 |
| Property improvement loans: Sec. 2 | 57.8 | 39.9 | 1.6 | ------- | .1 | .1 | ------- | .5 | 100.0 |
| Total all programs | 12.1 | 10.8 | 1.8 | 37.2 | 2.1 | 22.6 | 11.1 | 2.3 | 100.0 |
| NUMBER OF PURCHASING INSTITUTIONS | | | | | | | | | |
| Home programs: | | | | | | | | | |
| Sec. 8 | 25 | 35 | 15 | 37 | 52 | 47 | 1 | 5 | 217 |
| Sec. 203 | 414 | 478 | 98 | 245 | 256 | 191 | 1 | 67 | 1,750 |
| Sec. 213H | 2 | 1 | 1 | ------- | ------- | 4 | 1 | 2 | 11 |
| Sec. 222 | 16 | 8 | 3 | 58 | 10 | 35 | 1 | 2 | 133 |
| Sec. 603 | 52 | 40 | 10 | 21 | 21 | 18 | 1 | 3 | 166 |
| Sec. 903 | 6 | 3 | 5 | 6 | 1 | 12 | 1 | 1 | 35 |
| Project programs: | | | | | | | | | |
| Sec. 207 | 2 | 5 | 2 | 11 | ------- | 12 | 1 | 2 | 35 |
| Sec. 213P | ------- | ------- | ------- | 1 | ------- | 4 | 1 | ------- | 6 |
| Sec. 608 | 3 | 4 | 1 | 6 | ------- | 6 | ------- | ------- | 20 |
| Sec. 803 | ------- | ------- | 1 | 1 | ------- | 3 | 1 | 2 | 8 |
| Sec. 908 | 1 | ------- | ------- | ------- | ------- | 3 | 1 | 2 | 7 |
| Property improvement loans: Sec. 2 | 64 | 55 | 9 | ------- | 6 | 3 | ------- | 3 | 140 |

[1] Includes related Sec. 610 mortgages.
[2] Excludes Sec. 611 home mortgages.
[3] Less than 0.05 percent.

a moderately lower level than in 1954, declining 5 percent to $773 million or 58 percent of the total, compared with 61 percent in 1954. Virtually all of the decline occurred in sales of Section 903 mortgages. (See Table 26.)

Accounting for the major remaining portion of FHA home mortgage sales in 1955 were State banks with $218 million or 16 percent of the total and national banks with $171 million or 13 percent. For both types of institutions this represented gains of 20 percent over their 1954 sales.

Table 26 shows that mortgage companies were responsible for the bulk of sales of mortgages insured under Sections 8, 203, 213, 222, and 903, with State banks and savings banks selling the major portion of the Section 603 mortgages.

**PURCHASE AND SALE OF MULTIFAMILY HOUSING MORTGAGES.**—The $236 million involved in project mortgage transfers between financial institutions during 1955 represented a decrease of 30 percent from 1954 and was the lowest dollar volume recorded since tabulation of these data was initiated in 1950. The largest dollar volume ($88 million) of the secondary market activity for 1955 involved Section 608 mortgages and was more than double the previous year's total for this section. With this exception, all project programs showed marked declines—Section 803 reporting $86 million as compared to $186 million during 1954, while Section 908 mortgage transfers represented less than one-third of the 1954 volume.

**TABLE II–26**

***Sales of FHA-insured mortgages and loans by type of institution, 1955***

[Dollar amounts in thousands]

| Section | Type of institution | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | National bank | State bank | Mortgage company | Insurance company | Savings and loan association | Savings bank | Federal agency | All other | Total |
| **NUMBER OF MORTGAGES AND LOANS** | | | | | | | | | |
| Home programs: | | | | | | | | | |
| Sec. 8 | 1,049 | 427 | 7,512 | 98 | 217 | 81 | 207 | 186 | 9,777 |
| Sec. 203 | 16,733 | 22,735 | 70,476 | 6,724 | 4,810 | 1,730 | 727 | 3,313 | 127,248 |
| Sec. 213H | 106 | | 1,340 | 1 | | | | 461 | 1,911 |
| Sec. 222 | 48 | 53 | 623 | 23 | 9 | | | 5 | 761 |
| Sec. 603 | 624 | 1,991 | 131 | 170 | 185 | 756 | 340 | 411 | 4,608 |
| Sec. 903 | 647 | 295 | 3,388 | | 112 | | 875 | 8 | 5,325 |
| Total | 19,207 | 25,501 | 83,470 | 7,016 | 5,333 | 2,567 | 2,149 | 4,387 | 149,630 |
| Project programs: | | | | | | | | | |
| Sec. 207 | 10 | 23 | 19 | | | 7 | | | 59 |
| Sec. 213P | | 5 | 3 | | | | | | 8 |
| Sec. 608 | 8 | 34 | 8 | 15 | | 45 | | 1 | 111 |
| Sec. 803 | 13 | 16 | 2 | 1 | 1 | 1 | 1 | | 35 |
| Sec. 908 | 3 | 8 | 2 | | | | 1 | | 14 |
| Total | 34 | 86 | 34 | 16 | 1 | 53 | 2 | 1 | 227 |
| Property improvement loans: Sec. 2 | 111,308 | 48,370 | 15,119 | | 698 | 565 | | 3,926 | 179,986 |
| Total all programs | 130,549 | 73,957 | 98,623 | 7,032 | 6,032 | 3,185 | 2,151 | 8,314 | 329,843 |
| **FACE AMOUNT OF MORTGAGES AND LOANS** | | | | | | | | | |
| Home programs: | | | | | | | | | |
| Sec. 8 | $5,928 | $2,282 | $42,391 | $522 | $1,170 | $461 | $1,100 | $1,034 | $54,887 |
| Sec. 203 | 151,757 | 200,536 | 677,257 | 64,456 | 41,696 | 13,579 | 5,144 | 26,406 | 1,180,830 |
| Sec. 213H | 1,075 | | 11,098 | 6 | | | | 5,230 | 17,409 |
| Sec. 222 | 613 | 723 | 8,299 | 305 | 128 | | | 59 | 10,126 |
| Sec. 603 [1] | 4,460 | 11,718 | 673 | 851 | 1,667 | 5,612 | 2,612 | 2,990 | 30,581 |
| Sec. 903 | 6,804 | 2,605 | 33,610 | | 951 | | 7,616 | 65 | 51,650 |
| Total [2] | 170,638 | 217,863 | 773,328 | 66,140 | 45,611 | 19,651 | 16,472 | 35,783 | 1,345,486 |
| Project programs: | | | | | | | | | |
| Sec. 207 | 7,449 | 19,093 | 8,627 | | | 3,876 | | | 39,044 |
| Sec. 213P | | 8,771 | 2,693 | | | | | | 11,464 |
| Sec. 608 [1] | 853 | 12,900 | 14,504 | 5,902 | | 51,907 | | 1,971 | 88,037 |
| Sec. 803 | 34,861 | 39,024 | 2,014 | 902 | 4,304 | 3,367 | 1,215 | | 85,686 |
| Sec. 908 | 1,879 | 9,267 | 502 | | | | 134 | | 11,781 |
| Total | 45,042 | 89,055 | 28,339 | 6,804 | 4,304 | 59,149 | 1,349 | 1,971 | 236,012 |
| Property improvement loans, Sec. 2 | 80,611 | 35,718 | 9,514 | | 485 | 537 | | 2,254 | 129,117 |
| Total all programs | 296,290 | 342,636 | 811,181 | 72,943 | 50,400 | 79,337 | 17,821 | 40,008 | 1,710,616 |

See footnotes on next page.





**TABLE II–26 (continued)**

***Sales of FHA-insured mortgages and loans by type of institution, 1955***

[Dollar amounts in thousands]

| Section | Type of institution | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | National bank | State bank | Mortgage company | Insurance company | Savings and loan association | Savings bank | Federal agency | All other | Total |
| **PERCENTAGE DISTRIBUTION OF AMOUNT** | | | | | | | | | |
| Home programs: | | | | | | | | | |
| Sec. 8 | 10.8 | 4.2 | 77.2 | 1.0 | 2.1 | 0.8 | 2.0 | 1.9 | 100.0 |
| Sec. 203 | 12.9 | 17.0 | 57.4 | 5.5 | 3.5 | 1.1 | .4 | 2.2 | 100.0 |
| Sec. 213H | 6.2 | | 63.8 | (3) | | | | 30.0 | 100.0 |
| Sec. 222 | 6.1 | 7.1 | 81.9 | 3.0 | 1.3 | | | .6 | 100.0 |
| Sec. 603 | 14.6 | 38.3 | 2.2 | 2.8 | 5.4 | 18.4 | 8.5 | 9.8 | 100.0 |
| Sec. 903 | 13.2 | 5.0 | 65.1 | | 1.8 | | 14.8 | .1 | 100.0 |
| Total | 12.7 | 16.2 | 57.5 | 4.9 | 3.4 | 1.5 | 1.2 | 2.6 | 100.0 |
| Project programs: | | | | | | | | | |
| Sec. 207 | 19.1 | 48.9 | 22.1 | | | 9.9 | | | 100.0 |
| Sec. 213P | | 76.5 | 23.5 | | | | | | 100.0 |
| Sec. 608 | 1.0 | 14.6 | 16.5 | 6.7 | | 59.0 | | 2.2 | 100.0 |
| Sec. 803 | 40.7 | 45.5 | 2.4 | 1.1 | 5.0 | 3.9 | 1.4 | | 100.0 |
| Sec. 908 | 15.9 | 78.7 | 4.3 | | | | 1.1 | | 100.0 |
| Total | 19.1 | 37.7 | 12.0 | 2.9 | 1.8 | 25.1 | .6 | .8 | 100.0 |
| Property improvement loans, Sec. 2 | 62.4 | 27.7 | 7.4 | | .4 | .4 | | 1.7 | 100.0 |
| Total all programs | 17.3 | 20.0 | 47.4 | 4.3 | 3.0 | 4.6 | 1.1 | 2.3 | 100.0 |
| **NUMBER OF SELLING INSTITUTIONS** | | | | | | | | | |
| Home programs: | | | | | | | | | |
| Sec. 8 | 19 | 21 | 120 | 13 | 17 | 5 | 1 | 6 | 202 |
| Sec. 203 | 434 | 438 | 694 | 229 | 145 | 49 | 1 | 28 | 2,018 |
| Sec. 213H | 3 | | 16 | 1 | | | | 2 | 22 |
| Sec. 222 | 22 | 19 | 156 | 14 | 4 | | | 3 | 218 |
| Sec. 603 | 60 | 52 | 13 | 21 | 13 | 14 | 1 | 3 | 167 |
| Sec. 903 | 8 | 11 | 56 | | 3 | | 1 | 2 | 81 |
| Project programs: | | | | | | | | | |
| Sec. 207 | 8 | 11 | 13 | | | 3 | | | 35 |
| Sec. 213P | | 1 | 3 | | | | | | 4 |
| Sec. 608 | 1 | 7 | 1 | 3 | | 8 | | 1 | 21 |
| Sec. 803 | 5 | 7 | 2 | 1 | 1 | 1 | 1 | | 18 |
| Sec. 908 | 2 | 4 | 2 | | | | 1 | | 9 |
| Property improvement loans: Sec. 2 | 98 | 75 | 11 | | 6 | 2 | | 9 | 201 |

[1] Includes related Sec. 610 mortgages.
[2] Excludes Sec. 611 home mortgages.
[3] Less than 0.05 percent.

The largest purchaser of FHA-insured project mortgages in 1955 was the Federal National Mortgage Association, which accounted for 31 percent of the total, principally mortgages insured under the Section 803 program. Insurance companies ranked second with 27 percent of the total dollar purchases, and savings banks, accounting for 26 percent, ranked third (Table 25).

For the years prior to 1955, savings banks were the leading purchasers of project mortgages. During the period 1950–55 this type of institution purchased one-third or more of all FHA-insured project mortgages sold each year in the secondary market. Insurance companies ranked second in dollar purchases during 1950–52 and 1955, while Federal agencies accounted for the second largest proportion in 1953-54.

The number and original principal amount of FHA-insured project mortages sold during 1955 are presented in Table 26 by type of lending institution. State banks, accounting for 38 percent of the total, led in sales. Departing from an established trend, savings banks ranked second (25 percent) whereas in former years they accounted for only small proportions of the total sales. National banks sold the third largest share (19 percent) while Federal agencies, reporting less than 1 percent of the total sales this year, dropped markedly from the 24 percent shown in 1954.

For the six-year period 1950–55, State banks were the leading sellers of project mortgages. National banks ranked second for the years 1950–54, and savings banks in 1955. For this period, these leading sellers (exclusive of savings banks in 1955) were also the leading originators. The leading purchasers—savings banks and insurance companies—also generally held the largest proportions of project mortgages. Though Federal agencies increased their proportion of project mortgages purchased during 1953–55, their share of holdings increased to only 4 percent of the total at the end of 1955, and the large share of sales attributable to savings banks during 1955 had no appreciable effect on their holdings since their dollar volume of sales was just slightly less than their purchases.

Purchase and Sale of Property Improvement Loans.—In 1955, FHA compiled, for the first time, data on the secondary market transfers of Title I property improvement loans. Tables 25 and 26 reveal that commercial banks, the major source of Title I financing, accounted for $9 out of every $10 of both purchases and sales during the year. Only $129 million in Title I paper was transferred, primarily because these are short-term notes and it has been customary in the past for lenders to hypothecate notes for short periods rather than to transfer formally all or part of their portfolio. However, 64 national banks purchased $75 million in Title I property improvement notes in 1955—28 percent of the purchases by this type of lender under all programs. State banks, another major purchaser, bought $52 million of the total $129 million transferred during 1955.

National banks and State banks were also the most active sellers, accounting for $116 million of the total sales. Mortgage companies, which sold almost $10 million in Title I paper, accounted for the bulk of the remaining sales.

## TERMINATIONS, DEFAULTS, AND CLAIMS PAID

Data on the termination and default status of FHA-insured home and multifamily project mortgages and on claims paid on defaulted Title I property improvement loans are presented in this section of the report. As shown in Table 3, total terminations of FHA-insured mortgages and loans have aggregated over $16½ billion or 41 percent of the total amount insured. During 1955, over $2.4 billion of FHA insurance contracts were terminated—$1.3 billion in home mortgages, $1.0 billion in Title I property improvement loans, and $0.1 billion in multifamily project mortgages.





### Terminations of Home and Project Mortgages by Type

Over one and three-fourths million FHA-insured home mortgages totaling $9.2 billion in original face amount had been terminated by the close of 1955. In force at that date were over 2 million home mortgages with face amounts aggregating $16.6 billion—approximately equal to the amount of home mortgage insurance written in the last seven and one-half years.

Termination of an FHA mortgage insurance contract occurs when:

1. The loan is paid in full at maturity.
2. The loan is prepaid prior to maturity. If prepaid without refinancing, or with the proceeds of a non-FHA mortgage involving the same or a new mortgagor, it is classified as a prepayment in full. If the prepayment involves refinancing with a new FHA-insured mortgage, it is classified as a prepayment by supersession.
3. The mortgage is foreclosed and title to the property is acquired by the mortgagee. The mortgagee may either transfer title to FHA in exchange for debentures and a certificate of claim for those foreclosure expenses not covered by the debentures, or retain the property, in which case the mortgagee "withdraws" from the FHA contract and foregoes its insurance privileges. (Also classified as "withdrawals" are cases where mortgage is foreclosed and the property is purchased by a party other than the mortgagee).

Table 27 shows that nearly all (98 percent) of the terminations of FHA home mortgage insurance contracts resulted from prepayments, 81 percent prepaid in full and nearly 17 percent by supersession. Foreclosures, i. e., properties acquired by the mortgagees, have represented only 1½ percent of the total, including slightly over 1 percent in which the properties were transferred to FHA in exchange for debentures. Only in the Section 903 defense housing program have foreclosures been predominant, accounting for 72 percent of the total terminations under this program. Although nearly half of the home mortgage foreclosures through the end of 1955 had occurred under the Section 603 program, these represented less than 4 percent of the total terminations for this program. Another 38 percent of the total foreclosures involved Section 203 mortgages, but these constituted only seven-tenths of 1 percent of all Section 203 terminations.

Mortgagees had decided to forego their insurance privileges in connection with some 6,200 of the properties acquired after default, probably because it was believed that they could be disposed of more profitably in the sales or rental market. Most of these—nearly 2 of every 3—were properties originally insured under Section 203, another third having been insured under Section 603.

Table 28 shows the disposition of the 20,844 home properties transferred to FHA under terms of the insurance contracts through December 31,

**TABLE II–27**

*Termination of FHA-insured home mortgages, by type, 1935–55*

[Dollar amounts in thousands]

| Disposition | Total[1] Number | Total[1] Amount | Sec. 8 Number | Sec. 8 Amount | Sec. 203 Number | Sec. 203 Amount | Sec. 213 Number | Sec. 213 Amount |
|---|---|---|---|---|---|---|---|---|
| Mortgages insured | 3,901,940 | $25,793,251 | 38,193 | $203,551 | 3,160,920 | $21,221,308 | 11,793 | $111,003 |
| Mortgages terminated: | | | | | | | | |
| Prepaid in full | 1,427,343 | 7,380,366 | 885 | 4,209 | 1,161,342 | 6,007,764 | 98 | 886 |
| Prepaid by supersession | 290,424 | 1,571,617 | 290 | 1,389 | 212,355 | 1,173,010 | 24 | 166 |
| Matured loans | 15,523 | 47,686 | | | 15,515 | 47,645 | | |
| Properties acquired by mortgagee: | | | | | | | | |
| Transferred to FHA | 20,844 | 134,202 | 128 | 631 | 6,197 | 35,092 | 17 | 143 |
| Retained by mortgagee | 6,219 | 37,129 | 16 | 77 | 4,100 | 24,502 | | |
| Other terminations | 651 | 2,967 | 2 | 9 | 506 | 2,360 | | |
| Total terminations | 1,761,004 | 9,183,057 | 1,321 | 6,315 | 1,400,024 | 7,290,373 | 139 | 1,195 |
| Mortgages in force | 2,140,936 | 16,610,193 | 36,872 | 107,236 | 1,760,905 | 13,930,935 | 11,654 | 109,808 |

| Disposition | Sec. 222 Number | Sec. 222 Amount | Sec. 603 Number | Sec. 603 Amount | Sec. 603–610 Number | Sec. 603–610 Amount | Sec. 611 Number | Sec. 611 Amount | Sec. 903 Number | Sec. 903 Amount |
|---|---|---|---|---|---|---|---|---|---|---|
| Mortgages insured | 6,645 | $86,687 | 624,653 | $3,645,212 | 3,363 | $16,109 | 75 | $556 | 56,289 | $508,826 |
| Mortgages terminated: | | | | | | | | | | |
| Prepaid in full | 13 | 165 | 263,479 | 1,365,737 | 556 | 2,232 | 4 | 29 | 966 | 8,344 |
| Prepaid by supersession | | | 77,323 | 393,961 | 137 | 542 | 1 | 8 | 294 | 2,542 |
| Matured loans | | | 8 | 40 | | | | | | |
| Properties acquired by mortgagee: | | | | | | | | | | |
| Transferred to FHA | | | 11,261 | 71,113 | 13 | 46 | | | 3,228 | 27,268 |
| Retained by mortgagee | | | 2,093 | 12,546 | 1 | 3 | | | | |
| Other terminations | | | 143 | 598 | | | | | | |
| Total terminations | 13 | 165 | 354,307 | 1,843,995 | 707 | 2,823 | 5 | 37 | 4,488 | 38,154 |
| Mortgages in force | 6,632 | 86,521 | 270,346 | 1,801,217 | 2,656 | 13,285 | 70 | 519 | 51,801 | 470,672 |

[1] Excludes Sec. 2 home mortgages and Sec. 225 open-end increases.





**TABLE II–28**

*Disposition of FHA-acquired home properties, Dec. 31, 1955*

| Section | Total number acquired | Number of properties sold: Total | Sold for all cash | Sold for cash and notes[1] | Sold for notes only | Number of properties on hand |
|---|---|---|---|---|---|---|
| 8 | 128 | 88 | 3 | 84 | 1 | 40 |
| 203 | 6,197 | 5,739 | 881 | 4,841 | 17 | 458 |
| 213 | 17 | 6 | | 6 | | 11 |
| 222 | | | | | | |
| 603[2] | 11,274 | 10,080 | 2,119 | 7,827 | 134 | 1,194 |
| 611 | | | | | | |
| 903 | 3,228 | 476 | 25 | 451 | | 2,752 |
| Total | 20,844 | 16,389 | 3,028 | 13,209 | 152 | 4,455 |

[1] Or contracts of deed.
[2] Includes Sec. 603-610 cases.

1955. Nearly four-fifths of these have been sold, including about one-seventh sold for cash and five-eighths sold for cash and notes. Many of these mortgage notes have been sold by FHA either outright or with FHA insurance coverage. Of the total properties acquired, about 54 percent were from Section 603 transactions, 30 percent from Section 203, and 15 percent from Section 903. All but 7 percent of the Section 203 acquired properties and all but about 10 percent of the Section 603 properties have been sold. Reflecting the recency of the Section 903 acquisitions, fully 85 percent of these properties were still on hand at the year end. More detailed information on FHA financial experience with acquired properties is presented in Section 5 of this report.

Some 1,419 FHA-insured project mortgages with original face amounts totaling $643.5 million had been terminated by the end of 1955. This represented nearly one-eighth of all project mortgage insurance written through that date. Mortgages covering 7,112 projects with original face amounts aggregating $4,314.3 million remained in force at the year end.

The bulk of terminated project mortgages were those prepaid prior to the maturity of the obligation. These accounted for nearly two-thirds of the amount of all terminations and included prepayments in full ($391 million) and prepayments by supersession with another insured mortgage ($17 million). Practically all of the remaining terminations were the result of default on the part of mortgagors. Termination through default occurs when the mortgagee, in exchange for FHA debentures, assigns the mortgage to FHA without foreclosing or forecloses and transfers title to the property to FHA. In addition, the mortgagee may foreclose, withdraw from the mortgage insurance contract, and retain title to the property. Through 1955, 475 project mortgages had been terminated as a result of default. Of these, there had been 275 instances in which titles to the property were transferred to FHA, 191 mortgages had been assigned to FHA without foreclosure, and titles to 9 properties were retained by mortgagees. Other types of terminations involved less than one-half of 1 percent of the total amount of all terminations, and it may be noted that no project mortgages have been terminated through maturity of the obligation. The distribution of terminations, by type, for the several project programs is presented in Table 29.

During 1955, 189 project mortgages were prepaid in full and 1 by supersession. Of the prepayments in full, 90 were under the Section 213 cooperative program, all but 1 being sales-type projects in which the properties (single-family dwellings) are released from the lien of the blanket mortgage and conveyed to individual members of the cooperative, thus dissolving

**TABLE II–29**

*Terminations of FHA-insured multifamily housing mortgages, by type, 1935–55*

[Dollar amounts in thousands]

| Disposition | All sections Number | All sections Amount | Sec. 207 Number | Sec. 207 Amount | Sec. 213 Number | Sec. 213 Amount | Sec. 608 Number | Sec. 608 Amount |
|---|---|---|---|---|---|---|---|---|
| Mortgages insured | 8,531 | $4,957,824 | 765 | $447,220 | 307 | $312,464 | 7,045 | $3,440,018 |
| Mortgage insurance terminated: | | | | | | | | |
| Prepayments in full | 900 | 391,213 | 322 | 130,286 | 185 | 111,564 | 362 | 135,595 |
| Prepayments by supersession | 30 | 17,310 | 13 | 8,032 | ------ | -------- | 17 | 9,278 |
| Matured loans | ------ | -------- | ------ | -------- | ------ | -------- | ------ | -------- |
| Default terminations: | | | | | | | | |
| Mortgages assigned by mortgagee: | | | | | | | | |
| Mortgage held or sold by FHA | 191 | 116,237 | 8 | 9,070 | 2 | 1,974 | 166 | 90,686 |
| Title acquired by FHA | 116 | 32,661 | 3 | 905 | 1 | 219 | 111 | 30,544 |
| Titles acquired by mortgagee: | | | | | | | | |
| Property transferred to FHA | 159 | 81,891 | 22 | 10,667 | ------ | -------- | 135 | 64,553 |
| Property retained by mortgagee | 9 | 1,639 | 7 | 1,407 | ------ | -------- | 2 | 232 |
| Other terminations | 14 | 2,598 | 9 | 938 | ------ | -------- | 5 | 1,660 |
| Total terminations | 1,419 | 643,549 | 384 | 167,305 | 188 | 113,756 | 798 | 332,548 |
| Mortgages in force, Dec. 31, 1955 | 7,112 | 4,314,274 | 381 | 279,915 | 119 | 198,708 | 6,247 | 3,107,470 |

| Disposition | Sec. 608–610 Number | Sec. 608–610 Amount | Sec. 611 Number | Sec. 611 Amount | Sec. 803 Number | Sec. 803 Amount | Sec. 908 Number | Sec. 908 Amount |
|---|---|---|---|---|---|---|---|---|
| Mortgages insured | 23 | $8,360 | 25 | $11,991 | 269 | $674,345 | 97 | $63,427 |
| Mortgage insurance terminated: | | | | | | | | |
| Prepayments in full | 6 | 1,778 | 25 | 11,991 | ------ | -------- | ------ | -------- |
| Prepayments by supersession | ------ | -------- | ------ | -------- | ------ | -------- | ------ | -------- |
| Matured loans | ------ | -------- | ------ | -------- | ------ | -------- | ------ | -------- |
| Default terminations: | | | | | | | | |
| Mortgages assigned by mortgagee: | | | | | | | | |
| Mortgage held or sold by FHA | ------ | -------- | ------ | -------- | 4 | 9,006 | 11 | 5,501 |
| Title acquired by FHA | ------ | -------- | ------ | -------- | ------ | -------- | 1 | 994 |
| Titles acquired by mortgagee: | | | | | | | | |
| Property transferred to FHA | 1 | 263 | ------ | -------- | 1 | 408 | ------ | -------- |
| Property retained by mortgagee | ------ | -------- | ------ | -------- | ------ | -------- | ------ | -------- |
| Other terminations | ------ | -------- | ------ | -------- | ------ | -------- | ------ | -------- |
| Total terminations | 7 | 2,040 | 25 | 11,991 | 5 | 9,414 | 12 | 6,495 |
| Mortgages in force, Dec. 31, 1955 | 16 | 6,319 | ------ | -------- | 264 | 664,931 | 85 | 56,932 |





the mortgagor corporation originally organized for the purpose of constructing homes for members. The bulk (88) of the remaining prepayments in full were under the high-volume Section 608 program. There were 80 mortgages terminated in 1955 by reason of default on the part of mortgagors. Of these, 75 were under the Section 608 program; 10 under Section 207; 8, Section 908; 4, Section 803; and 1, Section 608–610 (publicly built housing).

The disposition of projects and mortgage notes acquired by the FHA is shown in Table 30. Though 51 projects were acquired by FHA during 1955, the inventory of properties on hand showed an increase of only 11 projects—totaling 146 as compared to 135 at the end of 1954. Through December 31, 1955, the FHA had sold a total of 129 of the 275 projects acquired. Dwelling units contained in these sold projects exceeded more than one-half of the total units in projects acquired by the FHA. As noted in the table, 8 projects had been sold with reinsurance, 14 had been sold without reinsurance, and 107 had been sold with FHA holding the mortgage. As of the year end 191 defaulted mortgages had been assigned to the FHA without foreclosure.

**TABLE II–30**

*Disposition of FHA-acquired multifamily housing properties and mortgages, Dec. 31, 1955*

| Section | FHA-acquired multifamily housing properties [1] | | | | | | Mortgage notes assigned to FHA | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Total | Properties sold by FHA | | | | On hand | Total | Mortgage notes sold by FHA | | | On hand |
| | | Total | With reinsurance | Without reinsurance | With mortgage held by FHA | | | Total | With reinsurance | Without reinsurance | |
| Number of projects: | | | | | | | | | | | |
| Sec. 207 | 25 | 19 | 7 | 4 | 8 | 6 | 8 | 1 | 1 | ------ | 7 |
| Sec. 213 | 1 | ------ | ------ | ------ | ------ | 1 | 2 | 1 | ------ | 1 | 1 |
| Sec. 608 | 246 | 109 | 1 | 9 | 99 | 137 | 166 | 1 | ------ | 1 | 165 |
| Sec. 608–610 | 1 | 1 | ------ | 1 | ------ | ------ | ------ | ------ | ------ | ------ | ------ |
| Sec. 803 | 1 | ------ | ------ | ------ | ------ | 1 | 4 | ------ | ------ | ------ | 4 |
| Sec. 908 | 1 | ------ | ------ | ------ | ------ | 1 | 11 | ------ | ------ | ------ | 11 |
| Total | 275 | 129 | 8 | 14 | 107 | 146 | 191 | 3 | 1 | 2 | 188 |
| Number of units: | | | | | | | | | | | |
| Sec. 207 | 3,827 | 3,077 | 1,491 | 704 | 882 | 750 | 1,588 | 1,102 | 1,102 | ------ | 486 |
| Sec. 213 | 26 | ------ | ------ | ------ | ------ | 26 | 185 | 144 | ------ | 144 | 41 |
| Sec. 608 | 13,900 | 6,246 | 544 | 493 | 5,159 | 7,744 | 12,203 | 42 | ------ | 42 | 12,161 |
| Sec. 608–610 | 150 | 150 | ------ | 150 | ------ | ------ | ------ | ------ | ------ | ------ | ------ |
| Sec. 803 | 55 | ------ | ------ | ------ | ------ | 55 | 1,069 | ------ | ------ | ------ | 1,069 |
| Sec. 908 | 128 | ------ | ------ | ------ | ------ | 128 | 719 | ------ | ------ | ------ | 719 |
| Total | 18,176 | 9,473 | 2,035 | 1,347 | 6,041 | 8,703 | 15,764 | 1,288 | 1,102 | 186 | 14,476 |

[1] Includes projects acquired by FHA after assignment of mortgage notes to FHA.

## Terminations of Home and Project Mortgages by Years

The yearly trend of the number of total FHA home mortgage terminations, foreclosures, and FHA property acquisitions is shown in Table 31 for the period 1950–55, together with corresponding cumulatives and the percentage relationships to mortgages insured. Total home mortgage terminations in 1955 increased by over one-third to nearly 178,000—the second largest number in FHA history. Most of these occurred under Sections 203 and 603.

Prepayments accounted for all but 4 percent of the home mortgage terminations during 1955, probably reflecting the high rate of property transfers during the year. In most of the individual programs, prepayments were preponderant. Only under the Section 903 Defense Housing Program did foreclosures account for the bulk of the year's terminations. In fact, of the total of 4,000 foreclosures of FHA-insured home mortgages (the highest

**TABLE II–31**

*Terminations of FHA-insured home mortgages, by years, 1950–55*

| Year | Total terminations | | | Foreclosures [1] | | | FHA acquisitions | | |
|---|---|---|---|---|---|---|---|---|---|
| | Number for the period | Cumulative through end of year: Number | Cumulative through end of year: Percent of total insured | Number for the period | Cumulative through end of year: Number | Cumulative through end of year: Percent of total insured | Number for the period | Cumulative through end of year: Number | Cumulative through end of year: Percent of total insured |
| **Total:** [2] | | | | | | | | | |
| 1950 | 131,833 | 1,116,795 | 42.50 | 2,610 | 16,301 | 0.62 | 1,860 | 12,707 | 0.48 |
| 1951 | 109,795 | 1,226,590 | 42.58 | 1,523 | 17,824 | .62 | 1,142 | 13,849 | .48 |
| 1952 | 101,134 | 1,327,724 | 42.62 | 1,478 | 19,302 | .62 | 893 | 14,742 | .47 |
| 1953 | 123,624 | 1,451,348 | 42.98 | 1,132 | 20,434 | .61 | 733 | 15,475 | .46 |
| 1954 | 131,910 | 1,583,258 | 44.09 | 3,415 | 23,849 | .66 | 1,573 | 17,048 | .47 |
| 1955 | 177,746 | 1,701,004 | 45.13 | 4,021 | 27,870 | .71 | 3,796 | 20,844 | .53 |
| **Sec. 8:** | | | | | | | | | |
| 1951 | 2 | 2 | .03 | ------ | ------ | ------ | ------ | ------ | ------ |
| 1952 | 89 | 91 | .75 | 5 | 5 | .04 | 2 | 2 | .02 |
| 1953 | 193 | 284 | 1.71 | 64 | 69 | .42 | 55 | 57 | .34 |
| 1954 | 283 | 567 | 1.75 | 45 | 114 | .35 | 25 | 82 | .25 |
| 1955 | 754 | 1,321 | 3.46 | 79 | 193 | .51 | 46 | 128 | .34 |
| **Sec. 203:** | | | | | | | | | |
| 1950 | 97,144 | 880,845 | 44.02 | 677 | 6,324 | .32 | 225 | 4,333 | .22 |
| 1951 | 85,506 | 966,351 | 43.02 | 700 | 7,084 | .32 | 407 | 4,740 | .21 |
| 1952 | 81,301 | 1,047,652 | 42.60 | 684 | 7,768 | .32 | 282 | 5,022 | .20 |
| 1953 | 101,832 | 1,149,484 | 42.72 | 741 | 8,509 | .32 | 263 | 5,285 | .20 |
| 1954 | 105,603 | 1,255,087 | 43.79 | 1,131 | 9,640 | .34 | 427 | 5,712 | .20 |
| 1955 | 144,937 | 1,400,024 | 44.29 | 1,096 | 10,736 | .34 | 485 | 6,197 | .20 |
| **Sec. 213:** | | | | | | | | | |
| 1952 | 1 | 1 | .03 | ------ | ------ | ------ | ------ | ------ | ------ |
| 1953 | 10 | 11 | .18 | ------ | ------ | ------ | ------ | ------ | ------ |
| 1954 | 22 | 33 | .31 | 4 | 4 | .04 | 3 | 3 | .03 |
| 1955 | 106 | 139 | 1.18 | 46 | 50 | .42 | 14 | 17 | .14 |
| **Sec. 222:** 1955 | 13 | 13 | .20 | ------ | ------ | ------ | ------ | ------ | ------ |
| **Sec. 603:** [3] | | | | | | | | | |
| 1950 | 34,689 | 235,950 | 37.62 | 1,033 | 9,977 | 1.59 | 1,635 | 8,374 | 1.34 |
| 1951 | 24,287 | 260,237 | 41.45 | 763 | 10,740 | 1.71 | 735 | 9,109 | 1.45 |
| 1952 | 19,743 | 279,980 | 44.59 | 789 | 11,529 | 1.84 | 609 | 9,718 | 1.55 |
| 1953 | 21,425 | 301,405 | 47.09 | 305 | 11,834 | 1.88 | 412 | 10,130 | 1.61 |
| 1954 | 25,113 | 326,518 | 51.90 | 1,114 | 12,948 | 2.06 | 427 | 10,557 | 1.68 |
| 1955 | 28,496 | 355,014 | 56.53 | 492 | 13,440 | 2.14 | 717 | 11,274 | 1.80 |
| **Sec. 903:** | | | | | | | | | |
| 1953 | 161 | 161 | .45 | 22 | 22 | .06 | 3 | 3 | .01 |
| 1954 | 889 | 1,050 | 1.96 | 1,121 | 1,143 | 2.13 | 691 | 694 | 1.29 |
| 1955 | 3,438 | 4,488 | 7.97 | 2,308 | 3,451 | 6.13 | 2,534 | 3,228 | 5.73 |

[1] Includes terminations with titles transferred to FHA or retained by mortgagee; also foreclosed properties held by mortgagees pending redemption period or final disposition—49 under Sec. 8, 430 under Sec. 203, 33 under Sec. 213, 72 under Sec. 603, and 223 under Sec. 903.
[2] Includes Sec. 611 home cases.
[3] Includes Sec. 603–610 cases.





number in the agency's history), well over half occurred under Section 903, reflecting a twofold increase over the previous year in foreclosures under this program. Section 203 foreclosures, on the other hand, declined slightly, while Section 603 foreclosures were less than half of what they were in 1954.

Reflecting primarily the accelerated rate of Section 903 foreclosures, the number of home mortgage properties transferred to FHA in exchange for debentures in 1955 increased more than twofold to nearly 3,800—the largest number on record. Two of every three of these represented a Section 903 transaction, FHA acquisitions under this program during the year being well over three times what they were in 1954. Section 203 acquisitions were slightly higher than in the previous year, but Section 603 increased two-thirds to over 700—the largest number under this program since 1951.

When related to cumulative insurance written, total home mortgage foreclosures (including those being retained by mortgagees pending final disposition) constituted only seven-tenths of 1 percent at the end of 1955—slightly higher than the comparable figures for other recent years. With the Section 203 ratio remaining constant at about three-tenths of 1 percent and Section 603 just over 2 percent, most of the increase in the overall ratio of foreclosures to mortgages insured stemmed from the substantial increase in the Section 903 ratio from 2 percent in 1954 to 6 percent in 1955.

Chart 12 shows the trends in the yearly rates of FHA home mortgage terminations for total types, for prepayments (in full and by supersession), for

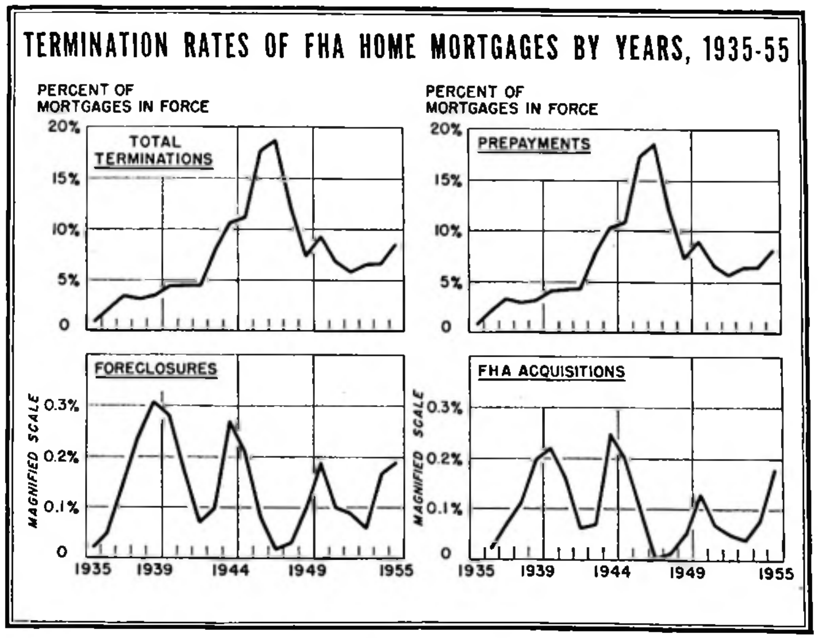


**CHART II–12**

total foreclosures, and for those foreclosures that result in transfer of properties to FHA. The rates represent the percentage relationship between the yearly volumes of terminations and the average number of mortgages in force during the year. As illustrated by the curves in the charts, the trend in FHA home mortgage terminations has been determined almost exclusively by prepayments; and the rise in the termination rate in 1955 paralleled the increase in prepayments. The peak of prepayments (and hence of terminations) occurred in the early postwar years when mortgage obligations were retired on homes retained by owners or on those sold to new owners. The foreclosure rate in 1955 edged upward slightly. These represented less than two-tenths of 1 percent of total mortgages exposed during the year. Even in the peak years of foreclosure activity, foreclosures have had only a limited influence on total terminations. As expected, FHA property acquisitions had paralleled foreclosures with a rate consistently somewhat lower than that of foreclosures. Foreclosure rates react not only to economic conditions (as evidenced by the peak following the 1937–38 recession and the 1948–49 inventory adjustment) but may also rise following the peak of activity in a temporary special purpose program, as in 1944 when foreclosures of Section 603 War Housing increased following the peak years of activity under that program, and in 1954–55 following the high insurance volume under the Section 903 Defense Housing program. The sharp rise in the curve depicting FHA property acquisitions during 1955 (but only from 0.08 to 0.18 of 1 percent) reflects the high rates of foreclosures of Section 903 mortgages in the last 2 years.

Table 32 presents the trend of multifamily housing mortgage terminations for the years 1950 through 1955 for all project programs combined and for the individual programs. Through 1955, one-sixth of all dwelling units securing insured project mortgages had been terminated—5 percent as a result of default on the part of mortgagors.

Paralleling the sharp decline in the volume of insurance written since 1950 has been a marked increase in the cumulative termination ratio. The proportion of project dwelling units in terminated mortgages has increased from 11 percent of total insurance in 1950 to 17 percent at the end of 1955 for all programs combined. The bulk of these terminations have been prepayments in full prior to maturity, this type of termination accounting for two-thirds of the total through this period. The proportion of terminations resulting from defaults by the mortgagor, had, however, increased to one-third of all terminated units at the end of 1955 compared with 17 percent through 1950.

Through 1953, terminations of Section 207 project mortgage insurance accounted for the major proportion of all project terminations. For the most part, these terminations represented prepayments in full, with a majority of cases subject to the prewar provisions of the section. For these prewar projects, mortgages involving 80 percent of all insured units had





been prepaid in full by the end of 1955 and only 4 percent remained in force. By the end of 1954, Section 608 terminations predominated, though representing little more than one-tenth of all units insured under this leading program

TABLE II–32

*Terminations of FHA-insured multifamily housing mortgages, by years, 1935–55*

| Year | Total terminations | | | | | Default terminations [1] | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Number for the period | | Cumulative through end of year | | | Number for the period | | Cumulative through end of year | | |
| | | | | Dwelling units | | | | | Dwelling units | |
| | Number of mortgages | Number of units | Number of mortgages | Number | Percent of total insured | Number of mortgages | Number of units | Number of mortgages | Number | Percent of total insured |
| All sections: | | | | | | | | | | |
| 1950 | 137 | 10,961 | 553 | 52,232 | 10.54 | 66 | 2,646 | 112 | 9,005 | 1.82 |
| 1951 | 151 | 10,436 | 704 | 62,668 | 11.00 | 82 | 4,306 | 194 | 13,311 | 2.34 |
| 1952 | 99 | 8,321 | 803 | 70,989 | 11.65 | 39 | 3,162 | 233 | 16,473 | 2.70 |
| 1953 | 139 | 12,230 | 942 | 83,228 | 13.00 | 68 | 5,395 | 301 | 21,868 | 3.42 |
| 1954 | 187 | 12,013 | 1,120 | 95,241 | 14.25 | 76 | 5,548 | 377 | 27,416 | 4.10 |
| 1955 | 290 | 16,991 | 1,419 | [2] 112,232 | 16.56 | 98 | 6,909 | 475 | 34,325 | 5.06 |
| Sec. 207: | | | | | | | | | | |
| 1950 | 18 | 2,883 | 327 | 37,252 | 81.16 | | | 25 | 4,483 | 9.77 |
| 1951 | 6 | 527 | 333 | 37,779 | 74.38 | | | 25 | 4,483 | 8.83 |
| 1952 | 10 | 733 | 343 | 38,512 | 67.76 | 1 | 20 | 26 | 4,503 | 7.92 |
| 1953 | 9 | 968 | 352 | 39,480 | 61.68 | 3 | 159 | 29 | 4,662 | 7.28 |
| 1954 | 12 | 1,136 | 364 | 40,616 | 53.83 | 1 | 214 | 30 | 4,876 | 6.46 |
| 1955 | 20 | 1,710 | 384 | [2] 42,326 | 52.54 | 10 | 887 | 40 | 5,763 | 7.15 |
| Sec. 213: | | | | | | | | | | |
| 1951 | 9 | 268 | 9 | 268 | 3.24 | | | | | |
| 1952 | 10 | 1,794 | 19 | 2,062 | 11.42 | 1 | 144 | 1 | 144 | .80 |
| 1953 | 23 | 4,028 | 42 | 6,090 | 23.76 | 2 | 67 | 3 | 211 | .82 |
| 1954 | 56 | 2,886 | 98 | 8,976 | 28.18 | | | 3 | 211 | .66 |
| 1955 | 90 | 3,073 | 188 | 12,049 | 36.08 | | | 3 | 211 | .63 |
| Sec. 608: | | | | | | | | | | |
| 1950 | 114 | 7,018 | 221 | 13,920 | 3.25 | 66 | 2,646 | 87 | 4,522 | 1.06 |
| 1951 | 131 | 9,168 | 352 | 23,088 | 4.99 | 82 | 4,306 | 169 | 8,828 | 1.91 |
| 1952 | 67 | 5,112 | 419 | 28,200 | 6.05 | 37 | 2,998 | 206 | 11,826 | 2.54 |
| 1953 | 105 | 6,925 | 524 | 35,125 | 7.54 | 63 | 5,160 | 269 | 16,995 | 3.65 |
| 1954 | 109 | 7,347 | 633 | 42,472 | 9.12 | 70 | 5,026 | 339 | 22,021 | 4.73 |
| 1955 | 165 | 10,300 | 798 | [2] 52,772 | 11.33 | 75 | 4,209 | 414 | 26,230 | 5.63 |
| Sec. 608-610: | | | | | | | | | | |
| 1950 | 4 | 960 | 4 | 960 | 24.58 | | | | | |
| 1951 | | | 4 | 960 | 24.52 | | | | | |
| 1952 | 1 | 10 | 5 | 970 | 24.78 | | | | | |
| 1953 | | | 5 | 970 | 24.78 | | | | | |
| 1954 | 1 | 10 | 6 | 980 | 25.03 | | | | | |
| 1955 | 1 | 150 | 7 | 1,130 | 28.86 | 1 | 150 | 1 | 150 | 3.83 |
| Sec. 611: | | | | | | | | | | |
| 1950 | 1 | 100 | 1 | 100 | 13.37 | | | | | |
| 1951 | 5 | 473 | 6 | 573 | 33.43 | | | | | |
| 1952 | 11 | 672 | 17 | 1,245 | 67.70 | | | | | |
| 1953 | 2 | 318 | 19 | 1,563 | 78.78 | | | | | |
| 1954 | 4 | 326 | 23 | 1,889 | 95.21 | | | | | |
| 1955 | 2 | 95 | 25 | 1,984 | 100.00 | | | | | |
| Sec. 803: | | | | | | | | | | |
| 1954 | 1 | 55 | 1 | 55 | .07 | 1 | 55 | 1 | 55 | .07 |
| 1955 | 4 | 1,069 | 5 | 1,124 | 1.34 | 4 | 1,069 | 5 | 1,124 | 1.34 |
| Sec. 908: | | | | | | | | | | |
| 1954 | 4 | 253 | 4 | 253 | 3.02 | 4 | 253 | 4 | 253 | 3.02 |
| 1955 | 8 | 594 | 12 | 847 | 9.98 | 8 | 594 | 12 | 847 | 9.98 |

[1] Includes mortgage notes and property titles transferred to FHA and projects retained by mortgagees with termination of FHA mortgage insurance contracts, numbering 7 for 348 units under Sec. 207, and 2 for 37 units under Sec. 608.

[2] Includes terminated contracts superseded by new FHA insurance contracts covering the same properties, numbering 13 for 2,035 units under Sec. 207, and 17 for 1,486 units under Sec. 608.

at the end of 1955 as compared to 53 percent for Section 207. Default terminations accounted for one-half of all Section 608 terminations through 1955—largely projects insured under the postwar provisions of this program. One-tenth of the Section 908 defense housing project units insured through 1955 were reported terminated as a result of default, but this program represents only a minor proportion of FHA project mortgage insurance.

The relatively high proportion of terminations under Section 213 reflects the activity attributable to the sales-type provisions of this program, in which mortgages are, in effect, construction loans. As previously noted, when these blanket liens are paid off, the individual properties are released to members of the cooperative organizations. To date, sales-type projects have accounted for nearly two-fifths of the total units insured under Section 213 and virtually all of these have been terminated.

### Defaults of Home and Project Mortgages by Years

Only 7 of every 1,000 FHA-insured home mortgages in force at the end of 1955 were in default—slightly fewer than at the close of 1954. In the individual programs, Section 903 had by far the highest default ratio—74 of each 1,000 cases as compared with 5 per 1,000 under Section 203 and about 6½ per thousand under Section 603. In the Section 8 and Section 213 programs, defaults exceeded 11 per thousand.

Table 33 presents data on the trend of FHA home mortgage defaults at the year ends 1950–55. The table also shows the trend in those defaulted cases where foreclosure was in process and those where foreclosures had been completed but properties were being retained by the mortgagees pending the expiration of the redemption periods provided by the laws of the individual States, or for other reasons.

Just under 15,000 FHA home mortgages were in default at the end of 1955—8 percent less than at the end of the previous year. Most (nearly three-fifths) of these were Section 203 mortgages, one-fourth Section 903 mortgages, and one-ninth Section 603 mortgages. Of the mortgages in default at the end of 1955, less than one-fifth (representing thirteen one-hundredths of 1 percent of all the mortgages in force) were in the process of foreclosure, and only 5 percent (representing four one-hundredths of 1 percent of those in force) were foreclosed and in the mortgagee inventory.

The monthly trend of FHA home mortgages in default during the period 1950–55 is indicated in Chart 13, the top line depicting the number in default and the lower line the ratio of defaults to mortgages in force. Although fluctuating somewhat during 1955, the general trend in both number of defaults and default ratio was downward. The decrease in defaults may have been attributable to such factors as the sustained high levels of employment and personal income during 1955 in most sections of the country tending to cure minor defaults and keep new defaults at a minimum, and the trans-





**TABLE II–33**

*Default status of FHA-insured home mortgages, by years, 1950–55*

| As of year end | Mortgages in force | Defaults and potential FHA acquisitions | | | | | |
|---|---|---|---|---|---|---|---|
| | | Total defaults | | Foreclosures in process | | Mortgage inventory [2] | |
| | | Number | Percent of in force | Number | Percent of in force | Number | Percent of in force |
| Total: [1] | | | | | | | |
| 1950 | 1, 511, 402 | 17, 058 | 1. 13 | 1, 167 | 0. 08 | 950 | 0. 06 |
| 1951 | 1, 654, 276 | 18, 007 | 1. 09 | 809 | . 05 | 607 | . 04 |
| 1952 | 1, 787, 508 | 10, 562 | . 59 | 646 | . 04 | 513 | . 03 |
| 1953 | 1, 925, 485 | 10, 778 | . 56 | 822 | . 04 | 299 | . 02 |
| 1954 | 2, 007, 812 | 16, 231 | . 81 | 1, 091 | . 05 | 1, 371 | . 07 |
| 1955 | 2, 140, 936 | 14, 988 | . 70 | 2, 755 | . 13 | 807 | . 04 |
| Sec. 8: | | | | | | | |
| 1950 | 200 | ---------- | ---------- | ---------- | ---------- | ---------- | ---------- |
| 1951 | 6, 386 | 7 | . 11 | 1 | . 02 | ---------- | ---------- |
| 1952 | 12, 112 | 87 | . 72 | 5 | . 04 | 3 | . 02 |
| 1953 | 16, 298 | 90 | . 55 | 12 | . 07 | 8 | . 05 |
| 1954 | 31, 912 | 207 | . 65 | 19 | . 06 | 21 | . 07 |
| 1955 | 36, 872 | 418 | 1. 13 | 47 | . 13 | 49 | . 13 |
| Sec. 203: | | | | | | | |
| 1950 | 1, 119, 967 | 9, 480 | . 85 | 502 | . 04 | 306 | . 03 |
| 1951 | 1, 279, 915 | 11, 087 | . 87 | 515 | . 04 | 225 | . 02 |
| 1952 | 1, 411, 362 | 7, 141 | . 51 | 438 | . 03 | 176 | . 01 |
| 1953 | 1, 540, 975 | 6, 737 | . 44 | 511 | . 03 | 210 | . 01 |
| 1954 | 1, 611, 070 | 8, 966 | . 56 | 681 | . 04 | 387 | . 02 |
| 1955 | 1, 760, 905 | 8, 866 | . 50 | 1, 515 | . 09 | 430 | . 02 |
| Sec. 213: | | | | | | | |
| 1951 | 313 | ---------- | ---------- | ---------- | ---------- | ---------- | ---------- |
| 1952 | 3, 547 | ---------- | ---------- | ---------- | ---------- | ---------- | ---------- |
| 1953 | 6, 226 | 40 | . 64 | 3 | . 05 | ---------- | ---------- |
| 1954 | 10, 706 | 84 | . 78 | 16 | . 15 | 1 | . 01 |
| 1955 | 11, 654 | 133 | 1. 14 | 12 | . 10 | 33 | . 28 |
| Sec. 222: | | | | | | | |
| 1954 | 10 | ---------- | ---------- | ---------- | ---------- | ---------- | ---------- |
| 1955 | 6, 632 | 1 | . 02 | ---------- | ---------- | ---------- | ---------- |
| Sec. 603: [3] | | | | | | | |
| 1950 | 391, 226 | 7, 578 | 1. 94 | 665 | . 17 | 644 | . 16 |
| 1951 | 367, 656 | 6, 913 | 1. 88 | 383 | . 10 | 382 | . 10 |
| 1952 | 347, 962 | 3, 317 | . 95 | 203 | . 06 | 334 | . 10 |
| 1953 | 326, 609 | 2, 309 | . 71 | 178 | . 05 | 62 | . 02 |
| 1954 | 301, 498 | 2, 810 | . 93 | 190 | . 06 | 513 | . 17 |
| 1955 | 273, 002 | 1, 730 | . 64 | 200 | . 07 | 72 | . 03 |
| Sec. 903: | | | | | | | |
| 1952 | 12, 510 | 17 | . 14 | ---------- | ---------- | ---------- | ---------- |
| 1953 | 35, 305 | 1, 602 | 4. 54 | 118 | . 33 | 19 | . 05 |
| 1954 | 52, 544 | 4, 164 | 7. 92 | 185 | . 35 | 449 | . 85 |
| 1955 | 51, 801 | 3, 831 | 7. 40 | 981 | 1. 89 | 223 | . 43 |

[1] Includes Sec. 611.
[2] Titles to foreclosed properties subject to redemption or held by mortgagees pending final disposition.
[3] Includes Sec. 603–610 cases.

fer to FHA of many of the properties in which mortgages were in default at the end of 1954, thus removing these cases from the default category. The decline in the default ratio also reflects the increase in the number of insured mortgages in force during the year.

The status of project mortgages covered by insurance in force at the end of each year from 1950 through 1955 is shown in Table 34. Of the 7,112 mortgages in this category at the end of 1955, 80 were in default, including 11 mortgages in process of being assigned to the FHA and 12 that were

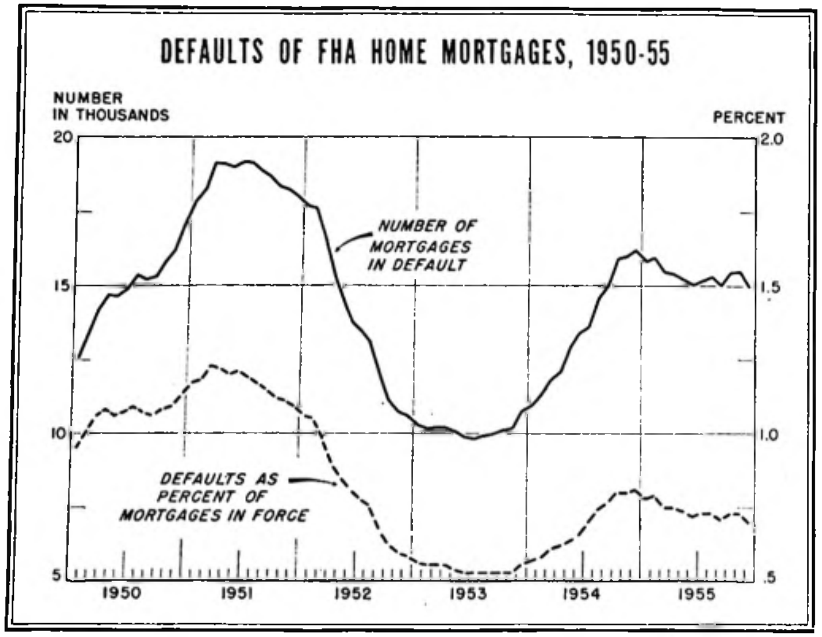


CHART II–13

being acquired by mortgagees. While fewer in number than for the preceding year, the 16,000 dwelling units secured by these defaulted mortgages represented 2.8 percent of the total units in force—the highest year-end ratio since 1950—and more than doubled the proportion reported at the end of 1954. As shown in Chart 14, the highest default ratio registered for all project mortgage programs combined occurred at the end of the third quarter of 1955 when more than 3 percent of all units covered by insurance in force were reported in default. Defaulted project mortgages together with cumulative FHA acquisitions (mortgage notes and property titles transferred to FHA) accounted for 7 percent of all units covered by insurance written through 1955.

Although mortgages insured under Section 608 had accounted for the bulk of defaults through 1953—four-fifths or more for each year—the proportion fell to just over one-half in 1954 and less than one-half at the end of 1955. During the same period, Section 608's proportionate share of dwelling units covered by insurance in force declined from 93 percent in 1950 to 73 percent in 1955. Section 803 defaulted mortgages accounted for the second largest proportion of units in default at the end of 1955.

For the individual programs, Section 908 has shown the highest percentage of defaulted mortgages, with totals exceeding more than one-tenth of all units in force tor the years 1953 through 1955. This program, as noted previously, involves but a fraction of FHA's currently insured project mortgages. The Section 803 program had mortgages in default which involved





TABLE II–34

*Status of FHA-insured multifamily housing mortgages in force, by years, 1950–55*

| Year | Insured mortgages in force | | Insured mortgages in default | | | Mortgage notes being assigned to FHA | | | Projects being acquired by mortgagee | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Number of mortgages | Number of units | Number of mortgages | Number of units | Percent of units in force | Number of mortgages | Number of units | Percent of units in force | Number of mortgages | Number of units | Percent of units in force |
| All sections: | | | | | | | | | | | |
| 1950 | 6,673 | 443,106 | 113 | 6,495 | 1.47 | 12 | 212 | 0.05 | 36 | 1,933 | 0.44 |
| 1951 | 7,008 | 506,877 | 76 | 6,471 | 1.28 | 4 | 193 | .04 | 8 | 916 | .18 |
| 1952 | 7,149 | 538,395 | 70 | 5,585 | 1.04 | 2 | 208 | .04 | 17 | 526 | .10 |
| 1953 | 7,225 | 556,857 | 52 | 5,154 | .93 | 6 | 446 | .08 | 9 | 655 | .12 |
| 1954 | 7,321 | 573,101 | 90 | 6,959 | 1.21 | 12 | 962 | .17 | 21 | 1,314 | .23 |
| 1955 | 7,112 | 565,541 | 80 | 15,966 | 2.82 | 11 | 1,242 | .22 | 12 | 1,044 | .18 |
| Sec. 207: | | | | | | | | | | | |
| 1950 | 76 | 8,650 | 1 | 800 | 9.25 | | | | | | |
| 1951 | 136 | 13,013 | | | | | | | | | |
| 1952 | 193 | 18,323 | 2 | 42 | .23 | | | | | | |
| 1953 | 266 | 24,530 | 1 | 214 | .87 | | | | 1 | 214 | 0.87 |
| 1954 | 354 | 34,836 | 7 | 880 | 2.54 | 1 | 104 | 0.30 | 2 | 150 | .43 |
| 1955 | 381 | 38,234 | 8 | 2,532 | 6.62 | 1 | 299 | .78 | 2 | 538 | 1.41 |
| Sec. 213: | | | | | | | | | | | |
| 1950 | 6 | 285 | | | | | | | | | |
| 1951 | 32 | 8,012 | | | | | | | | | |
| 1952 | 81 | 15,902 | | | | | | | | | |
| 1953 | 103 | 19,543 | | | | | | | | | |
| 1954 | 185 | 22,877 | 1 | 274 | 1.20 | | | | | | |
| 1955 | 119 | 21,349 | 6 | 1,235 | 5.78 | | | | | | |
| Sec. 608: | | | | | | | | | | | |
| 1950 | 6,510 | 413,909 | 112 | 5,695 | 1.38 | 12 | 212 | 0.05 | 36 | 1,933 | 0.47 |
| 1951 | 6,678 | 439,404 | 76 | 6,471 | 1.47 | 4 | 193 | .04 | 8 | 916 | .21 |
| 1952 | 6,630 | 437,749 | 67 | 5,524 | 1.26 | 2 | 208 | .05 | 17 | 526 | .12 |
| 1953 | 6,522 | 430,555 | 43 | 4,191 | .97 | 6 | 446 | .10 | 4 | 291 | .07 |
| 1954 | 6,412 | 423,211 | 65 | 3,875 | .92 | 8 | 610 | .15 | 14 | 814 | .19 |
| 1955 | 6,247 | 412,902 | 44 | 7,177 | 1.74 | 7 | 373 | .09 | 5 | 156 | .04 |
| Sec. 608–610: | | | | | | | | | | | |
| 1950 | 18 | 2,945 | | | | | | | | | |
| 1951 | 19 | 2,955 | | | | | | | | | |
| 1952 | 18 | 2,945 | | | | | | | | | |
| 1953 | 18 | 2,915 | | | | | | | | | |
| 1954 | 17 | 2,935 | 1 | 150 | 5.11 | 1 | 150 | 5.11 | | | |
| 1955 | 16 | 2,785 | | | | | | | | | |
| Sec. 611: | | | | | | | | | | | |
| 1950 | 7 | 648 | | | | | | | | | |
| 1951 | 15 | 1,141 | | | | | | | | | |
| 1952 | 5 | 594 | 1 | 19 | 3.20 | | | | | | |
| 1953 | 6 | 421 | | | | | | | | | |
| 1954 | 2 | 95 | | | | | | | | | |
| 1955 | | | | | | | | | | | |
| Sec. 803: | | | | | | | | | | | |
| 1950 | 56 | 16,669 | | | | | | | | | |
| 1951 | 128 | 42,352 | | | | | | | | | |
| 1952 | 186 | 59,585 | | | | | | | | | |
| 1953 | 230 | 71,766 | | | | | | | | | |
| 1954 | 259 | 81,021 | 4 | 708 | 0.87 | | | | 1 | 200 | 0.25 |
| 1955 | 264 | 82,633 | 14 | 4,212 | 5.10 | 1 | 350 | 0.42 | 1 | 200 | .24 |
| Sec. 908: | | | | | | | | | | | |
| 1952 | 36 | 3,207 | | | | | | | | | |
| 1953 | 80 | 7,097 | 8 | 749 | 10.55 | | | | 4 | 150 | 2.11 |
| 1954 | 92 | 8,126 | 12 | 1,066 | 13.12 | 2 | 92 | 1.13 | 4 | 150 | 1.85 |
| 1955 | 85 | 7,638 | 8 | 810 | 10.60 | 2 | 220 | 2.88 | 4 | 150 | 1.96 |

5 percent of all units in force at the year end. Section 207, FHA's regular long-term project program, has experienced a rising trend in defaults from less than one-quarter of 1 percent in 1952 to nearly 7 percent in 1955. The high ratio shown for 1950 resulted from the default of one large project,

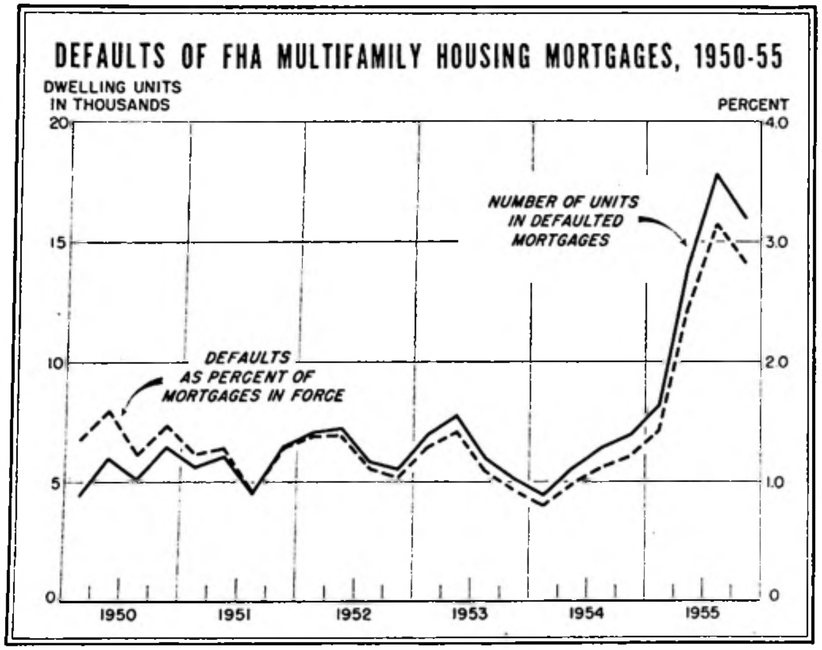


**CHART II–14**

which was not of a serious nature and was soon corrected. Section 213 cooperatives had nearly 6 percent of their total units in default at December 1955, while the Section 608 default ratio, despite the sharp increases for other programs, remained fairly constant. Decreasing from 1.4 percent in 1950 to a low of nine-tenths of 1 percent in 1954 and rising again in 1955 to a high of 1.7 percent, this program has shown an overall variation of less than 1 percent for the period covered by Table 34.

### Terminations and Defaults by States

The FHA home mortgage experience in each State and Territory through the end of 1955 is indicated by the data in Table 35. The first four columns show the total number of mortgages insured, the percent of these terminated, the percent foreclosed, and the percent of cases in which properties were transferred to FHA after foreclosure. The number of insured mortgages in force at the year end is shown in the fifth column. The last four columns present information on the default status of FHA home mortgages in force at the year end—namely, the percent delinquent, the proportion in process of foreclosure, and the proportion involving completed foreclosures with properties being held by mortgagees pending final disposition.

FHA home mortgage termination rates were lowest in Guam, the Virgin Islands, and Puerto Rico, where the majority of insured cases are of relatively recent origin, and highest in Vermont, Illinois, New Hampshire, Wisconsin,





**TABLE II–35**

*Terminations and default status of FHA-insured home mortgages, by States, as of Dec. 31, 1955*

| State | Total mortgages insured 1935–55 | Terminations, 1935–55 | | | Insured mortgages in force Dec. 31, 1955 | Defaults as of Dec. 31, 1955 | | | Insured mortgages in good standing Dec. 31, 1955 |
|---|---|---|---|---|---|---|---|---|---|
| | | Total | Foreclosures [1] | FHA acquisitions | | Total | Foreclosures in process | Mortgagee inventory [2] | |
| | | As percent of insured | | | | As percent of in force | | | |
| Alabama | 45,087 | 41.96 | 1.88 | 1.07 | 26,170 | 0.42 | -------- | 0.02 | 26,059 |
| Arizona | 53,181 | 23.24 | 1.17 | .90 | 40,824 | 2.25 | 0.06 | .08 | 39,907 |
| Arkansas | 39,095 | 37.22 | 1.74 | 1.38 | 24,545 | 1.00 | .15 | .05 | 24,299 |
| California | 631,042 | 49.22 | .23 | .12 | 320,449 | .60 | .06 | .01 | 318,531 |
| Colorado | 44,116 | 44.44 | .17 | .07 | 24,509 | .78 | (3) | .04 | 24,319 |
| Connecticut | 45,042 | 43.00 | 3.70 | 3.54 | 25,675 | 1.03 | .09 | (3) | 25,411 |
| Delaware | 7,904 | 53.57 | .59 | .31 | 3,712 | .38 | .03 | .03 | 3,698 |
| District of Columbia | 7,115 | 57.25 | .13 | -------- | 3,042 | .53 | -------- | -------- | 3,026 |
| Florida | 117,597 | 29.42 | .64 | .44 | 83,003 | .36 | .03 | .02 | 82,706 |
| Georgia | 66,118 | 39.43 | 1.81 | 1.54 | 40,048 | .86 | .15 | .16 | 39,703 |
| Idaho | 22,110 | 43.10 | .34 | .25 | 12,580 | .75 | .02 | .02 | 12,486 |
| Illinois | 169,906 | 59.45 | .17 | .07 | 68,902 | .33 | .12 | .01 | 68,677 |
| Indiana | 128,611 | 46.75 | .42 | .25 | 68,480 | .54 | .10 | .05 | 68,112 |
| Iowa | 38,287 | 47.83 | .49 | .42 | 19,974 | .44 | .02 | .01 | 19,886 |
| Kansas | 72,668 | 40.26 | .98 | .72 | 43,414 | .52 | .04 | .08 | 43,190 |
| Kentucky | 37,878 | 43.95 | .29 | .18 | 21,229 | .60 | .04 | (3) | 21,101 |
| Louisiana | 64,533 | 38.61 | 1.62 | 1.35 | 39,618 | .86 | .03 | .09 | 30,277 |
| Maine | 13,336 | 45.85 | 1.24 | .71 | 7,222 | 4.83 | .15 | .04 | 6,873 |
| Maryland | 56,857 | 52.92 | 2.33 | 2.10 | 26,769 | .43 | .13 | .01 | 26,653 |
| Massachusetts | 24,440 | 51.40 | 1.81 | 1.37 | 11,881 | 2.43 | .18 | .03 | 11,592 |
| Michigan | 266,526 | 44.54 | .65 | .34 | 147,805 | .25 | .02 | .03 | 147,430 |
| Minnesota | 37,847 | 53.12 | .36 | .19 | 17,743 | 1.90 | 1.17 | .03 | 17,405 |
| Mississippi | 27,403 | 37.33 | .51 | .36 | 17,230 | .71 | .02 | .01 | 17,108 |
| Missouri | 102,222 | 46.48 | .45 | .39 | 54,707 | .32 | .01 | (3) | 54,533 |
| Montana | 14,138 | 47.21 | .10 | .04 | 7,463 | .20 | -------- | -------- | 7,448 |
| Nebraska | 38,134 | 48.33 | .55 | .31 | 19,705 | .42 | .07 | .01 | 19,622 |
| Nevada | 13,249 | 28.70 | 1.99 | .98 | 9,447 | 3.37 | 1.46 | 1.40 | 9,129 |
| New Hampshire | 5,287 | 58.88 | 2.97 | 1.78 | 2,174 | 4.97 | -------- | -------- | 2,066 |
| New Jersey | 142,091 | 53.68 | 1.03 | .72 | 65,822 | .75 | .10 | .02 | 65,329 |
| New Mexico | 23,270 | 25.68 | .09 | .02 | 17,295 | .36 | .04 | .02 | 17,232 |
| New York | 190,140 | 41.29 | .87 | .54 | 111,628 | .74 | .14 | .01 | 110,803 |
| North Carolina | 47,786 | 36.13 | .68 | .54 | 30,523 | .43 | .02 | .02 | 30,393 |
| North Dakota | 4,358 | 39.95 | .21 | .11 | 2,617 | 1.53 | .08 | .04 | 2,577 |
| Ohio | 193,200 | 51.41 | .19 | .11 | 93,880 | 1.44 | .97 | -------- | 92,527 |
| Oklahoma | 93,414 | 39.45 | .78 | .67 | 56,559 | .50 | .14 | .02 | 56,275 |
| Oregon | 56,807 | 38.85 | .44 | .15 | 34,739 | 1.17 | .35 | .35 | 34,331 |
| Pennsylvania | 192,464 | 53.85 | .22 | .08 | 88,824 | .36 | .01 | .01 | 88,503 |
| Rhode Island | 9,748 | 45.67 | 1.49 | 1.14 | 5,296 | 1.00 | -------- | -------- | 5,243 |
| South Carolina | 34,423 | 36.59 | 3.41 | 3.10 | 21,828 | 3.06 | .03 | .17 | 21,159 |
| South Dakota | 13,550 | 45.58 | .20 | .10 | 7,374 | .33 | .01 | -------- | 7,350 |
| Tennessee | 72,702 | 38.99 | .61 | .48 | 44,359 | .24 | (3) | -------- | 44,251 |
| Texas | 246,875 | 34.76 | 1.00 | .83 | 161,060 | .36 | .02 | .03 | 160,484 |
| Utah | 37,558 | 48.97 | 1.18 | 1.07 | 19,164 | .40 | .01 | .01 | 19,070 |
| Vermont | 4,668 | 62.25 | 1.44 | .94 | 1,762 | 3.18 | .28 | -------- | 1,706 |
| Virginia | 85,988 | 40.03 | 1.53 | 1.39 | 51,054 | .29 | .01 | .03 | 50,905 |
| Washington | 155,299 | 50.21 | .40 | .22 | 77,317 | .66 | .06 | .05 | 76,806 |
| West Virginia | 24,784 | 51.96 | 1.32 | 1.20 | 11,906 | .33 | .02 | -------- | 11,867 |
| Wisconsin | 33,134 | 58.10 | .62 | .49 | 13,862 | .89 | .06 | .02 | 13,738 |
| Wyoming | 12,463 | 53.86 | .16 | .10 | 5,750 | .38 | .02 | .02 | 5,728 |
| Alaska | 2,911 | 21.23 | .10 | .07 | 2,293 | 15.79 | 12.30 | -------- | 1,931 |
| Hawaii | 12,088 | 28.84 | .04 | .02 | 9,029 | .74 | -------- | -------- | 8,962 |
| Puerto Rico | 17,639 | 17.13 | .23 | .14 | 14,617 | .99 | .08 | .02 | 14,473 |
| Virgin Islands | 13 | 7.69 | -------- | -------- | 12 | -------- | -------- | -------- | 12 |
| Guam | 167 | 1.80 | -------- | -------- | 164 | -------- | -------- | -------- | 164 |
| Total [4] | 3,898,050 | 45.18 | .71 | .53 | 2,137,055 | .70 | .13 | .04 | 2,122,067 |

[1] Includes terminations with titles transferred to FHA or retained by mortgagees; and foreclosed properties in mortgagee inventory.
[2] Titles to foreclosed properties subject to redemption or held by mortgagees pending final disposition.
[3] Less than 0.005 percent.
[4] Cases tabulated in Washington through Dec. 31, 1955, excluding Title I, Sec. 2, homes.

and the District of Columbia. In most of the States, between 40 and 60 percent of the insured cases had been terminated, between 30 and 40 percent in 11 States, and 20 to 30 percent in 4 States.

Prepayment was the major reason for termination in every State and Territory. In most States and Territories fewer than 7 of each 1,000 FHA-insured home mortgages had been foreclosed—fewer than 5 per 1,000 in three-eighths of the States. Foreclosure rates, cumulatively, were between 10 and 20 cases per 1,000 in 15 States and between 20 and 40 per 1,000 in 4 States.

FHA home property acquisitions after foreclosure were at a somewhat lower rate. In about one-half the States, they represented less than 5 of each 1,000 insured cases, and in five-sixths of the States less than 10 per 1,000. Acquisition rates were between 10 and 20 per 1,000 cases in 10 States and between 20 and 40 per 1,000 in 3 States, the highest being 35 per 1,000 in Connecticut. In most of the States where foreclosure and acquisition rates exceeded 10 per 1,000, the bulk of the foreclosed and acquired cases had been insured under Section 603.

At the close of 1955, there were FHA-insured mortgages in default in every State and Territory except the Virgin Islands and Guam, with the highest rate—roughly one-sixth of the cases—occurring in Alaska. In most States and Territories, however, the default rate was less than 9 per 1,000 (between 2 and 5 per 1,000 in 20 States and between 5 and 9 per 1,000 in 14 States). Of the 14 States reporting default rates of 10 or more cases per 1,000, 2 (Arizona and Massachusetts) had rates of 20 to 29 per 1,000, 3 (Nevada, South Carolina, and Vermont) rates of 30 to 39 per 1,000, and 2 (Maine and New Hampshire) rates of 40 to 49 per 1,000. Most of the defaulted mortgages in this latter group of States were insured under Section 203 or Section 903.

Included in the total default category were cases in process of foreclosure and those where foreclosure had been completed with properties being held by the mortgagee pending final disposition. Home mortgage foreclosures in process involved less than 1 of every 1,000 insured cases in the majority of the States and in 10 States only 1 of every 1,000. In only 2 States were as many as 10 of each 1,000 cases in this stage. In Alaska, however, nearly one-eighth of the FHA-insured home mortgages were being foreclosed at the end of 1955. Properties being held by mortgagees after foreclosure accounted for less than 1 of every 1,000 FHA-insured cases in most States, with Nevada reporting the highest rate of 14 per 1,000.

The distribution by States of all terminated project mortgages is presented in Table 36, which includes separate data for all terminations and for those resulting from mortgagor defaults. In 9 States, the District of Columbia, and Puerto Rico, terminated mortgages have been reported involving at least one-fourth of each State's total insurance, based on dwelling units, with the highest rate (70 percent) recorded for Arkansas. Less than 10 percent of the total units insured through 1955 in each of 10 States and Hawaii had been terminated, and in Montana, New Mexico, and North Dakota no project mortgage terminations had been reported.





**TABLE II–36**

*Terminations and default status of FHA-insured multifamily housing mortgages, by State location, as of Dec. 31, 1955*

| State | Total units covered by insurance, 1935–55 | Units in terminated mortgages, 1935–55: Total | Default terminations: Total[1] | Mortgage notes assigned and held by FHA[2] | Property titles transferred to FHA | Units covered by mortgages in force as of Dec. 31, 1955 | Units in default as of Dec. 31, 1955: Total | Potential acquisitions[3] | Units covered by insured mortgages in good standing Dec. 31, 1955 |
|---|---|---|---|---|---|---|---|---|---|
| | | As percent of insured units | | | | | As percent of units in force | | |
| Alabama | 12,012 | 13.40 | 7.04 | 1.34 | 5.59 | 10,402 | 0.71 | 0.71 | 10,328 |
| Arizona | 5,187 | 47.00 | 3.30 | 1.39 | 1.91 | 2,749 | -------- | -------- | 2,740 |
| Arkansas | 1,712 | 69.51 | 24.94 | 5.14 | 19.80 | 522 | 6.13 | -------- | 490 |
| California | 49,333 | 25.08 | 4.31 | 1.65 | .42 | 36,663 | -------- | -------- | 36,663 |
| Colorado | 3,141 | 17.83 | -------- | -------- | -------- | 2,581 | -------- | -------- | 2,581 |
| Connecticut | 7,111 | 9.37 | -------- | -------- | -------- | 6,445 | 5.46 | -------- | 6,093 |
| Delaware | 4,155 | 4.72 | .96 | .96 | -------- | 3,959 | -------- | -------- | 3,959 |
| District of Columbia | 21,222 | 28.21 | 5.17 | 2.22 | 2.95 | 15,235 | 1.13 | -------- | 15,063 |
| Florida | 15,229 | 20.07 | 18.43 | 8.02 | 10.40 | 12,036 | 3.51 | .25 | 11,614 |
| Georgia | 23,273 | 7.75 | 2.70 | 1.43 | 1.27 | 21,470 | 3.26 | .93 | 20,770 |
| Idaho | 1,120 | 46.63 | 46.63 | 37.39 | 9.24 | 601 | -------- | -------- | 601 |
| Illinois | 22,511 | 18.47 | .21 | -------- | .21 | 18,353 | 2.20 | -------- | 17,950 |
| Indiana | 9,050 | 8.60 | 1.06 | 1.06 | -------- | 8,272 | 3.13 | 2.42 | 8,013 |
| Iowa | 1,806 | 9.91 | -------- | -------- | -------- | 1,627 | -------- | -------- | 1,627 |
| Kansas | 4,760 | 19.64 | 8.61 | 3.61 | 4.79 | 3,825 | -------- | -------- | 3,825 |
| Kentucky | 6,668 | 20.04 | 14.65 | 7.50 | 7.15 | 5,332 | 1.22 | -------- | 5,267 |
| Louisiana | 9,308 | 46.73 | 35.18 | 13.36 | 21.81 | 5,006 | 10.45 | 10.45 | 4,483 |
| Maine | 2,420 | 7.40 | 7.40 | -------- | 7.40 | 2,241 | 77.29 | -------- | 509 |
| Maryland | 43,601 | 13.60 | 1.38 | 1.35 | .02 | 37,749 | 3.55 | .17 | 36,410 |
| Massachusetts | 5,326 | 18.49 | 13.39 | -------- | 13.39 | 4,341 | -------- | -------- | 4,341 |
| Michigan | 10,975 | 18.69 | 1.31 | -------- | -------- | 8,024 | 3.54 | -------- | 8,608 |
| Minnesota | 6,309 | 20.26 | 9.08 | .17 | 8.75 | 5,031 | 3.02 | .66 | 4,834 |
| Mississippi | 2,722 | 14.51 | 14.07 | -------- | 14.07 | 2,327 | .52 | -------- | 2,315 |
| Missouri | 11,341 | 22.33 | 8.54 | -------- | 8.45 | 8,809 | 2.18 | -------- | 8,617 |
| Montana | 837 | -------- | -------- | -------- | -------- | 837 | -------- | -------- | 837 |
| Nebraska | 2,599 | 10.70 | -------- | -------- | -------- | 2,321 | -------- | -------- | 2,321 |
| Nevada | 1,356 | 23.23 | -------- | -------- | -------- | 1,041 | -------- | -------- | 1,041 |
| New Hampshire | 244 | 67.21 | 67.21 | -------- | 67.21 | 80 | -------- | -------- | 80 |
| New Jersey | 59,019 | 13.17 | 4.36 | 2.86 | 1.44 | 51,248 | .76 | .17 | 50,859 |
| New Mexico | 2,472 | -------- | -------- | -------- | -------- | 2,472 | -------- | -------- | 2,472 |
| New York | 125,315 | 10.29 | 1.74 | .51 | .98 | 112,420 | 3.41 | -------- | 108,586 |
| North Carolina | 17,905 | 11.57 | 3.83 | .49 | 3.34 | 15,833 | .71 | -------- | 15,721 |
| North Dakota | 154 | -------- | -------- | -------- | -------- | 154 | 12.99 | 12.99 | 134 |
| Ohio | 22,000 | 17.35 | 1.31 | 1.20 | .11 | 18,257 | -------- | -------- | 18,257 |
| Oklahoma | 4,662 | 41.93 | 23.90 | 13.21 | 10.68 | 2,707 | 6.87 | 5.54 | 2,521 |
| Oregon | 5,387 | 16.58 | 8.07 | 8.07 | -------- | 4,494 | -------- | -------- | 4,494 |
| Pennsylvania | 25,219 | 17.18 | 2.47 | 2.47 | -------- | 20,887 | 3.75 | -------- | 20,104 |
| Rhode Island | 952 | 3.78 | -------- | -------- | -------- | 916 | -------- | -------- | 916 |
| South Carolina | 7,254 | 22.19 | 18.43 | 7.04 | 11.39 | 5,644 | 1.91 | .99 | 5,536 |
| South Dakota | 1,231 | 3.74 | -------- | -------- | -------- | 1,185 | -------- | -------- | 1,185 |
| Tennessee | 10,400 | 11.22 | 1.82 | -------- | 1.82 | 9,313 | .49 | .49 | 9,267 |
| Texas | 34,126 | 11.81 | 6.05 | .73 | 5.28 | 30,097 | 2.80 | 1.50 | 29,255 |
| Utah | 1,615 | 1.61 | 1.61 | 1.61 | -------- | 1,589 | 22.03 | 22.03 | 1,239 |
| Vermont | 193 | 29.02 | 22.80 | -------- | 22.80 | 137 | 11.68 | -------- | 121 |
| Virginia | 45,163 | 22.81 | 4.64 | .46 | 4.18 | 34,863 | 6.28 | -------- | 32,673 |
| Washington | 10,267 | 16.55 | 11.65 | 6.25 | 5.30 | 8,568 | 3.50 | -------- | 8,268 |
| West Virginia | 797 | 31.49 | 9.66 | 9.66 | -------- | 546 | -------- | -------- | 546 |
| Wisconsin | 4,120 | 8.59 | 1.00 | 1.00 | -------- | 3,766 | -------- | -------- | 3,766 |
| Wyoming | 571 | 5.78 | -------- | -------- | -------- | 538 | -------- | -------- | 538 |
| Alaska | 3,853 | 13.83 | 13.83 | 13.83 | -------- | 3,320 | -------- | -------- | 3,320 |
| Hawaii | 3,151 | .32 | -------- | -------- | -------- | 3,141 | -------- | -------- | 3,141 |
| Puerto Rico | 6,253 | 25.36 | 25.36 | 25.36 | -------- | 4,667 | -------- | -------- | 4,667 |
| **Total** | 677,773 | 16.66 | 5.06 | 2.14 | 2.68 | 565,541 | 2.82 | .40 | 549,575 |

[1] Includes mortgage notes and property titles transferred to FHA and 9 projects involving 385 units retained by mortgagees with termination of FHA mortgage insurance contracts.
[2] Excludes mortgage notes foreclosed with title transferred to FHA and mortgage notes sold by FHA.
[3] Includes mortgage notes in process of assignment to FHA and property titles in process of acquisition by mortgagees.

Default terminations had been reported in all but 11 States and Hawaii, accounting for 10 percent or more of all insured units in 12 States, Alaska, and Puerto Rico. Of these, 9 States and Alaska reported default terminations ranging from 10 percent to 25 percent, while 4 States and Puerto Rico exceeded 25 percent. Default terminations for the entire Nation, as previously noted, have accounted for 5 percent of all project units covered by insurance written, with more than one-half of these contained in projects which have been transferred to FHA.

As also shown in Table 36, defaulted mortgages were reported as of December 31, 1955 for projects located in 28 States and the District of Columbia, with 9 States reporting ratios in excess of 5 percent. With the exception of Virginia, all were comparatively low-volume States with only small numbers of project mortgages in default. In Maine, the high percentage of dwelling units covered by defaulted mortgages was attributable solely to operations under the Section 803 program.

Projects covered by defaulted mortgages considered as potential FHA acquisitions were located in 14 States. While 4 States—Utah, North Dakota, Louisiana, and Oklahoma—reported more than 5 percent of their total units in force in this category, the United States total for defaults of this nature represented less than one-half of 1 percent of all project units covered by insured mortgages in force.

### Claims Paid on Property Improvement Loans

For the first time since World War II, when restrictions of various kinds materially reduced the volume of modernization and repair activities, the average net proceeds of loans outstanding ($1.2 billion at December 31, 1955) reversed its trend from the steady yearly increase which had reached a peak of $1.4 billion in 1954 (Table 37). This pattern is depicted graphically in Chart 15, the persistent upward movement being interrupted only in 1937–38 (reflecting a lapse in FHA authority to insure) and again during 1942–45 (under wartime restrictions). Claims paid in 1955 amounting to $17.6 million show a corresponding decrease from the 1954 peak of over $21 million. Larger numbers of claims were paid in 1949 and 1950 but, because of the smaller average size of insured notes in force at that time, the total amounts were only $17 million and $18 million, respectively.

**TABLE II–37**

*Property improvement loans outstanding and claims paid by FHA, 1934–55*

[Dollar amounts in thousands]

| Year | Average net proceeds of loans outstanding | Annual amount of claims paid | Claims paid as percent of loans outstanding | Year | Average net proceeds of loans outstanding | Annual amount of claims paid | Claims paid as percent of loans outstanding |
|---|---|---|---|---|---|---|---|
| 1934 | $12,008 | ------------ | ------------ | 1945 | $140,247 | $1,524 | 1.09 |
| 1935 | 93,582 | $447 | 0.48 | 1946 | 262,376 | 2,434 | .93 |
| 1936 | 253,218 | 5,885 | 2.32 | 1947 | 501,171 | 5,830 | 1.16 |
| 1937 | 224,861 | 6,891 | 3.06 | 1948 | 748,438 | 14,346 | 1.92 |
| 1938 | 144,440 | 6,016 | 4.17 | 1949 | 803,293 | 17,494 | 2.18 |
| 1939 | 199,347 | 4,649 | 2.33 | 1950 | 889,433 | 18,148 | 2.04 |
| 1940 | 253,670 | 6,115 | 2.41 | 1951 | 950,394 | 12,086 | 1.26 |
| 1941 | 303,149 | 7,071 | 2.33 | 1952 | 1,130,827 | 11,524 | 1.02 |
| 1942 | 265,583 | 6,998 | 2.64 | 1953 | 1,377,670 | 14,995 | 1.09 |
| 1943 | 155,667 | 3,588 | 2.30 | 1954 | 1,436,558 | 21,047 | 1.47 |
| 1944 | 115,153 | 1,670 | 1.45 | 1955 | 1,175,670 | 17,648 | 1.50 |





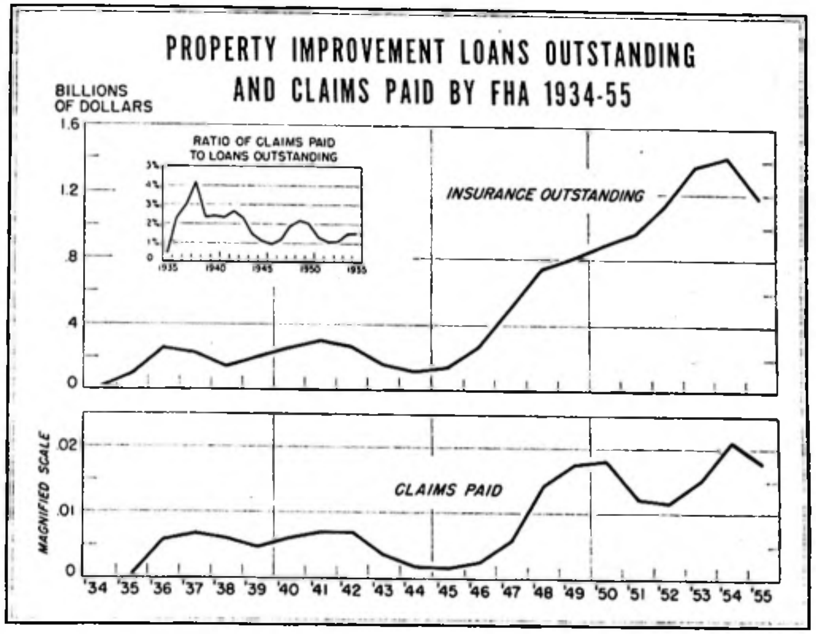


**CHART II–15**

TREND.—Generally the claims paid have followed with a lag of about one year the trend established by the volume of loans outstanding. In 1955, for the third time since the first claim was paid in 1935, the claims-paid series failed to conform with this pattern. The trend was broken in 1941 by the shift to wartime economy, and again in 1950, reflecting the high level of prosperity prevailing during the Korean crisis. The 1954 amendments, permitting insured institutions more time in submitting claims for payment, undoubtedly affected this trend for 1955.

Claims paid over the 21-year period from 1935 through 1955 averaged 1.63 percent of loans outstanding, in comparison with the 1955 ratio of 1.50 percent.

Of the 19 million property improvement loans insured through 1955, some 600,000, or about 3 percent, had been reported in default. This resulted in claim payments of $187.8 million, or 2.1 percent of the $9 billion insured.

Allowance for actual recoveries on defaulted notes taken over by FHA after payment of claims reduces this ratio to 1.2 percent. Anticipated recoveries on notes in process of collection further reduce the net claim ratio to 1.0 percent.

During 1955, FHA collected over $8.5 million on claims paid lenders on defaulted notes, establishing a new all-time high for any one year. The 1954 collections amounted to $7.7 million and those in 1953 (previous high) to $8.4 million.

Through 1955, the cumulative total of cash collections and proceeds from the disposal of real properties amounted almost to $76.5 million, or about 41 percent of the total amount of claim payments made to lending institutions since 1934. Another $19 million is expected from notes still in process of collection, which would bring recoveries to 50 percent of claims paid to insured lenders.

All claims and operating expenses under the property improvement program have been paid by the FHA out of income, with no cost to the Treasury, with respect to insurance written since July 1, 1939, when insurance premiums were first authorized under this program. Since that time, an insurance reserve of $44 million has been built up.

STATE DISTRIBUTION.—The distributions by States of the number and amount of claims paid on insured property improvement loans for the year of 1955 and cumulatively since 1934 are shown in Table 38. For 1955, New York with 4,164 claims amounting to $2.5 million reported the largest volume. California was second with almost the same number of claims (4,124), but they amounted to only $1.5 million, a reflection of the average claim paid, $590 in New York and $347 in California. Michigan ranked third in dollar amount of claims paid ($1.2 million) but in number (2,839) was outranked by Texas with 3,501 claims amounting to $1.1 million.

Since the beginning of the Title I program, claims paid in New York ($25.6 million), California ($21.3 million), and Michigan ($13.9 million) have accounted for approximately one-third of the loss on insured property improvement loans. With respect to the ratio of claims paid to loans insured, New York with a 2.03 percent ratio and Michigan with 1.98 percent are both below the national average of 2.08 percent. In contrast, California has a higher than average ratio of 2.40 percent. As is to be expected, the cumulative total of claims paid in individual States closely follows the pattern established by property improvement loans insured.

FINANCING INSTITUTIONS.—There are over 7,500 approved Title I lenders eligible for insurance under the 1950 Reserve. More than 5,000 of these lenders have been active at some time since 1950, with an average of 3,300 lenders a month reporting some activity in 1955.

Table 39 shows claims paid during and through 1955 on insured property improvement loans by type of institution, together with a summation of insurance written under the 1950 reserve. Total claims paid in 1955 amounted to $17.6 million, or 16 percent less than the $21.0 million reported for 1954.





**TABLE II-38**

*Claims paid on FHA property improvement loans, by State location, 1955 and 1934-55*

| State | Claims paid, 1955 | | | Claims paid, 1934-55 | | | Cumulative percent of claims paid to loans insured |
|---|---|---|---|---|---|---|---|
| | Number | Amount | Average | Number | Amount | Average | |
| Alabama | 732 | $283,576 | $387 | 9,797 | $2,550,907 | $260 | 2.24 |
| Arizona | 457 | 194,304 | 425 | 3,576 | 1,459,206 | 408 | 2.01 |
| Arkansas | 353 | 115,569 | 327 | 6,041 | 1,746,114 | 289 | 3.14 |
| California | 4,124 | 1,432,822 | 347 | 63,327 | 21,296,796 | 336 | 2.40 |
| Colorado | 437 | 214,662 | 491 | 3,704 | 1,370,970 | 370 | 1.79 |
| Connecticut | 175 | 86,496 | 494 | 5,828 | 2,095,250 | 360 | 2.44 |
| Delaware | 36 | 16,547 | 460 | 657 | 239,045 | 364 | 3.41 |
| District of Columbia | 344 | 133,603 | 388 | 3,798 | 1,202,347 | 317 | 2.39 |
| Florida | 1,032 | 460,221 | 446 | 13,282 | 4,815,228 | 363 | 2.33 |
| Georgia | 940 | 363,978 | 387 | 9,523 | 2,820,641 | 296 | 2.67 |
| Idaho | 241 | 150,385 | 624 | 3,403 | 1,401,960 | 413 | 2.56 |
| Illinois | 2,077 | 1,022,236 | 492 | 26,631 | 9,136,867 | 343 | 1.58 |
| Indiana | 1,102 | 465,867 | 423 | 20,478 | 5,821,420 | 284 | 2.12 |
| Iowa | 577 | 282,329 | 489 | 7,267 | 2,497,348 | 344 | 2.09 |
| Kansas | 548 | 210,720 | 385 | 5,383 | 1,526,267 | 284 | 1.97 |
| Kentucky | 515 | 209,747 | 407 | 6,023 | 1,904,013 | 316 | 2.13 |
| Louisiana | 416 | 201,624 | 485 | 6,162 | 1,564,407 | 254 | 1.80 |
| Maine | 224 | 69,730 | 311 | 3,305 | 1,086,414 | 329 | 3.03 |
| Maryland | 1,522 | 475,118 | 312 | 11,233 | 3,319,072 | 295 | 1.87 |
| Massachusetts | 794 | 362,039 | 456 | 15,503 | 5,264,332 | 340 | 2.35 |
| Michigan | 2,839 | 1,230,496 | 433 | 44,801 | 13,889,144 | 310 | 1.98 |
| Minnesota | 742 | 342,308 | 461 | 9,061 | 3,146,384 | 347 | 1.60 |
| Mississippi | 359 | 115,368 | 321 | 7,505 | 1,931,084 | 257 | 3.68 |
| Missouri | 934 | 345,617 | 370 | 14,025 | 3,982,900 | 284 | 1.97 |
| Montana | 94 | 63,991 | 681 | 1,427 | 587,330 | 412 | 2.10 |
| Nebraska | 168 | 76,417 | 455 | 2,826 | 945,163 | 334 | 1.90 |
| Nevada | 89 | 78,047 | 877 | 607 | 341,067 | 562 | 2.11 |
| New Hampshire | 143 | 59,629 | 417 | 2,371 | 781,310 | 330 | 3.58 |
| New Jersey | 1,311 | 716,106 | 546 | 25,755 | 8,766,672 | 340 | 2.34 |
| New Mexico | 101 | 58,038 | 575 | 1,405 | 652,031 | 303 | 2.19 |
| New York | 4,164 | 2,456,145 | 590 | 59,720 | 25,639,157 | 429 | 2.03 |
| North Carolina | 347 | 154,370 | 445 | 6,019 | 1,748,814 | 291 | 2.25 |
| North Dakota | 109 | 47,961 | 440 | 1,403 | 500,065 | 356 | 2.87 |
| Ohio | 1,708 | 809,661 | 474 | 27,017 | 9,000,130 | 333 | 1.81 |
| Oklahoma | 433 | 195,352 | 451 | 7,264 | 2,059,922 | 284 | 1.73 |
| Oregon | 433 | 216,606 | 500 | 6,905 | 2,462,666 | 355 | 2.34 |
| Pennsylvania | 2,069 | 967,052 | 467 | 32,021 | 10,018,398 | 313 | 2.19 |
| Rhode Island | 38 | 12,292 | 323 | 1,734 | 549,296 | 317 | 1.85 |
| South Carolina | 291 | 105,628 | 363 | 3,859 | 1,056,582 | 274 | 2.67 |
| South Dakota | 126 | 63,811 | 506 | 1,099 | 439,645 | 400 | 2.36 |
| Tennessee | 700 | 242,438 | 346 | 9,876 | 2,895,765 | 293 | 1.94 |
| Texas | 3,501 | 1,139,517 | 325 | 31,403 | 8,348,859 | 266 | 1.71 |
| Utah | 476 | 347,301 | 730 | 4,448 | 1,898,945 | 427 | 2.14 |
| Vermont | 70 | 41,394 | 591 | 1,618 | 612,217 | 378 | 6.15 |
| Virginia | 710 | 299,050 | 421 | 6,878 | 2,318,851 | 337 | 1.89 |
| Washington | 646 | 307,975 | 477 | 11,567 | 3,678,650 | 318 | 1.74 |
| West Virginia | 213 | 95,628 | 449 | 3,012 | 1,179,849 | 392 | 2.62 |
| Wisconsin | 376 | 188,102 | 500 | 6,703 | 2,381,275 | 355 | 2.00 |
| Wyoming | 41 | 20,645 | 723 | 524 | 270,223 | 516 | 2.41 |
| Alaska | 15 | 13,091 | 873 | 71 | 44,420 | 626 | 1.89 |
| Hawaii | 11 | 6,936 | 631 | 21 | 12,058 | 574 | .45 |
| Puerto Rico | 289 | 70,326 | 243 | 4,426 | 1,279,233 | 289 | 4.76 |
| Guam | 2 | 536 | 268 | 3 | 1,347 | 449 | .37 |
| Total [1] | 40,194 | 17,048,408 | 439 | 562,589 | 186,406,767 | 331 | 2.08 |

[1] Includes adjustments.

During the year, national and State banks received 80 percent of total claims paid, with national banks accounting for 48 percent of the total as compared to 52 percent in 1954. Conversely, State banks increased their share of the claims from 25 percent in 1954 to 31 percent in 1955. The distribution of claims paid through 1955 under the 1950 Reserve parallels closely the distribution of insurance written by type of institution.

**TABLE II–39**

***Claims paid on FHA-insured property improvement loans by type of institution 1955 and 1950 Reserve, and insurance written under 1950 Reserve***

[Dollar amount in thousands]

| Type of institution | Number | Amount | Percent of amount | Average |
|---|---|---|---|---|
| Claims paid 1955: | | | | |
| National bank | 20, 159 | $8, 544 | 48. 4 | $424 |
| State bank | 12, 186 | 5, 472 | 31. 0 | 449 |
| Mortgage company | 160 | 85 | . 5 | 531 |
| Insurance company | ----- | ----- | ----- | ----- |
| Savings and loan association | 3, 670 | 1, 789 | 10. 1 | 487 |
| Savings bank | 651 | 273 | 1. 6 | 419 |
| Federal agency | 3 | 2 | (1) | 667 |
| All other | 3, 365 | 1, 483 | 8. 4 | 441 |
| Total | 40, 194 | 17, 648 | 100. 0 | 439 |
| Claims paid to date 1950 Reserve: | | | | |
| National bank | 83, 500 | 35, 393 | 54. 0 | 424 |
| State bank | 39, 697 | 17, 352 | 26. 5 | 437 |
| Mortgage company | 433 | 241 | . 4 | 557 |
| Insurance company | 1 | 1 | (1) | 1, 000 |
| Savings and loan association | 9, 706 | 4. 747 | 7. 2 | 489 |
| Savings bank | 1, 871 | 805 | 1. 2 | 430 |
| Federal agency | 6 | 3 | (1) | 500 |
| All other | 14, 607 | 6, 996 | 10. 7 | 479 |
| Total | 149, 821 | 65, 538 | 100. 0 | 437 |
| Insurance written under 1950 Reserve: | | | | |
| National bank | 4, 570, 225 | 2, 496, 379 | 50. 5 | 546 |
| State bank | 2, 731, 947 | 1, 538, 356 | 31. 1 | 563 |
| Mortgage company | 31, 568 | 22, 295 | . 4 | 706 |
| Insurance company | 338 | 220 | (1) | 651 |
| Savings and loan association | 591, 903 | 343, 666 | 7. 0 | 581 |
| Savings bank | 156, 835 | 83, 162 | 1. 7 | 530 |
| Federal agency | ----- | ----- | ----- | ----- |
| All other | 709, 884 | 462, 883 | 9. 3 | 652 |
| Total | 8, 792, 700 | 4, 946, 961 | 100. 0 | 563 |

[1] Less than 0.05 percent.

On a cumulative basis, Chart 16 presents essentially the same data as reported in Table 39 except that the types of institutions have been consolidated into five major groups instead of the eight reported in the table. Since the 1950 Reserve has been in effect, two types of institutions—National banks and State chartered banks—have financed over 80 percent of the FHA-insured property improvement loans. The bulk of the remainder has been accounted for by finance companies and savings and loan associations. Paralleling their relative volume of insured loans, national banks have received twice as much in claim payments as any other type of lender, the ratio of their claims to loans insured being 1.42 percent as compared to the national average of 1.32 percent. State banks, insuring one-third of the total net proceeds, have received 28 percent of the claim payments, a loss ratio of 1.12 percent. Other types of institutions, accounting for only one-half percent of insurance written, have also reported the smallest claims ratio of 0.95 percent in contrast to the finance company ratio of 1.53 percent.

PAYMENTS RECEIVED PRIOR TO DEFAULT.—Table 40 presents a cross tabulation of installments paid by borrowers prior to default by the number





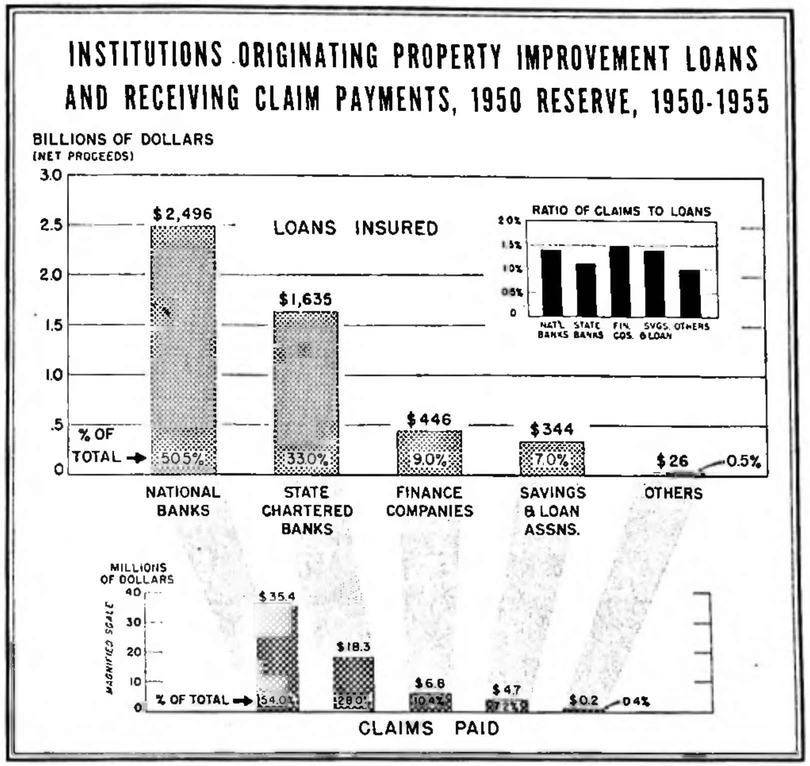


**CHART II–16**

of payments contracted for in the original note. Chart 16 depicts graphically the distribution by 6-month intervals of the number of payments made by borrowers prior to default of loans and the amount of claims paid by FHA.

During 1955, 44 percent of the defaulting borrowers had made fewer than 12 payments, claims paid on their loans averaged $629, compared to a $439 average for all claims. Loans which were originated with 36-month terms constituted the most common default cases—83 percent of total. The median default date for these loans was between the 15th and 16th month, and resulted in an average claim of $451. Chart 17 shows that 5 percent of the 1955 claims, representing over 9 percent of the dollar volume, involved notes upon which the borrower made no payments. More than 17 percent of all claims, accounting for over one-fourth of the total amount, were on notes which went into default after one payment was received but before the sixth payment was due. The next group, involving 1 out of every 5 claims and 27 percent of the amount, represented notes going into default between the 6th and the 11th month. Over 60 percent of the dollar volume reported for claims paid involved notes on which fewer than 12 payments had been made.

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TABLE II–40

*Number of payments received prior to default by term of property improvement loans, 1955*

| Number of payments received prior to default | Term of defaulted loan—percentage distribution | | | | | Percentage distribution | | Average claim paid |
|---|---|---|---|---|---|---|---|---|
| | 6–11 months | 12–23 months | 24–35 months | 36 months | 37 or more months | Total number | Total amount | |
| 0 | 39.1 | 16.5 | 6.4 | 3.9 | 5.2 | 5.0 | 9.1 | $789 |
| 1–5 | 59.9 | 36.3 | 22.5 | 15.4 | 13.2 | 17.6 | 26.5 | 664 |
| 6–11 | 1.0 | 32.8 | 23.2 | 20.0 | 19.3 | 20.9 | 26.7 | 560 |
| 12–17 | | 14.3 | 23.1 | 18.9 | 18.0 | 19.0 | 18.7 | 432 |
| 18–23 | | .1 | 17.0 | 17.4 | 15.8 | 16.3 | 11.6 | 312 |
| 24–29 | | | 7.4 | 14.4 | 7.7 | 12.8 | 5.7 | 195 |
| 30–35 | | | .4 | 9.8 | 3.5 | 8.2 | 1.5 | 83 |
| 36 or more | | | | .2 | 17.3 | .2 | .2 | 414 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 439 |
| Percent of total | .5 | 5.2 | 10.5 | 83.0 | .8 | 100.0 | | |
| Median | 1.8 | 5.5 | 11.5 | 15.3 | 16.1 | 14.1 | | |

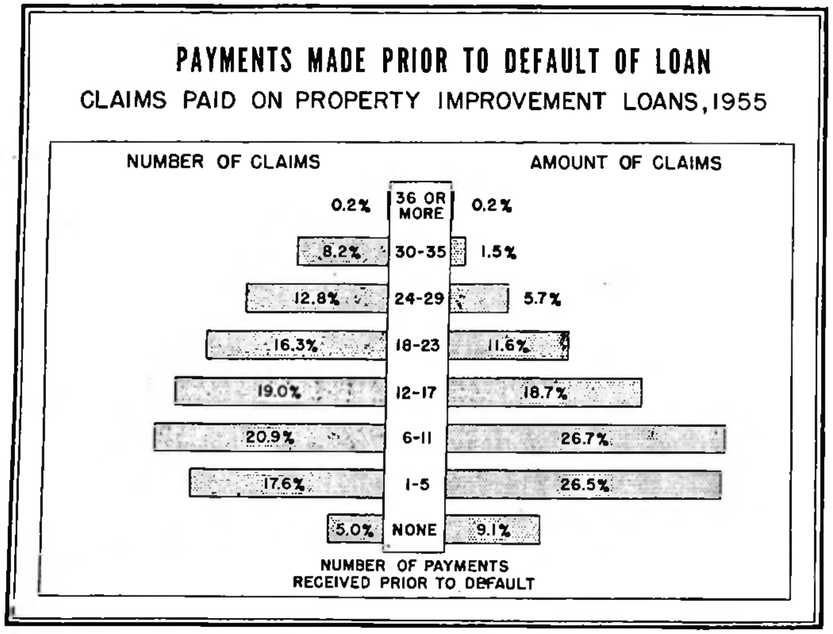


CHART II–17



SECTION 3

# CHARACTERISTICS OF MORTGAGE AND LOAN TRANSACTIONS INSURED BY FHA IN 1955

This section of the report presents statistical analyses of the principal features of the transactions—home, multifamily project, and property improvement—insured by FHA during 1955.

## SECTION 203 HOME MORTGAGE TRANSACTIONS

Table 4 shows that 276,700 or over one-fifth of the privately financed dwelling units started in the nonfarm areas of the nation during 1955 were in structures approved for FHA mortgage insurance and subject to FHA compliance inspections during construction. Of these, 267,400 units, or all but 3 percent, were in 1- to 4-family homes approved under the Section 203 program.

Completions under this program during the year totaled 246,000 units, including a sizable number approved and started in 1954. Mortgage transactions closed with Section 203 insurance during 1955 involved nearly 120,500 of these new units and an additional 181,200 units in existing properties, or about 95 percent of the total number of units in FHA home mortgage transactions insured in 1955.

It should be noted that data on the characteristics of FHA home mortgage transactions involving properties located in 68 selected standard metropolitan areas are presented in this section of the report in addition to the national and State summaries of the type presented in the 1954 Annual Report. The State summaries are designed not only to provide information on FHA transactions in the various States, but to show the influence of the State data on the national summaries. Similarly, the data for the selected metropolitan areas indicate how the State data are influenced by differences occurring in individual localities within the State.

As indicated by Table 41, the predominance of single-family structures in Section 203 transactions was even more marked in 1955 than in previous years, being reported in all but seven-tenths of 1 percent of the new-home and all but 3 percent of the existing-home transactions. The decline in the proportion of new 2-family structures may have resulted in part from reduced

**TABLE II–41**

*Structures and dwelling units, 1- to 4-family homes, Sec. 203, selected years*

| Units per structure | New homes | | | | | Existing homes | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 1955 | 1954 | 1953 | 1950 | 1946 | 1955 | 1954 | 1953 | 1950 | 1946 |
| | Structures—percentage distributions | | | | | | | | | |
| 1 | 99.3 | 98.1 | 97.8 | 99.0 | 98.7 | 96.9 | 96.2 | 96.4 | 95.5 | 93.6 |
| 2 | .5 | 1.6 | 1.8 | .9 | 1.0 | 2.8 | 3.2 | 3.2 | 4.1 | 5.8 |
| 3 | .1 | .1 | (1) | (1) | .1 | .2 | .3 | .2 | .2 | .3 |
| 4 | .1 | .2 | .4 | .1 | .2 | .1 | .3 | .2 | .2 | .3 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| | Dwelling units—percentage distributions | | | | | | | | | |
| 1 | 98.2 | 95.9 | 95.1 | 97.7 | 96.9 | 93.5 | 91.9 | 92.4 | 90.1 | 87.4 |
| 2 | .9 | 3.1 | 3.4 | 1.8 | 2.1 | 5.3 | 6.1 | 6.0 | 7.8 | 10.9 |
| 3 | .3 | .3 | .1 | .1 | .2 | .7 | 1.0 | .7 | .7 | .7 |
| 4 | .6 | .7 | 1.4 | .4 | .8 | .5 | 1.0 | .9 | 1.4 | 1.0 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Average | 1.01 | 1.02 | 1.03 | 1.01 | 1.02 | 1.04 | 1.05 | 1.04 | 1.06 | 1.07 |

[1] Less than 0.05 percent.

loan-to-value ratios for nonowner-occupant properties valued above $7,900 and from administrative restrictions imposed by FHA in August 1954 on the use of Section 203 for rental purposes. Nearly half of the new 2-family homes involved in the 1953 transactions and three-fifths of those in 1954 were rental properties.

Virtually all of the mortgagors in 1-family home transactions insured during 1955 were owner-occupants—98 percent of the new-home and 99 percent of the existing-home mortgagors.

### Trends of Typical Section 203 Home Mortgage Transactions

Medians and averages (arithmetic means) of the principal characteristics of Section 203 new- and existing-home transactions insured during 1955 may be compared with those of selected previous years by reference to Table 42. For purposes of this discussion, "typical" transactions are delineated in terms of the medians and averages.

A noteworthy development in the trend of typical Section 203 characteristics from 1954 to 1955 was the marked rise in the level of most of the new-home items, and, with the exception of certain of the mortgage features and land price, the relative stability of most of the existing-home characteristics. Consequently, typical new-home transactions and existing-home transactions were roughly the same in 1955 with respect to property values, house sizes, monthly payments, and housing expenses.

In the typical new-home transaction insured in 1955, the amount of the mortgage was $10,034, its term about 25 years, the total monthly payment $74.32 (including property taxes and hazard and FHA insurance





**TABLE II–42**

*Characteristics of 1-family home transactions, Sec. 203, selected years*

| Median [1] | 1955 | 1954 | 1953 | 1952 | 1950 | 1948 | 1946 |
|---|---|---|---|---|---|---|---|
| NEW HOMES | | | | | | | |
| Mortgage: | | | | | | | |
| Amount | $10,034 | $8,862 | $8,555 | $8,273 | $7,101 | $7,058 | $5,504 |
| Term in years [2] | 25.6 | 22.9 | 22.2 | 21.7 | 24.1 | 20.1 | 21.0 |
| Loan-value ratio (percent) | 88.5 | 85.3 | 86.5 | 83.7 | 88.0 | 81.0 | 87.0 |
| Total monthly payment [3] | $74.32 | $68.62 | $65.95 | $64.16 | $54.31 | $58.08 | $46.18 |
| Property: | | | | | | | |
| FHA-estimated value | $11,742 | $10,678 | $10,140 | $10,022 | $8,286 | $8,721 | $6,558 |
| Market price of site [2] | $1,626 | $1,456 | $1,291 | $1,227 | $1,035 | $1,049 | $761 |
| Site-value ratio (percent) | 13.4 | 13.1 | 12.5 | 12.0 | 12.0 | 11.7 | 11.5 |
| Percent with garages [2] | 69.8 | 66.6 | 59.7 | 53.4 | 48.7 | 55.1 | 58.1 |
| Structure: | | | | | | | |
| Calculated area (square feet) | 1,022 | 961 | 924 | 923 | 838 | 912 | (4) |
| Number of rooms | 5.6 | 5.4 | 5.3 | 5.3 | 4.9 | 5.4 | 5.5 |
| Number of bedrooms | 3.4 | 3.3 | 3.1 | 3.1 | (4) | (4) | (4) |
| Mortgagor: [3] | | | | | | | |
| Annual effective income | $5,484 | $5,139 | $4,880 | $4,811 | $3,861 | $4,000 | $3,313 |
| Monthly housing expense | $96.03 | $88.91 | $85.11 | $83.16 | $75.41 | $78.64 | $62.85 |
| Expense-income ratio [2] (percent) | 19.7 | 19.6 | 19.7 | 19.6 | 21.6 | 21.7 | 20.9 |
| EXISTING HOMES | | | | | | | |
| Mortgage: | | | | | | | |
| Amount | $9,603 | $9,030 | $8,623 | $8,047 | $6,801 | $5,969 | $4,697 |
| Term in years [2] | 22.7 | 20.1 | 19.9 | 19.7 | 20.2 | 19.3 | 18.9 |
| Loan-value ratio (percent) | 84.8 | 78.5 | 78.3 | 77.9 | 77.8 | 77.9 | 78.4 |
| Total monthly payment [3] | $74.81 | $74.34 | $70.84 | $65.08 | $56.65 | $49.76 | $40.83 |
| Property: | | | | | | | |
| FHA-estimated value | $11,555 | $11,549 | $11,061 | $10,289 | $8,865 | $7,579 | $5,934 |
| Market price of site [2] | $1,707 | $1,591 | $1,461 | $1,296 | $1,150 | $970 | $833 |
| Site-value ratio (percent) | 14.2 | 13.3 | 12.8 | 12.3 | 12.4 | 12.0 | 13.3 |
| Percent with garages [2] | 79.9 | 79.6 | 74.1 | 70.7 | 70.6 | 70.5 | 83.4 |
| Structure: | | | | | | | |
| Calculated area (square feet) | 1,030 | 1,035 | 1,008 | 992 | 1,006 | 972 | (4) |
| Number of rooms | 5.6 | 5.6 | 5.6 | 5.5 | 5.6 | 5.6 | 5.9 |
| Number of bedrooms | 3.1 | 3.1 | 3.0 | 3.1 | (4) | (4) | (4) |
| Mortgagor: [3] | | | | | | | |
| Annual effective income | $5,669 | $5,696 | $5,396 | $4,938 | $4,274 | $3,731 | $3,101 |
| Monthly housing expense | $97.40 | $97.41 | $93.25 | $86.63 | $78.99 | $71.00 | $58.11 |
| Expense-income ratio [2] (percent) | 19.4 | 19.4 | 19.3 | 19.4 | 20.3 | 20.4 | 20.3 |

[1] Throughout this report, medians are computed on the assumption that distribution of all characteristics are represented by continuous data within groups. For definition of sample and terms see page 204.
[2] Average (arithmetic mean).
[3] Throughout this report, data relating to monthly mortgage payment, mortgagor's income, and housing expense are based on 1-family occupant cases only.
[4] Not available.

premiums in addition to debt service), and the ratio of loan to value 88½ percent. The property had an FHA-estimated value of $11,742, of which 13 percent or $1,626 represented the land market price. The house was a single-family structure containing 1,022 square feet and provided 5½ rooms of which 3 were bedrooms. In all probability there was some type of auto shelter. The prospective monthly housing expense (monthly payment plus costs of household operation and property maintenance and repair) was estimated at $96.03. The annual effective income of a typical new-home occupant mortgagor was $5,484. On the average, about one-fifth of this income was required for housing expense.

Compared with the typical new-home transaction insured in 1954, the mortgage amount was 13 percent higher, the mortgage duration 32 months longer, the loan-value ratio up by 3 percentage points, and the monthly payment 8 percent higher. Property value increased by 10 percent and land price by 12 percent (so that the percentage relationship of land price to value increased only slightly), and an additional 3 percent of the new-home properties had garages (or carports). The structure was larger by 6 percent in calculated area, 4 percent in room count, and 3 percent in number of bedrooms. With the typical mortgagor's income increasing by 7 percent and the housing expense by 8 percent there was virtually no change in the expense-income ratio.

The typical existing-home transaction in 1955 involved a mortgage of $9,603, scheduled to be repaid over a term of nearly 23 years at a monthly rate of $74.81 including debt service, property taxes, and hazard and FHA mortgage insurance premiums. The typical property was valued by FHA at $11,555, including land with a market price of $1,707 or 14 percent of total value. The 5½-room house, including 3 bedrooms, had a calculated area of 1,030 square feet. Nearly 80 percent of the existing-home properties had garages. The typical existing-home mortgagor had an annual income of $5,669, of which 19 percent or $97.49 monthly was required for housing expense.

The most significant changes in the typical existing-home transaction from 1954 to 1955 were a 6 percent rise in mortgage amount, a 31-month increase in mortgage duration, a 6-percentage-point rise in the ratio of loan to value, and a 7-percent increase in the average land price. In addition, the ratio of land price to total property value rose by 1 percentage point.

The postwar trend in selected characteristics of the typical Section 203 new- and existing-home cases during the last 10 years is depicted in Chart 18, plotted on a semi-logarithmic scale to demonstrate better the relative changes in the characteristics.

The higher levels of mortgage amounts, durations, and loan-to-value ratios of Section 203 transactions in 1955 reflect the liberalization of the credit provisions of that section by the Housing Act of 1954. The uptrend in FHA mortgage amount (13 percent for new homes and 6 percent for existing) also paralleled a 10 percent rise in the average amount of total nonfarm mortgage recordings of $20,000 or less from 1954 to 1955. Home mortgages guaranteed by the Veterans' Administration registered an increase of 6 percent during the same period.

Despite the increase in the median mortgage amount of the typical FHA existing-home transaction, the median monthly payment remained about the same as in 1954 because of the longer average term. In new homes, on the other hand, the increase in mortgage amount was sufficient to raise the median monthly payment even with the lengthening of the amortization period.

The increase in median value of FHA new homes during the past year was attributable to a combination of several factors. The house itself was larger, both in area and room-count, and the proportion of garage facilities was greater. Construction costs were higher, the Boeckh construction index for residences averaging 3 percent above 1954, and the average con-





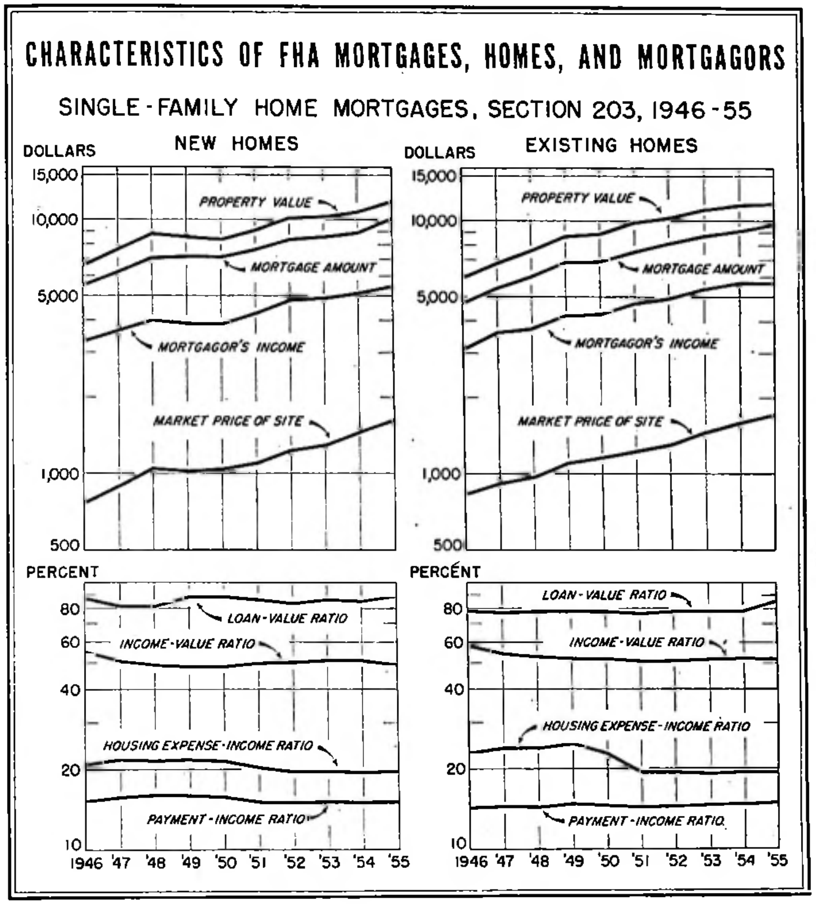


**CHART II–18**

struction cost for new private one-family houses started, as estimated by the Bureau of Labor Statistics, increasing 7 percent. Also contributing was the higher level of land prices. To some extent the higher maximum mortgage amounts, together with the relatively lower down payments and longer mortgage terms made available under Section 203 by the Housing Act of 1954, probably encouraged home buyers to purchase homes in higher-priced categories. The higher level of buyers' incomes may have had the same effect.

The relative lack of change in FHA existing-home values from 1954 to 1955 is in line with the constancy in size of the structures. It also may reflect stability in the prices of existing-home properties, as well as continuing demand on the part of those home buyers who utilize FHA financing for properties in the same general price range.

In Chart 18, the upward trend in FHA property values, land prices, and mortgagors' incomes mirrors the general inflation in prices and the rise in personal income that has characterized the postwar period. Since 1946, FHA median property values have increased nearly 80 percent for new homes and 95 percent for existing; median incomes of new-home mortgagors by two-thirds and those of the existing homeowners by five-sixths; and the average market price of land in the same period for both new and existing homes has more than doubled. This noteworthy rise in land prices—in the last 5 years alone amounting to nearly 50 percent for new homes and 40 percent for existing—has resulted from intensive utilization of suitable building sites during the postwar period and consequent present scarcity and great demand for land, and high costs of development.

With periodic upward revisions in the Section 203 maximum amounts authorized by the Congress in recognition of rising construction and property costs, FHA home-mortgage amounts have generally kept pace with property values.

Trends in ratios of mortgage amount to property value, mortgagor's income to property value, mortgage payment to income, and housing expense to income are shown in the lower portion of Chart 18. Particularly noteworthy is the minimum change that has occurred with respect to the relationships of mortgagor's income to property value, monthly payment, and housing expense. The ratio of loan to value curves tend to reflect, allowing for the time lag that is characteristic of FHA operations, changes in legislation and the credit control regulations in effect during the Korean conflict.

## Mortgage Characteristics

AMOUNT OF MORTGAGE DISTRIBUTION.—Chart 19 shows that over one-half of the new and nearly that proportion of the existing one-family home mortgages insured in 1955 under Section 203 were for amounts of $8,000 to $10,999. In addition, sizable proportions—31 percent of the new and 25 percent of the existing—were in the $11,000 to $14,999 range. In the ranges below $8,000 and in those of $15,000 or more, existing-home mortgages were reported more frequently than those on new dwellings.

Reflecting the increase in Section 203 maximum mortgage amounts provided under the Housing Act of 1954 (with allowance for construction and loan-processing lags), the new-home mortgages insured in 1955 averaged 13 percent higher than in 1954 and existing-home mortgages 7 percent more. As indicated in Table 43, these higher levels of mortgage amounts resulted principally from increases in the proportions of new-home mortgages in the $10,000 to $13,999 brackets, and of existing homes in the $9,000 to $12,999 groups. Most of the compensating declines occurred in the proportions of new-home mortgages of $7,000 to $9,999 and of existing-home mortgages between $6,000 and $7,999. The shifts in the new-home mortgage distribution tended to be somewhat more pronounced and concentrated than the corresponding changes in existing-home mortgages.





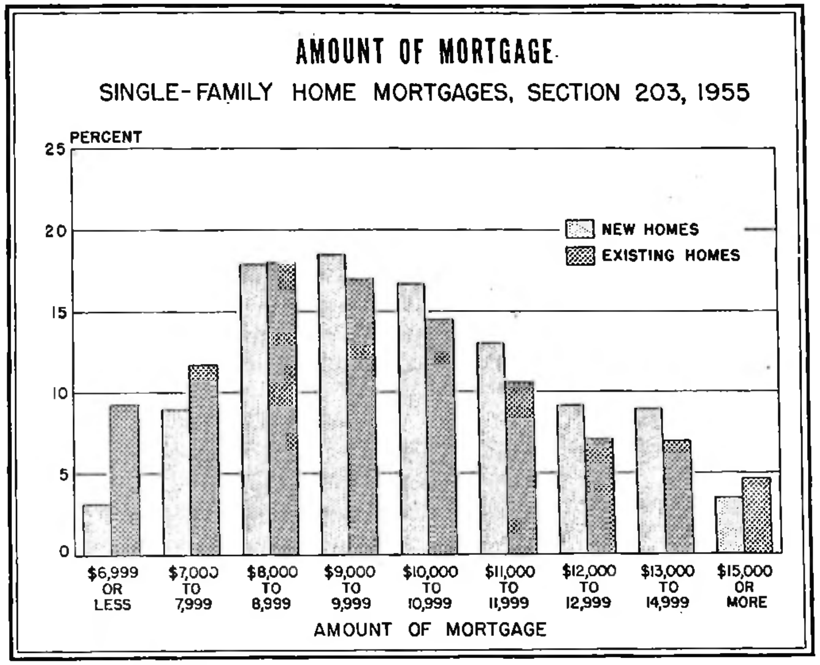


CHART II–19

TABLE II–43

*Amount of mortgage, 1-family homes, Sec. 203, selected years*

| Amount of mortgage | New homes—percentage distribution | | | | | Existing homes—percentage distribution | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 1955 | 1954 | 1953 | 1950 | 1946 | 1955 | 1954 | 1953 | 1950 | 1946 |
| Less than $4,000 | 0.1 | 0.1 | 0.1 | 0.4 | 8.3 | 0.3 | 0.4 | 0.2 | 4.4 | 27.8 |
| $4,000 to $4,999 | .1 | .1 | .2 | 1.1 | 22.6 | .7 | 1.1 | 1.2 | 8.3 | 29.0 |
| $5,000 to $5,999 | .6 | .7 | 1.1 | 9.0 | 31.4 | 2.3 | 3.6 | 4.6 | 16.3 | 21.3 |
| $6,000 to $6,999 | 2.4 | 5.2 | 14.4 | 33.0 | 25.0 | 6.0 | 9.5 | 11.2 | 22.0 | 11.0 |
| $7,000 to $7,999 | 9.0 | 23.3 | 20.6 | 28.5 | 9.5 | 11.8 | 15.8 | 18.0 | 18.6 | 4.7 |
| $8,000 to $8,999 | 17.9 | 22.8 | 24.4 | 16.0 | 2.4 | 18.0 | 18.5 | 20.4 | 13.0 | 2.7 |
| $9,000 to $9,999 | 18.5 | 22.8 | 25.0 | 8.3 | .4 | 17.0 | 16.0 | 16.7 | 7.2 | 1.2 |
| $10,000 to $10,999 | 16.7 | 10.6 | 7.5 | 1.9 | .2 | 14.5 | 12.7 | 11.8 | 4.5 | 1.1 |
| $11,000 to $11,999 | 13.0 | 6.1 | 3.2 | .8 | .2 | 10.6 | 7.4 | 6.1 | 1.9 | .2 |
| $12,000 to $12,999 | 9.2 | 3.9 | 1.7 | .5 | (1) | 7.1 | 6.0 | 4.6 | 1.7 | .4 |
| $13,000 to $13,999 | 6.0 | 1.8 | .7 | .2 | ------- | 4.1 | 3.2 | 2.2 | .7 | .1 |
| $14,000 to $14,999 | 3.0 | 1.1 | .8 | .1 | ------- | 2.9 | 2.6 | 1.8 | .7 | .2 |
| $15,000 to $16,999 | 2.6 | 1.1 | .3 | .2 | ------- | 2.8 | 2.9 | 1.2 | .7 | .3 |
| $17,000 to $19,999 | .7 | .3 | (1) | ------- | ------- | 1.5 | .2 | (1) | ------- | (1) |
| $20,000 | .2 | .1 | (1) | ------- | ------- | .4 | .1 | (1) | ------- | ------- |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Average | $10,305 | $9,143 | $8,585 | $7,307 | $5,548 | $9,808 | $9,283 | $8,847 | $7,102 | $4,929 |
| Median | $10,034 | $8,862 | $8,555 | $7,101 | $5,504 | $9,603 | $9,030 | $8,623 | $6,801 | $4,697 |

[1] Less than 0.05 percent.

TERM OF MORTGAGE IN YEARS.—The distributions by term of mortgage for the Section 203 1-family home mortgages insured in 1955 are shown in Table 44 for the States and Territories and in Table 45 for selected metropolitan areas.

Since the enactment of the Housing Act of 1954, the maximum duration of Section 203 mortgages has been 30 years or three-fourths of the remaining economic life of the property, whichever is less. Under the Section 203 Administrative Rules and Regulations, insured mortgages may be written only for terms of 10, 15, 20, 25, or 30 years.

Nationally, most Section 203 mortgages closed in 1955 had terms of 25 years. This group included 58 percent of the new-home mortgages and 45 percent of those involving existing homes, with almost as large a share of the latter group having durations of 20 years. Maximum 30-year terms were reported in 27 percent of the new-home transactions but in only 7 percent of the existing-home cases, reflecting the shorter economic lives of these properties. Less than 1 percent of the new-home and only about 5 percent of the existing-home mortgages had terms of less than 20 years.

As shown in Table 44, 25-year new-home mortgages predominated in most

**TABLE II-44**

*Term of mortgage by States, 1-family homes, Sec. 203, 1955*

| State | Percentage distribution | Median term in years | Term of mortgage—percentage distribution | | | | |
|---|---|---|---|---|---|---|---|
| | | | 10 years | 15 years | 20 years | 25 years | 30 years |
| NEW HOMES | | | | | | | |
| Alabama | 1.3 | 27.3 | .... | 0.7 | 14.7 | 76.5 | 8.1 |
| Arizona | 2.5 | 30.0 | 0.1 | .5 | 10.7 | 33.4 | 55.3 |
| Arkansas | 1.1 | 26.8 | .... | .3 | 22.8 | 74.3 | 2.6 |
| California | 14.4 | 28.4 | .1 | .2 | 10.5 | 58.5 | 30.7 |
| Colorado | 1.6 | 28.8 | .2 | .4 | 3.4 | 60.2 | 35.8 |
| Connecticut | 1.0 | 30.0 | .... | .9 | 2.8 | 29.2 | 67.1 |
| Delaware | .2 | 28.9 | .... | 1.5 | 7.7 | 52.3 | 38.5 |
| District of Columbia | (1) | (2) | .... | .... | .... | .... | .... |
| Florida | 4.1 | 27.7 | .1 | .8 | 10.2 | 73.0 | 15.9 |
| Georgia | 1.8 | 27.3 | .... | .2 | 12.9 | 81.3 | 5.6 |
| Idaho | .3 | 27.0 | .... | .... | 28.7 | 52.9 | 18.4 |
| Illinois | 3.0 | 27.4 | .1 | .5 | 14.9 | 71.6 | 12.9 |
| Indiana | 2.8 | 27.1 | .1 | .8 | 20.6 | 66.5 | 12.0 |
| Iowa | 1.4 | 26.5 | .... | .4 | 28.7 | 68.6 | 2.3 |
| Kansas | 1.6 | 27.8 | .... | .... | 17.1 | 58.4 | 24.5 |
| Kentucky | .6 | 27.5 | .... | 2.0 | 12.9 | 69.1 | 16.0 |
| Louisiana | 2.3 | 27.7 | .4 | .9 | 9.5 | 73.5 | 15.7 |
| Maine | .2 | 26.6 | .... | 1.5 | 29.9 | 58.2 | 10.4 |
| Maryland | 1.1 | 29.1 | .... | 1.1 | 4.7 | 54.2 | 40.0 |
| Massachusetts | .8 | 30.0 | .... | .4 | 8.5 | 40.9 | 50.2 |
| Michigan | 8.3 | 29.5 | (1) | .4 | 4.9 | 49.1 | 45.6 |
| Minnesota | .9 | 29.0 | .... | 1.0 | 9.7 | 49.2 | 40.1 |
| Mississippi | .7 | 27.0 | .... | 2.1 | 16.9 | 76.1 | 4.9 |
| Missouri | 2.1 | 27.7 | .2 | .9 | 9.8 | 73.3 | 15.8 |
| Montana | .3 | 26.8 | .... | .... | 28.7 | 59.4 | 11.9 |
| Nebraska | 1.2 | 27.3 | .... | .5 | 14.0 | 76.2 | 9.3 |
| Nevada | .7 | 28.3 | .... | 1.3 | 26.4 | 33.3 | 39.0 |
| New Hampshire | .1 | 27.6 | .... | .... | 17.9 | 60.7 | 21.4 |
| New Jersey | 2.0 | 30.0 | .6 | 1.2 | 8.5 | 39.3 | 50.4 |
| New Mexico | .9 | 28.9 | .3 | .6 | 16.9 | 41.1 | 41.1 |
| New York | 5.2 | 30.0 | .1 | .3 | 6.7 | 33.2 | 59.7 |
| North Carolina | 1.8 | 26.5 | .... | 1.4 | 30.7 | 61.7 | 6.2 |
| North Dakota | .2 | 23.3 | .... | .... | 76.9 | 23.1 | .... |
| Ohio | 4.7 | 27.1 | .... | .8 | 22.0 | 63.2 | 14.0 |
| Oklahoma | 2.6 | 27.5 | .... | .2 | 9.1 | 81.3 | 9.4 |
| Oregon | 1.1 | 27.7 | .... | .5 | 11.4 | 70.0 | 18.1 |
| Pennsylvania | 4.9 | 30.0 | .4 | 2.6 | 9.2 | 27.9 | 59.9 |
| Rhode Island | .4 | 27.5 | .... | 1.5 | 26.7 | 43.5 | 28.3 |

See footnotes at end of table.





**TABLE II-44—Continued**

*Term of mortgage by States, 1-family homes, Sec. 203, 1955*—Continued

| State | Percentage distribution | Median term in years | Term of mortgage—percentage distribution | | | | |
|---|---|---|---|---|---|---|---|
| | | | 10 years | 15 years | 20 years | 25 years | 30 years |
| NEW HOMES—continued | | | | | | | |
| South Carolina | 0.7 | 26.8 | .... | 0.4 | 22.9 | 74.2 | 2.5 |
| South Dakota | .7 | 22.7 | .... | 4.1 | 83.9 | 8.7 | 3.3 |
| Tennessee | 2.6 | 28.2 | .... | .7 | 5.2 | 69.8 | 24.3 |
| Texas | 8.7 | 27.5 | (1) | .3 | 12.7 | 75.3 | 11.7 |
| Utah | 1.4 | 27.8 | .... | .4 | 17.4 | 57.1 | 25.1 |
| Vermont | .1 | 26.6 | .... | .... | 30.3 | 60.6 | 9.1 |
| Virginia | 1.0 | 27.7 | 0.3 | .6 | 15.2 | 62.2 | 21.7 |
| Washington | 2.3 | 27.2 | .... | 1.2 | 23.1 | 59.0 | 16.7 |
| West Virginia | .2 | 23.9 | 1.3 | 2.0 | 58.4 | 36.4 | 1.3 |
| Wisconsin | .8 | 27.6 | .... | .... | 11.4 | 74.9 | 13.7 |
| Wyoming | .4 | 26.1 | .9 | 1.7 | 32.7 | 63.8 | .9 |
| Alaska | .1 | 30.0 | .... | .... | 16.3 | 4.6 | 79.1 |
| Hawaii | .5 | 25.4 | .... | 1.3 | 44.2 | 53.2 | 1.3 |
| Puerto Rico | .3 | 22.5 | .... | .9 | 96.5 | .... | 2.6 |
| Total | 100.0 | 28.0 | .1 | .7 | 13.7 | 58.4 | 27.1 |
| EXISTING HOMES | | | | | | | |
| Alabama | 1.0 | 25.8 | 0.7 | 1.7 | 38.9 | 55.6 | 3.1 |
| Arizona | 1.0 | 24.7 | 1.8 | 4.8 | 46.2 | 33.7 | 13.5 |
| Arkansas | .7 | 24.4 | 1.0 | 1.9 | 54.0 | 42.1 | 1.0 |
| California | 15.0 | 25.7 | .2 | 1.7 | 40.6 | 53.2 | 4.3 |
| Colorado | .8 | 27.2 | .... | 1.3 | 17.3 | 70.6 | 10.8 |
| Connecticut | 2.3 | 27.6 | .3 | 1.2 | 26.4 | 42.3 | 29.8 |
| Delaware | .3 | 28.0 | .... | 4.6 | 15.8 | 49.3 | 30.3 |
| District of Columbia | .1 | 25.5 | .... | 9.1 | 36.4 | 42.4 | 12.1 |
| Florida | 1.3 | 26.4 | .1 | 2.6 | 29.1 | 63.5 | 4.7 |
| Georgia | 1.9 | 26.2 | .4 | 1.2 | 33.4 | 60.9 | 4.1 |
| Idaho | 1.0 | 23.5 | 1.1 | 5.3 | 62.1 | 31.1 | .4 |
| Illinois | 3.5 | 23.9 | .7 | 5.2 | 56.2 | 36.3 | 1.6 |
| Indiana | 3.5 | 23.8 | .4 | 10.4 | 51.3 | 36.5 | 1.4 |
| Iowa | 1.4 | 24.5 | .1 | 6.1 | 48.3 | 43.5 | 2.0 |
| Kansas | 2.4 | 24.7 | .6 | 4.4 | 48.0 | 42.1 | 4.9 |
| Kentucky | 1.2 | 26.3 | .... | 2.5 | 31.7 | 61.3 | 4.5 |
| Louisiana | 1.4 | 26.4 | .1 | 4.0 | 27.8 | 64.2 | 3.9 |
| Maine | .6 | 23.6 | 1.2 | 5.5 | 61.9 | 27.3 | 4.1 |
| Maryland | .9 | 26.8 | .2 | 3.4 | 30.5 | 45.4 | 20.5 |
| Massachusetts | 1.4 | 27.7 | .1 | 1.3 | 24.8 | 43.6 | 30.2 |
| Michigan | 6.9 | 25.6 | .4 | 4.2 | 39.6 | 50.3 | 5.5 |
| Minnesota | 1.5 | 26.5 | .... | 3.9 | 32.8 | 44.6 | 18.7 |
| Mississippi | .3 | 26.0 | .... | 6.2 | 32.0 | 61.2 | .6 |
| Missouri | 4.0 | 24.9 | .5 | 6.2 | 44.3 | 45.7 | 3.3 |
| Montana | .6 | 23.2 | 2.1 | 7.7 | 62.8 | 24.8 | 2.6 |
| Nebraska | 1.1 | 23.6 | .8 | 13.1 | 50.4 | 34.8 | .9 |
| Nevada | .3 | 23.2 | .... | 16.4 | 52.1 | 29.2 | 2.3 |
| New Hampshire | .2 | 24.9 | .... | 2.9 | 47.6 | 42.7 | 6.8 |
| New Jersey | 2.8 | 27.3 | .2 | 3.4 | 29.9 | 35.5 | 31.0 |
| New Mexico | .3 | 26.1 | .5 | 2.1 | 35.6 | 52.7 | 9.1 |
| New York | 5.1 | 25.9 | .3 | 5.3 | 37.3 | 37.5 | 19.6 |
| North Carolina | .9 | 24.2 | .2 | 5.1 | 53.1 | 39.7 | 1.9 |
| North Dakota | .2 | 23.7 | .8 | 5.6 | 58.9 | 28.2 | 6.5 |
| Ohio | 6.2 | 24.1 | .2 | 9.9 | 48.8 | 37.5 | 3.6 |
| Oklahoma | 2.0 | 25.5 | .3 | 3.9 | 40.1 | 54.4 | 1.3 |
| Oregon | 2.5 | 23.7 | .5 | 9.6 | 53.7 | 35.0 | 1.2 |
| Pennsylvania | 3.0 | 26.4 | .4 | 6.6 | 32.7 | 36.6 | 23.7 |
| Rhode Island | .6 | 25.9 | .... | 3.7 | 39.3 | 41.4 | 15.6 |
| South Carolina | .6 | 25.5 | 1.1 | 3.7 | 40.2 | 52.4 | 2.6 |
| South Dakota | .4 | 21.8 | 3.6 | 20.0 | 71.4 | 4.5 | .5 |
| Tennessee | 1.5 | 26.8 | .1 | 1.1 | 23.2 | 71.5 | 4.1 |
| Texas | 5.8 | 25.8 | .... | 2.0 | 39.2 | 56.8 | 2.0 |
| Utah | 1.0 | 26.0 | .2 | 2.0 | 36.9 | 56.1 | 4.8 |
| Vermont | .2 | 23.5 | 1.0 | 6.2 | 60.8 | 29.9 | 2.1 |
| Virginia | 2.2 | 25.5 | .2 | 3.8 | 41.8 | 44.7 | 9.5 |
| Washington | 6.0 | 23.9 | .7 | 9.5 | 50.4 | 36.2 | 3.2 |
| West Virginia | .6 | 22.5 | 2.3 | 14.5 | 66.9 | 15.4 | .9 |
| Wisconsin | .7 | 26.0 | .3 | 2.5 | 36.9 | 52.0 | 8.3 |
| Wyoming | .3 | 23.5 | 2.4 | 10.9 | 51.8 | 34.9 | .... |
| Alaska | .1 | 22.5 | .... | 11.1 | 77.7 | 5.6 | 5.6 |
| Hawaii | .3 | 22.7 | .6 | 1.7 | 89.0 | 8.7 | .... |
| Puerto Rico | .1 | 22.8 | .... | 1.8 | 85.5 | .... | 12.7 |
| Total | 100.0 | 25.3 | .4 | 4.9 | 42.1 | 45.2 | 7.4 |

[1] Less than 0.05 percent.
[2] Inadequate sample.

**TABLE II–45**

*Term of mortgage, selected metropolitan areas, 1-family homes, Sec. 203, 1955*

| Standard metropolitan area | As percent of United States total | Median term in years | Term of mortgage—percentage distribution | | | | |
|---|---|---|---|---|---|---|---|
| | | | 10 years | 15 years | 20 years | 25 years | 30 years |
| NEW HOMES | | | | | | | |
| Akron, Ohio | 0.1 | 27.2 | ---- | 3.5 | 17.2 | 65.5 | 13.8 |
| Albany-Schenectady-Troy, N. Y | .1 | 27.1 | ---- | ---- | 19.5 | 72.2 | 8.3 |
| Albuquerque, N. Mex | .5 | 30.0 | ---- | .7 | 5.3 | 41.7 | 52.3 |
| Atlanta, Ga | .4 | 27.4 | ---- | .7 | 14.3 | 72.8 | 12.2 |
| Baltimore, Md | .7 | 29.8 | ---- | 1.2 | 4.5 | 46.3 | 48.0 |
| Birmingham, Ala | .4 | 27.4 | ---- | 1.4 | 8.5 | 84.5 | 5.6 |
| Buffalo, N. Y | .4 | 30.0 | ---- | ---- | 9.9 | 19.8 | 70.3 |
| Charlotte, N. C | .4 | 27.7 | ---- | .8 | 13.7 | 65.3 | 20.2 |
| Chicago, Ill | 2.1 | 27.8 | 0.1 | .7 | 12.1 | 66.0 | 21.1 |
| Cleveland, Ohio | 1.0 | 28.0 | ---- | .9 | 12.7 | 61.0 | 25.4 |
| Columbus, Ohio | .9 | 27.2 | ---- | ---- | 17.9 | 72.5 | 9.6 |
| Dallas, Tex | 1.3 | 28.0 | ---- | ---- | 5.1 | 74.9 | 20.0 |
| Dayton, Ohio | 1.1 | 26.1 | ---- | 1.1 | 37.9 | 51.3 | 9.7 |
| Denver, Colo | 1.1 | 29.5 | .3 | ---- | 2.2 | 53.1 | 44.4 |
| Des Moines, Iowa | .3 | 26.3 | ---- | ---- | 34.0 | 64.2 | 1.8 |
| Detroit, Mich | 5.9 | 30.0 | .1 | .4 | 3.0 | 42.0 | 54.5 |
| El Paso, Tex | .9 | 27.1 | ---- | .3 | 14.9 | 84.1 | .7 |
| Flint, Mich | 1.0 | 28.9 | ---- | .6 | 2.6 | 59.4 | 37.4 |
| Fort Wayne, Ind | .2 | 27.3 | ---- | ---- | 11.4 | 82.3 | 6.3 |
| Fort Worth, Tex | 1.2 | 27.4 | .2 | ---- | 9.2 | 86.1 | 4.5 |
| Fresno, Calif | .2 | 26.1 | 1.5 | ---- | 30.9 | 53.9 | 7.7 |
| Grand Rapids, Mich | .4 | 27.7 | ---- | .8 | 8.1 | 76.6 | 14.5 |
| Hartford, Conn | .3 | 30.0 | ---- | 1.2 | 2.3 | 18.6 | 77.9 |
| Houston, Tex | 1.5 | 28.3 | ---- | .6 | 8.0 | 61.9 | 29.5 |
| Indianapolis, Ind | .6 | 26.6 | ---- | ---- | 28.2 | 66.3 | 5.5 |
| Jacksonville, Fla | .5 | 28.1 | ---- | .6 | 4.3 | 73.9 | 21.2 |
| Kansas City, Kans.-Mo | .7 | 27.5 | ---- | 1.2 | 11.8 | 73.5 | 13.5 |
| Knoxville, Tenn | .5 | 27.3 | ---- | 1.3 | 6.4 | 92.3 | ---- |
| Little Rock-North Little Rock, Ark | .4 | 26.0 | ---- | ---- | 20.6 | 77.2 | 2.2 |
| Los Angeles-Long Beach, Calif | 4.1 | 28.2 | .1 | .1 | 6.6 | 66.8 | 26.4 |
| Louisville, Ky | .3 | 28.1 | ---- | 2.0 | 11.7 | 56.3 | 29.1 |
| Memphis, Tenn | .8 | 30.0 | ---- | 1.2 | 3.8 | 40.4 | 54.6 |
| Miami, Fla | .8 | 27.8 | ---- | 1.5 | 15.5 | 59.0 | 24.0 |
| Milwaukee, Wis | .4 | 27.7 | ---- | ---- | 4.0 | 84.1 | 11.9 |
| Minneapolis-St. Paul, Minn | .7 | 30.0 | ---- | .9 | 4.8 | 43.4 | 50.9 |
| New Orleans, La | .6 | 28.7 | 1.1 | ---- | 2.2 | 62.7 | 34.0 |
| New York-Northeastern New Jersey | 4.2 | 30.0 | .1 | .4 | 4.2 | 31.7 | 63.6 |
| Norfolk-Portsmouth, Va | .2 | 28.2 | ---- | 3.3 | 9.8 | 57.4 | 29.6 |
| Oklahoma City, Okla | .8 | 27.8 | ---- | ---- | 8.7 | 73.6 | 17.7 |
| Omaha, Nebr | .5 | 27.1 | ---- | .6 | 16.8 | 76.3 | 6.3 |
| Philadelphia, Pa | 4.9 | 30.0 | .6 | 2.6 | 7.4 | 26.0 | 63.4 |
| Phoenix, Ariz | 2.2 | 30.0 | .1 | .4 | 8.4 | 32.9 | 58.2 |
| Pittsburgh, Pa | .8 | 28.7 | .4 | 1.1 | 11.3 | 49.8 | 37.4 |
| Portland, Oreg | .8 | 27.8 | ---- | ---- | 9.1 | 72.3 | 18.6 |
| Richmond, Va | .3 | 27.7 | 1.0 | ---- | 9.6 | 74.0 | 15.4 |
| Rochester, N. Y | .1 | 29.4 | ---- | ---- | 12.5 | 42.5 | 45.0 |
| Sacramento, Calif | 1.4 | 28.7 | ---- | ---- | 14.7 | 47.8 | 37.5 |
| St. Louis, Mo | 1.7 | 27.8 | .2 | .7 | 3.8 | 79.5 | 15.8 |
| Salt Lake City, Utah | .7 | 28.0 | ---- | ---- | 14.9 | 58.7 | 26.4 |
| San Antonio, Tex | .3 | 27.5 | ---- | ---- | 8.8 | 82.4 | 8.8 |
| San Bernardino-Riverside-Ontario, Calif | .8 | 27.3 | .4 | .4 | 17.8 | 67.9 | 13.5 |
| San Diego, Calif | .5 | 26.7 | ---- | ---- | 27.0 | 67.1 | 5.9 |
| San Francisco-Oakland, Calif | 3.5 | 29.4 | ---- | .3 | 6.3 | 49.2 | 44.2 |
| San Jose, Calif | 1.8 | 30.0 | ---- | ---- | 6.0 | 42.8 | 51.2 |
| Seattle, Wash | 1.0 | 27.3 | ---- | .3 | 19.2 | 67.6 | 12.9 |
| Shreveport, La | .6 | 27.6 | ---- | .5 | 8.3 | 80.4 | 10.8 |
| South Bend, Ind | .2 | 27.0 | ---- | 2.6 | 15.6 | 77.9 | 3.9 |
| Spokane, Wash | .3 | 29.0 | ---- | ---- | 18.4 | 39.1 | 42.5 |
| Stockton, Calif | .3 | 27.9 | ---- | .9 | 6.2 | 73.4 | 19.5 |
| Syracuse, N. Y | .1 | 29.4 | ---- | ---- | 16.7 | 37.5 | 45.8 |
| Tacoma, Wash | .3 | 27.1 | ---- | ---- | 25.7 | 57.8 | 16.5 |
| Tampa-St. Petersburg, Fla | 1.0 | 27.6 | ---- | 1.0 | 12.2 | 70.5 | 16.3 |
| Toledo, Ohio | .3 | 27.8 | ---- | 1.0 | 10.4 | 68.8 | 19.8 |
| Topeka, Kans | .1 | 28.8 | ---- | ---- | 7.3 | 56.1 | 36.6 |
| Tulsa, Okla | .9 | 27.6 | ---- | .3 | 4.0 | 87.8 | 7.9 |
| Washington, D. C | .4 | 28.8 | ---- | ---- | 4.1 | 60.3 | 35.6 |
| Wichita, Kans | .5 | 29.1 | ---- | ---- | 5.6 | 54.7 | 39.7 |
| Youngstown, Ohio | .2 | 27.3 | ---- | 2.6 | 15.4 | 60.2 | 12.8 |





**TABLE II–45—Continued**

*Term of mortgage, selected metropolitan areas, 1-family homes, Sec. 203, 1955*—Continued

| Standard metropolitan area | Percentage distribution | Median term in years | Term of mortgage—percentage distribution | | | | |
|---|---|---|---|---|---|---|---|
| | | | 10 years | 15 years | 20 years | 25 years | 30 years |
| EXISTING HOMES | | | | | | | |
| Akron, Ohio | 0.7 | 23.9 | 0.5 | 16.4 | 42.0 | 38.7 | 1.8 |
| Albany-Schenectady-Troy, N. Y | .5 | 24.1 | .4 | 5.8 | 53.2 | 30.8 | 9.8 |
| Albuquerque, N. Mex | .2 | 26.3 | ---- | ---- | 35.5 | 57.8 | 6.7 |
| Atlanta, Ga | .8 | 27.0 | .2 | .9 | 20.5 | 72.5 | 5.0 |
| Baltimore, Md | .5 | 26.0 | ---- | 5.8 | 34.6 | 47.7 | 11.9 |
| Birmingham, Ala | .4 | 26.0 | 1.3 | 1.3 | 35.1 | 60.5 | 1.8 |
| Buffalo, N. Y | .8 | 26.6 | .7 | 3.0 | 33.8 | 38.6 | 23.9 |
| Charlotte, N. C | .2 | 26.6 | ---- | 2.3 | 26.7 | 64.0 | 7.0 |
| Chicago, Ill | 2.4 | 24.1 | .8 | 5.8 | 52.8 | 39.1 | 1.5 |
| Cleveland, Ohio | 1.4 | 25.4 | .5 | 10.2 | 35.4 | 45.6 | 8.3 |
| Columbus, Ohio | 1.6 | 23.8 | .1 | 10.0 | 52.4 | 36.2 | 1.3 |
| Dallas, Tex | 1.1 | 26.5 | ---- | .5 | 29.2 | 68.0 | 2.3 |
| Dayton, Ohio | .5 | 23.0 | ---- | 11.2 | 65.8 | 21.4 | 1.6 |
| Denver, Colo | .6 | 27.3 | ---- | 1.8 | 16.4 | 69.9 | 11.9 |
| Des Moines, Iowa | .3 | 24.6 | ---- | 4.4 | 49.1 | 44.6 | 1.0 |
| Detroit, Mich | 3.9 | 25.9 | .2 | 3.8 | 36.8 | 52.1 | 7.1 |
| El Paso, Tex | .1 | 25.8 | ---- | 3.9 | 37.3 | 58.8 | ---- |
| Flint, Mich | .5 | 26.5 | .3 | 2.0 | 29.0 | 62.0 | 6.7 |
| Fort Wayne, Ind | .2 | 23.8 | .7 | 2.9 | 60.7 | 35.0 | .7 |
| Fort Worth, Tex | .7 | 24.5 | ---- | 1.0 | 54.0 | 44.0 | 1.0 |
| Fresno, Calif | .5 | 25.2 | 1.0 | 2.7 | 44.5 | 48.5 | 3.3 |
| Grand Rapids, Mich | .6 | 25.6 | ---- | 3.2 | 40.1 | 53.8 | 2.9 |
| Hartford, Conn | .4 | 20.3 | .5 | .5 | 16.3 | 37.7 | 45.0 |
| Houston, Tex | 1.4 | 25.4 | ---- | 3.7 | 42.4 | 49.6 | 4.3 |
| Indianapolis, Ind | 1.1 | 23.3 | .5 | 19.2 | 46.3 | 33.4 | .6 |
| Jacksonville, Fla | .4 | 26.9 | ---- | .5 | 19.6 | 77.1 | 2.8 |
| Kansas City, Kans.-Mo | 2.3 | 24.0 | .6 | 9.4 | 50.5 | 36.9 | 2.6 |
| Knoxville, Tenn | .2 | 26.8 | ---- | 1.6 | 21.6 | 76.0 | .8 |
| Little Rock-North Little Rock, Ark | .3 | 25.3 | ---- | 1.9 | 45.0 | 53.1 | ---- |
| Los Angeles-Long Beach, Calif | 3.8 | 24.5 | .2 | 2.4 | 53.0 | 40.7 | 3.7 |
| Louisville, Ky | .7 | 26.0 | ---- | 2.1 | 21.6 | 69.9 | 6.4 |
| Memphis, Tenn | .6 | 27.2 | .3 | .0 | 13.8 | 79.5 | 5.5 |
| Miami, Fla | .3 | 26.3 | .6 | 2.3 | 31.6 | 59.3 | 6.2 |
| Milwaukee, Wis | .2 | 26.9 | ---- | ---- | 24.6 | 65.2 | 10.2 |
| Minneapolis-St. Paul, Minn | .9 | 27.7 | ---- | 3.5 | 21.2 | 47.8 | 27.5 |
| New Orleans, La | .3 | 27.0 | ---- | 1.6 | 15.5 | 81.8 | 1.1 |
| New York-Northeastern New Jersey | 3.8 | 27.6 | .1 | 2.4 | 26.0 | 42.0 | 29.5 |
| Norfolk-Portsmouth, Va | .4 | 23.8 | ---- | 2.8 | 62.9 | 33.9 | .4 |
| Oklahoma City, Okla | .6 | 25.3 | ---- | 6.4 | 40.9 | 51.2 | 1.5 |
| Omaha, Nebr | .6 | 23.2 | ---- | 18.6 | 40.4 | 31.7 | .3 |
| Philadelphia, Pa | 2.1 | 26.9 | .2 | 5.0 | 31.3 | 35.7 | 27.8 |
| Phoenix, Ariz | .6 | 25.8 | .8 | 1.9 | 40.3 | 41.7 | 15.3 |
| Pittsburgh, Pa | .7 | 26.4 | .2 | 6.1 | 31.1 | 45.7 | 16.9 |
| Portland, Oreg | 1.7 | 24.1 | .6 | 9.3 | 49.0 | 39.7 | 1.4 |
| Richmond, Va | .5 | 26.8 | .4 | 3.5 | 25.1 | 59.2 | 11.8 |
| Rochester, N. Y | .6 | 25.0 | .0 | 9.4 | 39.7 | 35.3 | 14.7 |
| Sacramento, Calif | 1.4 | 26.2 | .1 | 2.5 | 33.7 | 57.2 | 6.5 |
| St. Louis, Mo | 2.1 | 26.2 | .2 | 1.5 | 34.6 | 58.9 | 4.8 |
| Salt Lake City, Utah | .5 | 26.7 | ---- | 2.1 | 25.5 | 66.4 | 6.0 |
| San Antonio, Tex | .5 | 26.1 | ---- | 4.2 | 31.6 | 62.5 | 1.7 |
| San Bernardino-Riverside-Ontario, Calif | .4 | 26.5 | ---- | 1.2 | 28.8 | 66.7 | 3.3 |
| San Diego, Calif | .7 | 24.9 | .3 | .8 | 49.2 | 48.4 | 1.3 |
| San Francisco-Oakland, Calif | 4.2 | 26.3 | .1 | .8 | 33.3 | 61.2 | 4.6 |
| San Jose, Calif | 1.0 | 27.1 | ---- | .5 | 20.6 | 69.5 | 9.4 |
| Seattle, Wash | 2.8 | 24.1 | .4 | 7.4 | 51.7 | 38.3 | 2.2 |
| Shreveport, La | .4 | 20.7 | ---- | 4.9 | 25.5 | 59.3 | 10.3 |
| South Bend, Ind | .3 | 22.6 | .6 | 12.0 | 72.2 | 14.6 | .6 |
| Spokane, Wash | .4 | 24.9 | .4 | 7.5 | 43.1 | 38.9 | 10.1 |
| Stockton, Calif | .5 | 20.2 | .3 | 2.8 | 32.5 | 57.8 | 6.6 |
| Syracuse, N. Y | .3 | 25.1 | ---- | 6.4 | 43.1 | 26.0 | 24.5 |
| Tacoma, Wash | .5 | 23.0 | .3 | 8.3 | 52.8 | 33.8 | 4.8 |
| Tampa-St. Petersburg, Fla | .3 | 25.3 | ---- | 6.4 | 40.9 | 47.4 | 5.3 |
| Toledo, Ohio | .3 | 25.5 | ---- | 2.6 | 42.3 | 51.5 | 3.6 |
| Topeka, Kans | .4 | 26.5 | .4 | 2.7 | 30.8 | 53.3 | 12.8 |
| Tulsa, Okla | .8 | 26.3 | ---- | 1.1 | 31.1 | 66.4 | 1.4 |
| Washington, D. C | .8 | 27.8 | ---- | 1.3 | 22.3 | 47.8 | 28.6 |
| Wichita, Kans | .5 | 24.8 | ---- | 1.5 | 50.7 | 46.0 | 1.8 |
| Youngstown, Ohio | .3 | 23.6 | .0 | 7.9 | 57.1 | 27.1 | 7.3 |

(3 of 4) States, while 30-year terms were most common in 7 (Arizona, Connecticut, Massachusetts, Nevada, New Jersey, New York, and Pennsylvania) and 20-year terms in only 3 (North Dakota, South Dakota, and West Virginia). Not only were 30-year new-home transactions insured in every State but North Dakota, but in most States these outnumbered the 20-year mortgages. One-fifth or more of the new-home mortgages in 20 States involved 30-year terms.

In FHA-insured existing-home transactions, 25-year mortgages were the most numerous in over half of the States and 20-year mortgages in 21 States. As in the case of new-home transactions, 30-year durations were reported for existing-home mortgages in every State but Wyoming and represented at least 10 percent of the total in 11 States and the District of Columbia.

Table 45 indicates that in most of the selected metropolitan areas the 25-year mortgage was the most common in both new- and existing-home transactions; that 30-year terms were extended in virtually all of these areas and outnumbered 20-year terms in new-home transactions in more than two-thirds of the areas, including nearly one-fifth of the localities in which 30-year mortgages predominated; and that existing-home mortgages of less than 25 years were preponderant in less than one-third of the areas.

TOTAL MONTHLY MORTGAGE PAYMENT DISTRIBUTION.—Chart 20 depicts the distribution of the total monthly payments stipulated in the new- and existing- one-family home mortgages insured under Section 203 during 1955. In addition to principal amortization and interest, the total monthly mortgage payment covers the monthly installments for property taxes and special assessments, hazard and FHA mortgage insurance premiums, and ground rent, if any.

Monthly payments of $60 to $89 were specified in 2 of every 3 new-home and 5 of every 8 existing-home mortgage contracts closed in 1955. About one-eighth of both types of transactions involved payments of $50 to $59, while one-tenth required payments of $90 to $99. Monthly payments of $100 or more were required for nearly 9 percent of the new-home and 12 percent of the existing-home mortgages.

Compared with 1954, new-home monthly payments averaged about 7 percent higher, while existing-home payments were only a few cents more. Although the average increase in mortgage amounts was significantly greater—13 percent for new homes and 7 percent for existing—the rise in mortgage payments was minimized by the longer durations, averaging 32 months more for new homes and nearly 31 months more for existing homes than in 1954. As indicated in Table 46, there were significant shifts in the new-home monthly payment distributions from 1954 to 1955—principally declines in the proportions below $70 and increases in the proportion of mortgages requiring payments of $80 or more. For existing-home trans-





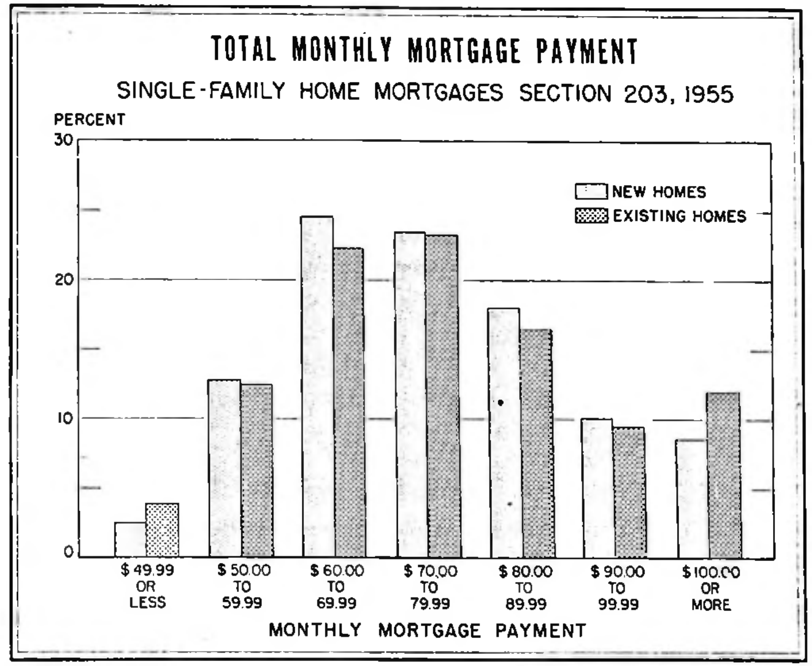


CHART II–20

actions, the changes were minor—slight decreases in the proportion of cases involving monthly payments of less than $60 and in the $100 to $129 groups (probably reflecting the influence of the longer mortgage terms), and increases in the $60 to $99 intervals.

TABLE II–46

*Total monthly mortgage payment, 1-family homes, Sec. 203, selected years*

| Total monthly mortgage payment | New homes—percentage distributions | | | | | Existing homes—percentage distributions | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 1955 | 1954 | 1953 | 1950 | 1946 | 1955 | 1954 | 1953 | 1950 | 1946 |
| Less than $30 | 0.1 | 0.1 | (1) | 0.2 | 5.4 | 0.2 | 0.2 | (1) | 2.3 | 14.5 |
| $30 to $39 | .2 | .1 | 0.3 | 4.0 | 25.0 | .5 | .7 | 0.7 | 7.7 | 34.3 |
| $40 to $49 | 2.1 | 3.3 | 8.8 | 20.8 | 31.1 | 3.2 | 4.3 | 6.4 | 21.8 | 26.9 |
| $50 to $59 | 12.8 | 20.5 | 24.0 | 35.2 | 27.1 | 12.5 | 13.8 | 17.3 | 27.2 | 12.8 |
| $60 to $69 | 24.6 | 30.0 | 29.3 | 20.4 | 9.0 | 22.3 | 21.5 | 23.7 | 19.3 | 5.7 |
| $70 to $79 | 23.5 | 23.3 | 21.6 | 7.2 | 1.8 | 23.3 | 21.3 | 21.8 | 10.2 | 2.8 |
| $80 to $89 | 18.0 | 11.5 | 9.6 | 1.7 | .3 | 16.5 | 15.3 | 14.2 | 5.3 | 1.2 |
| $90 to $99 | 10.1 | 6.0 | 4.0 | .7 | .2 | 9.5 | 9.4 | 7.7 | 2.6 | .6 |
| $100 to $109 | 4.6 | 2.8 | 1.4 | .4 | .1 | 5.2 | 5.9 | 4.1 | 1.6 | .4 |
| $110 to $119 | 2.2 | 1.3 | .5 | .2 | | 3.0 | 3.6 | 2.4 | .9 | .4 |
| $120 to $129 | .9 | .6 | .3 | .1 | | 1.6 | 2.2 | 1.0 | .6 | .1 |
| $130 or more | .9 | .5 | .2 | .1 | | 2.2 | 1.8 | .7 | .5 | .3 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Average | $70.08 | $71.36 | $67.05 | $55.38 | $46.06 | $77.15 | $77.10 | $72.79 | $58.94 | $43.25 |
| Median | $74.32 | $68.62 | $65.95 | $54.31 | $46.18 | $74.81 | $74.34 | $70.84 | $56.65 | $40.83 |

[1] Less than 0.05 percent.

RATIO OF LOAN TO VALUE.—Virtually all of the new-home and most of the existing-home mortgages insured under Section 203 during 1955 were approved under the Administrative Rules in effect prior to July 30, 1955, and hence could involve maximum loan-value ratios of 95 percent for new homes and 90 percent for existing homes of the first $9,000 of appraised value plus 75 percent of the additional value up to a maximum amount for mortgages of $20,000 on 1- and 2-family properties.[5] In Alaska, Hawaii, and Guam the specified amounts could be as much as 50 percent more, in recognition of the higher construction costs in these parts. Credit control limitations imposed on July 30, 1955 reduced the applicable maximum ratios to 93 percent and 73 percent for new homes and 88 percent and 73 percent for existing homes, but because of the time required for FHA and mortgagee processing of new- and existing-home transactions and construction of new homes, practically none of the new-home cases and only a small proportion of the existing-home cases covered by the sample of cases insured in the first 10 months of the year were probably affected by the lower loan-value ratios effective on and after July 30.

As shown in Table 47, two-thirds of the 1-family new-home mortgages insured under Section 203 in 1955 were for amounts exceeding 85 percent of the FHA-appraised value—one-third of the total in the 86 to 90 percent interval and about the same proportion in the 91 to 95 percent bracket. Nearly 3 of every 4 of the existing-home cases had loan-value ratios above 80 percent, including 30 percent ranging from 81 to 85 percent, nearly one-third from 86 to 90 percent, and nearly one-ninth—representing properties originally constructed with FHA compliance inspections—from 91 to 95 percent.

**TABLE II—47**

*Ratio of loan to value, 1-family homes, Sec. 203, selected years*

| Ratio of loan to value (percent) | New homes—percentage distributions | | | | | Existing homes—percentage distributions | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 1955 | 1954 | 1953 | 1950 | 1946 | 1955 | 1954 | 1953 | 1950 | 1946 |
| 50 or less | 0.8 | 0.8 | 0.7 | 0.6 | 0.6 | 0.6 | 1.1 | 1.3 | 2.1 | 1.3 |
| 51 to 55 | .4 | .4 | .4 | .4 | .8 | .4 | .8 | .8 | 1.4 | .9 |
| 56 to 60 | .7 | .7 | .8 | .5 | .8 | .9 | 1.6 | 1.5 | 2.2 | 1.2 |
| 61 to 65 | 1.2 | 1.4 | 1.3 | .9 | 1.3 | 1.5 | 2.8 | 2.6 | 3.7 | 2.8 |
| 66 to 70 | 2.1 | 2.6 | 2.7 | 1.6 | 3.3 | 4.3 | 7.7 | 7.2 | 8.8 | 5.8 |
| 71 to 75 | 4.1 | 5.1 | 5.2 | 3.2 | 4.8 | 5.9 | 9.8 | 9.8 | 13.5 | 8.8 |
| 76 to 80 | 9.5 | 28.8 | 21.7 | 8.8 | 11.8 | 13.2 | 52.2 | 58.8 | 51.5 | 60.7 |
| 81 to 85 | 14.2 | 11.8 | 13.8 | 10.9 | 14.1 | 30.2 | 7.3 | 4.0 | 4.4 | 3.6 |
| 86 to 90 | 33.7 | 25.6 | 30.7 | 57.1 | 62.5 | 32.1 | 10.8 | 8.8 | 9.8 | 14.9 |
| 91 to 95 | 33.3 | 22.8 | 22.7 | 16.0 | ...... | 10.0 | 5.9 | 5.2 | 2.6 | ...... |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Average | 85.0 | 82.2 | 82.9 | 85.0 | 84.1 | 82.2 | 77.8 | 77.5 | 76.4 | 78.6 |
| Median | 88.5 | 85.3 | 86.5 | 88.0 | 87.0 | 84.8 | 78.5 | 78.3 | 77.8 | 78.4 |

Loan-value ratios for Section 203 cases insured in 1955 were significantly higher than in the previous year, reflecting the increases in the maximum ratios provided in the Housing Act of 1954. In addition, it should be noted that the 1954 data cover, for the most part, cases approved under the lower maximum ratios in effect prior to the enactment of that legislation. In the new-home distributions, the major changes were a sharp drop in the proportion of cases with ratios of 76 percent to 80 percent and the corresponding increase in the proportions having ratios of 86 to 90 percent and 91 to 95 percent. The shifts in the existing-home distributions were more marked—the proportions in the 76 to 80 percent group falling from over half to about one-eighth of the total, while the 81 to 85 percent group was quadrupling to 30 percent, the 86 to 90 percent group tripling to 32 percent, and the 91 to 95 percent group doubling to nearly 11 percent of the total.

[5] For nonoccupant mortgagors, the maximum ratio is 85 percent of the mortgage amount specified for owner-occupant cases.





Table 48 shows the loan-value distributions by property value groups for the Section 203 cases insured during 1955. Most of the mortgages were at or near the maximum amount specified under the legislation and applicable administrative rules. The greatest concentration of transactions at or near the maximum limits was particularly evident in the new homes valued at less than $10,000, for which the law provides the most favorable

**TABLE II—48**

*Ratio of loan to value by property value, 1-family homes, Sec. 203, 1955*

| FHA estimate of property value | Percentage distribution | Median loan-value ratio | Ratio of loan to value—percentage distributions | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | 50 percent or less | 51 to 60 percent | 61 to 70 percent | 71 to 75 percent | 76 to 80 percent | 81 to 85 percent | 86 to 90 percent | 91 to 95 percent | Total |
| NEW HOMES | | | | | | | | | | | |
| Less than $7,000 | 0.4 | 93.1 | ...... | ...... | ...... | 2.7 | 1.4 | 1.4 | 9.0 | 85.5 | 100.0 |
| $7,000 to $7,999 | 3.0 | 93.2 | ...... | 0.1 | 0.1 | .6 | 2.8 | 2.1 | 5.6 | 88.7 | 100.0 |
| $8,000 to $8,999 | 10.0 | 93.1 | 0.1 | .3 | .3 | .4 | 1.6 | 1.9 | 8.4 | 87.0 | 100.0 |
| $9,000 to $9,999 | 14.2 | 92.9 | .1 | .1 | .4 | .8 | 2.0 | 3.6 | 11.4 | 81.6 | 100.0 |
| $10,000 to $10,999 | 12.3 | 91.9 | .3 | .3 | 1.2 | 2.0 | 4.0 | 6.8 | 24.1 | 61.3 | 100.0 |
| $11,000 to $11,999 | 12.3 | 88.2 | .7 | .8 | 2.3 | 3.0 | 6.3 | 12.7 | 55.9 | 18.3 | 100.0 |
| $12,000 to $12,999 | 11.0 | 87.1 | .9 | 1.2 | 3.2 | 4.2 | 15.7 | 11.5 | 63.0 | .3 | 100.0 |
| $13,000 to $13,999 | 9.0 | 86.8 | .9 | 1.4 | 4.6 | 7.2 | 13.7 | 13.2 | 59.0 | ...... | 100.0 |
| $14,000 to $14,999 | 8.2 | 86.1 | 1.3 | 1.5 | 6.0 | 8.1 | 13.9 | 18.1 | 51.1 | ...... | 100.0 |
| $15,000 to $15,999 | 6.3 | 84.3 | 1.8 | 2.5 | 7.6 | 6.5 | 18.2 | 19.9 | 43.5 | ...... | 100.0 |
| $16,000 to $17,999 | 7.1 | 82.2 | 2.1 | 3.0 | 7.9 | 9.0 | 17.0 | 46.0 | 14.3 | .7 | 100.0 |
| $18,000 to $19,999 | 2.6 | 81.8 | 2.2 | 3.6 | 7.0 | 7.0 | 19.9 | 57.8 | 1.6 | ...... | 100.0 |
| $20,000 or more | 1.8 | 80.8 | 2.4 | 5.0 | 10.6 | 8.2 | 24.6 | 46.4 | 2.8 | ...... | 100.0 |
| Total | 100.0 | 88.5 | .8 | 1.1 | 3.3 | 4.1 | 9.5 | 14.2 | 33.7 | 33.3 | 100.0 |
| EXISTING HOMES | | | | | | | | | | | |
| Less than $7,000 | 2.5 | 88.0 | 0.2 | 0.8 | 4.7 | 3.5 | 8.3 | 10.2 | 56.8 | 15.5 | 100.0 |
| $7,000 to $7,999 | 4.9 | 89.0 | .3 | .5 | 2.9 | 2.3 | 7.1 | 6.4 | 50.1 | 30.4 | 100.0 |
| $8,000 to $8,999 | 10.1 | 89.1 | .4 | .6 | 3.1 | 2.8 | 5.8 | 9.3 | 45.6 | 32.4 | 100.0 |
| $9,000 to $9,999 | 12.2 | 88.4 | .3 | .7 | 3.5 | 2.9 | 6.9 | 11.4 | 49.8 | 24.5 | 100.0 |
| $10,000 to $10,999 | 12.7 | 87.6 | .5 | 1.0 | 4.0 | 3.9 | 9.9 | 15.3 | 48.8 | 16.6 | 100.0 |
| $11,000 to $11,999 | 11.6 | 86.5 | .3 | 1.1 | 5.0 | 5.3 | 10.7 | 22.1 | 50.2 | 5.3 | 100.0 |
| $12,000 to $12,999 | 11.2 | 83.8 | .4 | 1.2 | 5.7 | 6.2 | 14.9 | 38.8 | 32.8 | ...... | 100.0 |
| $13,000 to $13,999 | 9.3 | 82.5 | .6 | 1.7 | 7.1 | 7.6 | 16.5 | 56.8 | 9.7 | ...... | 100.0 |
| $14,000 to $14,999 | 7.1 | 82.3 | .7 | 1.8 | 8.2 | 9.7 | 15.3 | 56.7 | 7.6 | ...... | 100.0 |
| $15,000 to $15,999 | 5.2 | 81.8 | 1.0 | 2.0 | 9.1 | 9.1 | 20.7 | 52.2 | 5.9 | ...... | 100.0 |
| $16,000 to $17,999 | 6.6 | 81.6 | 1.2 | 2.5 | 9.3 | 10.4 | 19.9 | 55.1 | 1.5 | .1 | 100.0 |
| $18,000 to $19,999 | 3.2 | 81.5 | .9 | 2.2 | 9.3 | 10.4 | 22.2 | 55.0 | ...... | ...... | 100.0 |
| $20,000 or more | 3.4 | 78.6 | 2.0 | 3.7 | 13.2 | 11.5 | 37.0 | 32.6 | ...... | ...... | 100.0 |
| Total | 100.0 | 84.8 | .6 | 1.3 | 5.8 | 5.9 | 13.2 | 30.2 | 32.1 | 10.9 | 100.0 |

downpayment terms. For the higher-value new homes and all value classes of existing homes, the loan-value distributions tended to be more widely distributed. Several factors may have influenced this situation—lending institutions tend to be more conservative in financing loans on all existing properties and higher-priced new properties because of market considerations; under the FHA mortgage credit policy, mortgages are limited to amounts involving debt services which, when coupled with other housing expenses and long-term financial obligations, are determined to be within the mortgagor's income capacity; buyers of higher-priced new and existing homes are frequently moving from smaller homes with accumulated equities enabling them to make larger downpayments on their "new" homes; and, finally, in the 11 percent of the existing-home transactions involving refinancing of outstanding mortgages by the same owner, the FHA mortgage credit policy limits mortgages to an amount required to cover any existing indebtedness plus costs of repairs, alterations, additions to the property, and the cost of obtaining the loan, or 70 percent of the FHA valuation of the property, whichever is the greater.

### Property Value Characteristics

Under the FHA underwriting system, a determination of the estimated value of the property (including the house, other physical improvements, and land) involves consideration of a number of items—the replacement cost of the property, its rental value, selling prices of comparable homes, type and location of the neighborhood, the character and market price of the site, quality of materials and construction, the size of the house, and garage facilities. Data on some of these items and their relationship to property value are presented and analyzed in this section of the report.

Property Value Distribution.—As is evident in Chart 21, property values of $8,000 to $13,999 predominated in the Section 203 transactions insured during 1955—including 7 of every 10 new homes and 2 of every 3 existing properties. Most of the remaining properties involved values of from $14,000 to $17,999. In the lowest and highest value brackets, existing properties were relatively more numerous than new—7 percent of the existing and 3 percent of the new were valued at less than $8,000, and 7 percent of the existing and 4 percent of the new were valued at $18,000 or more.

FHA property values for new homes averaged 9 percent higher in 1955 than in 1954, while existing-home values inched upward less than 1 percent. Table 49 discloses that the uptrend in new-home values was concurrent with declines of proportions in all value brackets below $12,000—principally in the $7,000 and $8,000 groups—and increases in all the ranges from $12,000 upward, particularly in the $13,000 to $17,999 brackets. In contrast, the existing-home distribution showed little change from 1954. In addition to higher construction and land costs, the higher 1955 level of new-home values is also probably attributable to the more favorable financ-





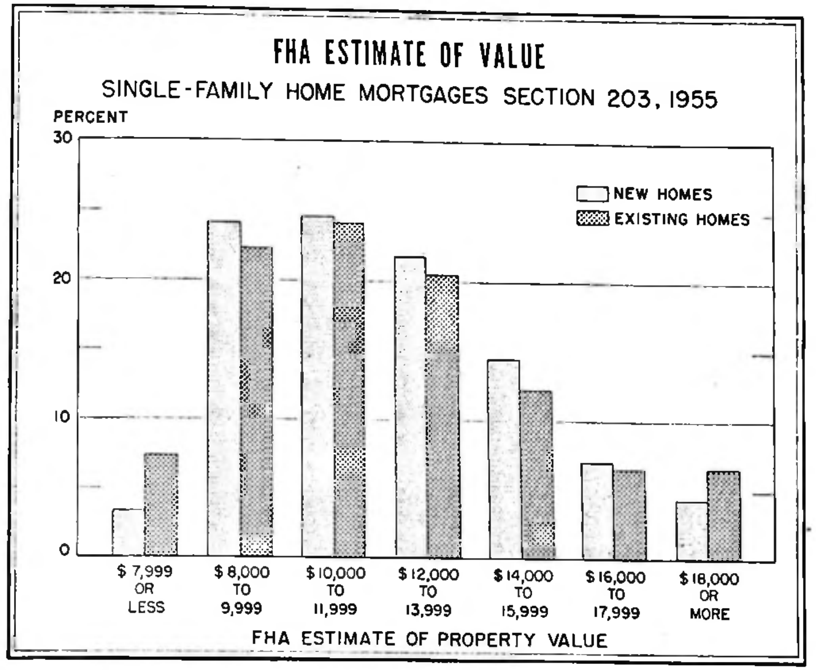


**CHART II–21**

ing terms made available for the purchase of the more expensive properties under provisions of the Housing Act of 1954.

Property value distributions of the new- and existing-home cases insured under Section 203 during 1955 are presented by States and Territories in Table 50 and for selected metropolitan areas in Table 51.

**TABLE II–49**

*Property value, 1-family homes, Sec. 203, selected years*

| FHA estimate of property value | New homes—percentage distributions | | | | | Existing homes—percentage distributions | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 1955 | 1954 | 1953 | 1950 | 1946 | 1955 | 1954 | 1953 | 1950 | 1946 |
| Less than $4,000 | | | | (1) | 2.3 | | (1) | | 1.2 | 9.0 |
| $4,000 to $4,999 | | | | 0.4 | 10.0 | | 0.2 | | 1.4 | 16.8 |
| $5,000 to $5,999 | (1) | (1) | | 1.6 | 20.3 | 0.6 | .4 | | 4.2 | 24.6 |
| $6,000 to $6,999 | 0.4 | 0.6 | 2.2 | 18.3 | 27.8 | 1.9 | 2.0 | 2.8 | 10.7 | 20.3 |
| $7,000 to $7,999 | 3.0 | 6.0 | 14.9 | 20.8 | 22.4 | 4.9 | 5.5 | 6.8 | 15.8 | 12.1 |
| $8,000 to $8,999 | 10.0 | 18.8 | 14.4 | 22.5 | 11.1 | 10.1 | 10.1 | 11.2 | 17.1 | 7.0 |
| $9,000 to $9,999 | 14.2 | 15.7 | 14.8 | 15.9 | 3.4 | 12.2 | 11.1 | 12.5 | 14.5 | 3.4 |
| $10,000 to $10,999 | 12.3 | 12.4 | 15.7 | 10.0 | 1.5 | 12.7 | 12.6 | 14.0 | 11.3 | 2.5 |
| $11,000 to $11,999 | 12.3 | 12.8 | 14.5 | 4.7 | .5 | 11.6 | 12.1 | 12.9 | 7.6 | 1.1 |
| $12,000 to $12,999 | 11.9 | 10.1 | 10.1 | 2.3 | .3 | 11.2 | 11.8 | 12.1 | 5.7 | 1.2 |
| $13,000 to $13,999 | 9.9 | 7.8 | 5.2 | 1.4 | .2 | 9.3 | 9.1 | 8.7 | 3.3 | .5 |
| $14,000 to $14,999 | 8.2 | 5.5 | 3.2 | .7 | .1 | 7.1 | 6.6 | 6.0 | 2.0 | .3 |
| $15,000 to $15,999 | 6.3 | 3.8 | 2.0 | .5 | .1 | 5.2 | 5.8 | 4.6 | 1.7 | .4 |
| $16,000 to $17,999 | 7.1 | 3.8 | 1.9 | .5 | (1) | 6.6 | 7.0 | 5.2 | 1.9 | .3 |
| $18,000 to $19,999 | 2.6 | 1.4 | .7 | .2 | | 3.2 | 3.1 | 1.9 | .9 | .2 |
| $20,000 or more | 1.8 | 1.3 | .4 | .2 | | 3.4 | 2.6 | 1.3 | .7 | .3 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Average value | $12,118 | $11,120 | $10,357 | $8,594 | $6,597 | $12,047 | $11,934 | $11,419 | $9,208 | $6,269 |
| Median value | $11,742 | $10,678 | $10,140 | $8,286 | $6,558 | $11,555 | $11,540 | $11,061 | $8,865 | $5,934 |

[1] Less than 0.05 percent.

Median new-home property values ranged from $9,587 in Maine to $14,207 in Missouri, and existing-home medians from $9,254 in Maine to $14,500 in the District of Columbia. The higher medians in Alaska and Hawaii reflect the substantially higher construction costs in those Territories. In three-fifths of the States, new-home median values exceeded existing.

The major share of the FHA new-home properties in most States had values of $8,000 to $11,999. In one-third of the States, the bulk ranged from $10,000 to $13,999, and in one-eighth of the States from $12,000 to $15,999. States having the largest proportion of the lower-value new homes were located principally in the South and Southwest, with a few in the upper portion of New England and the West North Central area. Higher value new-home properties were most common in Colorado, Connecticut, Michigan, Minnesota, Missouri, Montana, New York, and West Virginia.

Existing-home values in most States tended to be more widely distributed than new-home values. The largest proportions of existing homes in

**TABLE II-50**

*Property value by States, 1-family homes, Sec. 203, 1955*

| State | Median property value | Property value—percentage distribution | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Less than $8,000 | $8,000 to $9,999 | $10,000 to $11,999 | $12,000 to $13,999 | $14,000 to $15,999 | $16,000 to $17,999 | $18,000 to $19,999 | $20,000 or more |
| NEW HOMES | | | | | | | | | |
| Alabama | $10,864 | 5.2 | 28.2 | 30.6 | 13.8 | 9.7 | 7.8 | 2.1 | 2.6 |
| Arizona | 10,511 | 11.9 | 20.0 | 28.2 | 17.0 | 5.8 | 3.7 | 1.0 | 2.5 |
| Arkansas | 10,272 | 11.7 | 34.2 | 25.0 | 11.4 | 10.1 | 1.8 | 1.8 | 4.0 |
| California | 11,733 | 1.1 | 30.6 | 20.8 | 22.6 | 13.5 | 6.8 | 3.3 | 1.3 |
| Colorado | 13,048 | 3.8 | 9.2 | 24.6 | 33.3 | 20.4 | 6.3 | 1.3 | 1.1 |
| Connecticut | 13,011 | | 8.7 | 23.2 | 32.5 | 20.1 | 7.4 | 5.6 | 2.5 |
| Delaware | 12,278 | | 18.5 | 27.7 | 29.2 | 13.8 | 3.1 | 4.6 | 3.1 |
| District of Columbia | (1) | | | | | | | | |
| Florida | 10,220 | 10.0 | 36.8 | 25.9 | 15.1 | 7.8 | 2.5 | 1.0 | .9 |
| Georgia | 9,619 | 12.0 | 46.2 | 17.0 | 10.4 | 7.4 | 2.7 | 2.2 | 2.1 |
| Idaho | 12,361 | 1.2 | 14.9 | 26.4 | 26.4 | 12.6 | 10.4 | 4.6 | 3.5 |
| Illinois | 12,190 | 1.3 | 24.1 | 21.9 | 24.1 | 12.0 | 10.9 | 4.6 | 1.1 |
| Indiana | 11,158 | 4.7 | 28.1 | 20.9 | 20.9 | 8.6 | 5.0 | 1.8 | 1.0 |
| Iowa | 10,530 | 4.7 | 35.9 | 30.3 | 13.8 | 8.5 | 4.9 | 1.1 | .8 |
| Kansas | 11,486 | 5.8 | 24.8 | 26.6 | 19.8 | 13.5 | 5.6 | 2.7 | 1.2 |
| Kentucky | 12,500 | | 22.0 | 22.6 | 19.0 | 22.6 | 6.1 | 3.1 | 4.6 |
| Louisiana | 12,114 | 4.1 | 17.7 | 26.8 | 21.4 | 12.6 | 8.6 | 5.0 | 3.8 |
| Maine | 9,587 | 6.0 | 58.2 | 28.3 | 3.0 | 4.5 | | | |
| Maryland | 11,307 | 5.2 | 30.2 | 23.0 | 20.8 | 6.3 | 10.1 | 4.4 | |
| Massachusetts | 11,317 | .7 | 20.0 | 45.2 | 20.3 | 5.6 | 2.2 | | |
| Michigan | 13,973 | .5 | 4.6 | 21.5 | 23.7 | 32.0 | 12.9 | 2.9 | 1.9 |
| Minnesota | 13,180 | | 1.7 | 18.1 | 47.8 | 10.1 | 7.7 | 4.3 | 1.3 |
| Mississippi | 10,338 | 12.4 | 32.1 | 20.6 | 13.2 | 8.2 | 2.9 | .4 | 1.2 |
| Missouri | 14,207 | .7 | 4.5 | 13.8 | 28.2 | 20.2 | 21.0 | 3.6 | 2.0 |
| Montana | 13,974 | | 2.0 | 12.9 | 35.6 | 32.7 | 11.9 | 4.9 | |
| Nebraska | 10,937 | 1.8 | 26.8 | 40.2 | 20.5 | 7.1 | 1.6 | 1.0 | 1.0 |
| Nevada | 11,119 | | 42.0 | 10.0 | 23.4 | 10.4 | 2.6 | 1.3 | 4.3 |
| New Hampshire | 10,000 | | 50.0 | 32.1 | 7.1 | 3.6 | 3.6 | 3.6 | |
| New Jersey | 11,919 | 5.9 | 18.0 | 27.6 | 24.6 | 10.5 | 7.1 | .3 | |
| New Mexico | 9,688 | 5.6 | 51.0 | 27.8 | 11.9 | 2.7 | .3 | .7 | |
| New York | 14,098 | .9 | 11.9 | 16.2 | 19.8 | 23.7 | 13.3 | 8.0 | 6.2 |
| North Carolina | 9,683 | 12.8 | 44.1 | 21.1 | 11.6 | 4.0 | 2.0 | 1.9 | 1.6 |
| North Dakota | 11,889 | | 17.3 | 34.6 | 34.6 | 11.6 | | 1.9 | |
| Ohio | 12,939 | .1 | 12.7 | 16.2 | 32.9 | 21.8 | 11.0 | 3.0 | 2.3 |
| Oklahoma | 10,614 | 4.1 | 36.3 | 25.5 | 19.6 | 9.1 | 3.4 | 1.2 | .8 |
| Oregon | 12,103 | | 21.4 | 26.9 | 24.7 | 15.3 | 8.1 | 2.8 | .8 |
| Pennsylvania | 12,111 | .1 | 12.5 | 35.6 | 28.3 | 14.8 | 6.7 | 1.1 | .9 |
| Rhode Island | 11,350 | .8 | 10.0 | 48.1 | 25.9 | 0.9 | 1.5 | | .8 |
| South Carolina | 10,212 | 7.1 | 40.0 | 28.3 | 15.0 | 5.4 | 2.1 | 1.3 | .8 |
| South Dakota | 10,880 | .8 | 31.0 | 38.0 | 10.4 | 7.5 | 2.5 | .8 | |

1 Inadequate sample.





**TABLE II-50—Continued**

*Property value by States, 1-family homes, Sec. 203, 1955*—Continued

| State | Median property value | Property value—percentage distribution | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Less than $8,000 | $8,000 to $9,999 | $10,000 to $11,999 | $12,000 to $13,999 | $14,000 to $15,999 | $16,000 to $17,999 | $18,000 to $19,999 | $20,000 or more |
| NEW HOMES—continued | | | | | | | | | |
| Tennessee | $11,299 | 2.4 | 26.8 | 33.9 | 23.6 | 8.7 | 3.0 | 0.8 | 0.8 |
| Texas | 10,168 | 6.6 | 41.0 | 24.8 | 15.4 | 8.6 | 2.5 | .7 | .4 |
| Utah | 12,132 | | 11.5 | 37.5 | 19.8 | 15.6 | 9.7 | 3.7 | 2.2 |
| Vermont | 10,500 | | 36.4 | 51.5 | 9.1 | | | | 3.0 |
| Virginia | 10,611 | 5.9 | 37.2 | 21.7 | 16.7 | 10.0 | 5.0 | 2.3 | 1.2 |
| Washington | 12,701 | 1.3 | 10.1 | 28.8 | 27.5 | 18.1 | 8.5 | 2.7 | 3.0 |
| West Virginia | 13,500 | | 11.7 | 24.6 | 20.8 | 18.2 | 16.9 | 5.2 | 2.6 |
| Wisconsin | 12,763 | .8 | 4.3 | 32.9 | 29.8 | 22.3 | 6.7 | 2.0 | 1.2 |
| Wyoming | 11,438 | 12.9 | 22.4 | 22.4 | 25.0 | 9.5 | 6.0 | .9 | .9 |
| Alaska | 18,250 | | | | | 2.3 | 46.5 | 9.3 | 41.9 |
| Hawaii | 15,385 | .7 | 14.3 | 11.0 | 15.6 | 13.6 | 19.5 | 9.7 | 15.6 |
| Puerto Rico | 9,330 | 2.7 | 65.5 | 13.2 | 5.3 | | 5.3 | 2.7 | 5.3 |
| Total | 11,742 | 3.4 | 24.2 | 24.6 | 21.8 | 14.5 | 7.1 | 2.6 | 1.8 |
| EXISTING HOMES | | | | | | | | | |
| Alabama | 11,615 | 9.2 | 24.1 | 21.0 | 17.9 | 13.4 | 7.1 | 2.8 | 4.5 |
| Arizona | 9,724 | 19.5 | 35.3 | 21.2 | 10.9 | 4.1 | 2.7 | 1.1 | 5.2 |
| Arkansas | 9,740 | 18.6 | 36.1 | 17.4 | 11.9 | 8.5 | 4.1 | 1.2 | 2.2 |
| California | 11,615 | 4.0 | 23.1 | 28.0 | 20.9 | 11.8 | 6.2 | 3.1 | 2.9 |
| Colorado | 12,169 | .2 | 14.7 | 32.3 | 26.4 | 14.3 | 6.7 | 2.4 | 3.0 |
| Connecticut | 13,286 | 2.7 | 10.7 | 17.6 | 29.4 | 18.6 | 9.0 | 4.8 | 7.2 |
| Delaware | 12,615 | | 17.1 | 17.1 | 33.6 | 12.5 | 11.8 | 2.0 | 5.9 |
| District of Columbia | 14,500 | | | 18.2 | 24.2 | 27.3 | 12.1 | 9.1 | 9.1 |
| Florida | 10,979 | 7.8 | 20.7 | 27.1 | 20.1 | 9.3 | 5.0 | 2.1 | 1.9 |
| Georgia | 12,288 | 5.3 | 20.4 | 21.1 | 21.1 | 14.8 | 8.6 | 5.1 | 3.6 |
| Idaho | 10,350 | 19.2 | 25.2 | 27.0 | 14.2 | 6.6 | 4.6 | 1.8 | 1.4 |
| Illinois | 13,521 | 2.1 | 11.0 | 19.9 | 22.1 | 20.4 | 13.6 | 5.1 | 5.8 |
| Indiana | 10,907 | 8.0 | 27.3 | 26.3 | 18.3 | 9.3 | 4.6 | 3.1 | 3.1 |
| Iowa | 11,767 | 5.4 | 19.1 | 28.6 | 20.2 | 12.9 | 5.1 | 1.6 | 1.1 |
| Kansas | 10,843 | 11.7 | 28.2 | 21.1 | 19.0 | 9.2 | 6.0 | 2.4 | 2.4 |
| Kentucky | 11,239 | 5.9 | 26.1 | 28.3 | 16.7 | 10.8 | 4.5 | 3.6 | 4.1 |
| Louisiana | 11,841 | 7.4 | 24.7 | 19.4 | 17.8 | 14.6 | 6.2 | 3.6 | 6.3 |
| Maine | 9,254 | 26.5 | 37.2 | 19.5 | 8.1 | 4.1 | 2.0 | 1.7 | .9 |
| Maryland | 12,756 | 9.2 | 16.3 | 18.3 | 18.3 | 16.1 | 10.8 | 5.4 | 5.6 |
| Massachusetts | 11,242 | 6.5 | 21.6 | 35.0 | 23.4 | 7.3 | 4.2 | 1.1 | .9 |
| Michigan | 12,563 | 2.0 | 12.7 | 28.0 | 23.3 | 16.7 | 9.2 | 4.4 | 3.7 |
| Minnesota | 13,385 | .6 | 6.6 | 19.7 | 34.8 | 19.7 | 9.9 | 4.3 | 4.4 |
| Mississippi | 9,044 | 15.7 | 35.4 | 28.7 | 8.4 | 6.7 | 3.4 | .6 | 1.1 |
| Missouri | 12,281 | 4.4 | 17.1 | 24.8 | 23.6 | 13.4 | 8.0 | 3.7 | 5.0 |
| Montana | 12,616 | 8.8 | 13.6 | 19.8 | 24.2 | 17.7 | 5.9 | 6.2 | 3.8 |
| Nebraska | 10,768 | 10.1 | 26.6 | 32.3 | 17.9 | 8.5 | 2.2 | .8 | 1.6 |
| Nevada | 13,083 | .6 | 16.4 | 22.2 | 20.5 | 8.8 | 9.9 | 7.6 | 14.0 |
| New Hampshire | 9,518 | 16.5 | 46.6 | 21.3 | 2.9 | 7.8 | 3.9 | | 1.0 |
| New Jersey | 13,046 | 5.6 | 12.7 | 17.7 | 25.9 | 17.5 | 11.7 | 4.2 | 4.7 |
| New Mexico | 10,731 | 5.9 | 34.0 | 29.8 | 23.9 | 4.8 | 1.1 | | .5 |
| New York | 12,242 | 3.9 | 20.4 | 22.6 | 23.9 | 15.3 | 7.0 | 3.5 | 3.4 |
| North Carolina | 11,149 | 12.5 | 25.3 | 23.2 | 14.3 | 7.1 | 8.9 | 4.6 | 4.1 |
| North Dakota | 12,350 | 2.4 | 12.9 | 29.0 | 32.3 | 13.7 | 4.9 | 4.0 | .8 |
| Ohio | 12,887 | 1.0 | 13.8 | 22.8 | 26.8 | 17.2 | 9.8 | 4.8 | 3.8 |
| Oklahoma | 9,611 | 21.3 | 36.2 | 20.2 | 12.8 | 5.0 | 1.9 | 1.1 | 1.5 |
| Oregon | 10,654 | 8.4 | 31.8 | 28.4 | 17.1 | 8.1 | 3.3 | 1.8 | 1.1 |
| Pennsylvania | 10,671 | 13.9 | 27.0 | 24.0 | 17.3 | 9.3 | 4.5 | 2.1 | 1.9 |
| Rhode Island | 11,367 | 7.6 | 20.7 | 30.4 | 20.7 | 10.3 | 6.4 | .9 | 3.0 |
| South Carolina | 10,064 | 17.4 | 31.9 | 21.4 | 16.8 | 8.0 | 2.6 | .8 | 1.1 |
| South Dakota | 10,300 | 17.7 | 28.2 | 26.8 | 16.4 | 5.5 | 2.7 | 1.8 | .9 |
| Tennessee | 10,481 | 10.1 | 32.4 | 27.3 | 15.0 | 7.6 | 4.1 | 1.7 | 1.8 |
| Texas | 9,416 | 19.4 | 40.9 | 21.9 | 9.7 | 4.4 | 2.2 | .8 | .7 |
| Utah | 12,603 | 3.1 | 16.7 | 22.0 | 25.0 | 15.2 | 6.7 | 5.0 | 6.3 |
| Vermont | 9,021 | 18.6 | 33.0 | 24.7 | 15.5 | 4.1 | 1.0 | 3.1 | |
| Virginia | 11,887 | 10.7 | 22.1 | 18.0 | 15.3 | 13.3 | 8.0 | 6.4 | 6.2 |
| Washington | 11,205 | 9.8 | 24.8 | 24.8 | 19.5 | 10.4 | 4.3 | 2.8 | 3.6 |
| West Virginia | 11,329 | 14.2 | 20.5 | 22.5 | 14.8 | 12.0 | 7.7 | 2.9 | 5.4 |
| Wisconsin | 13,348 | 1.2 | 9.3 | 17.6 | 32.7 | 21.0 | 11.0 | 3.3 | 3.3 |
| Wyoming | 11,568 | 7.8 | 15.1 | 30.7 | 22.9 | 12.1 | 4.2 | 1.2 | |
| Alaska | 18,333 | | | 2.7 | 11.1 | 13.9 | 16.7 | 16.7 | 38.9 |
| Hawaii | 15,808 | 5.2 | 4.6 | 8.7 | 20.2 | 12.7 | 14.5 | 11.6 | 22.5 |
| Puerto Rico | 14,625 | 3.6 | 7.3 | 10.9 | 23.6 | 10.9 | 14.6 | 5.5 | 23.6 |
| Total | 11,555 | 7.4 | 22.3 | 24.3 | 20.5 | 12.3 | 6.6 | 3.2 | 3.4 |

TABLE II–51

*Property value, selected metropolitan areas, 1-family homes, Sec. 203, 1955*

| Standard metropolitan area | Median property value | Property value—percentage distribution | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Less than $8,000 | $8,000 to $9,999 | $10,000 to $11,999 | $12,000 to $13,999 | $14,000 to $15,999 | $16,000 to $17,999 | $18,000 to $19,999 | $20,000 or more |
| NEW HOMES | | | | | | | | | |
| Akron, Ohio | $13,577 | ------ | ------ | 10.3 | 58.6 | 20.7 | 3.5 | ------ | 6.9 |
| Albany-Schenectady-Troy, N. Y | 9,667 | 10.5 | 36.1 | 16.7 | 16.7 | 5.5 | 5.5 | ------ | ------ |
| Albuquerque, N. Mex | 9,850 | 1.3 | 51.7 | 30.5 | 13.2 | 3.3 | ------ | ------ | ------ |
| Atlanta, Ga | 11,458 | 2.0 | 37.4 | 15.0 | 13.6 | 15.7 | 5.4 | 4.8 | 6.1 |
| Baltimore, Md | 11,381 | 7.4 | 22.1 | 31.2 | 21.7 | 6.1 | 6.6 | 4.9 | ------ |
| Birmingham, Ala | 11,364 | 5.6 | 24.6 | 29.6 | 11.3 | 9.9 | 11.3 | 3.5 | 4.2 |
| Buffalo, N. Y | 12,300 | ------ | 16.5 | 29.8 | 24.8 | 15.7 | 12.4 | .8 | ------ |
| Charlotte, N. C | 10,500 | 6.4 | 40.8 | 17.6 | 9.6 | 8.8 | 8.0 | 5.6 | 3.2 |
| Chicago, Ill | 13,464 | .6 | 1.2 | 25.4 | 30.3 | 18.4 | 15.4 | 6.8 | 1.9 |
| Cleveland, Ohio | 15,674 | ------ | .3 | 5.4 | 12.0 | 41.1 | 30.7 | 7.0 | 3.5 |
| Columbus, Ohio | 12,905 | ------ | 1.8 | 14.3 | 53.6 | 19.3 | 7.5 | 1.0 | 2.5 |
| Dallas, Tex | 10,052 | 1.6 | 47.7 | 24.7 | 14.2 | 8.8 | 2.8 | .2 | ------ |
| Dayton, Ohio | 11,000 | ------ | 22.8 | 27.7 | 40.6 | 8.1 | .8 | ------ | ------ |
| Denver, Colo | 13,540 | ------ | 7.0 | 20.9 | 34.7 | 26.3 | 7.6 | 1.9 | 1.6 |
| Des Moines, Iowa | 9,930 | 2.8 | 50.5 | 12.8 | 10.1 | 9.2 | 11.9 | 1.8 | .9 |
| Detroit, Mich | 14,380 | .6 | 2.5 | 17.2 | 21.6 | 37.7 | 15.0 | 3.3 | 2.1 |
| El Paso, Tex | 10,473 | 1.0 | 40.2 | 27.4 | 22.0 | 9.1 | .3 | ------ | ------ |
| Flint, Mich | 12,532 | ------ | 6.9 | 31.2 | 36.4 | 16.8 | 7.8 | .6 | .3 |
| Fort Wayne, Ind | 10,786 | ------ | 43.1 | 15.2 | 22.8 | 6.3 | 10.1 | 2.5 | ------ |
| Fort Worth, Tex | 8,942 | 10.2 | 62.9 | 18.6 | 5.9 | 1.7 | .7 | ------ | ------ |
| Fresno, Calif | 9,719 | 4.6 | 52.3 | 16.9 | 16.9 | 6.1 | 1.6 | ------ | 1.6 |
| Grand Rapids, Mich | 12,231 | ------ | 8.1 | 39.5 | 24.2 | 19.4 | 4.0 | 2.4 | 2.4 |
| Hartford, Conn | 12,973 | ------ | ------ | 8.2 | 48.8 | 27.9 | 10.5 | 2.3 | 2.3 |
| Houston, Tex | 10,711 | 4.6 | 35.3 | 22.5 | 20.2 | 12.0 | 4.2 | .8 | .4 |
| Indianapolis, Ind | 11,700 | 1.0 | 19.3 | 35.6 | 18.8 | 7.9 | 9.4 | 5.5 | 2.5 |
| Jacksonville, Fla | 10,161 | 23.7 | 23.7 | 20.6 | 16.9 | 12.7 | 2.4 | ------ | ------ |
| Kansas City, Kans.-Mo | 13,111 | ------ | 13.8 | 21.1 | 24.8 | 22.4 | 10.2 | 5.7 | 2.0 |
| Knoxville, Tenn | 10,703 | 5.8 | 27.6 | 44.2 | 13.5 | 3.8 | 3.2 | 1.3 | .6 |
| Little Rock-North Little Rock, Ark | 10,864 | 8.1 | 27.9 | 22.1 | 15.4 | 15.4 | 2.2 | 3.7 | 5.2 |
| Los Angeles-Long Beach, Calif | 11,152 | .1 | 40.4 | 15.4 | 24.9 | 10.8 | 5.2 | 3.1 | .1 |
| Louisville, Ky | 14,500 | ------ | 6.7 | 16.3 | 20.2 | 32.7 | 10.6 | 5.8 | 7.7 |
| Memphis, Tenn | 11,574 | 2.3 | 25.8 | 30.8 | 20.8 | 11.9 | 5.8 | .7 | 1.9 |
| Miami, Fla | 11,841 | 2.9 | 16.2 | 34.6 | 21.0 | 16.5 | 5.1 | 1.5 | 2.2 |
| Milwaukee, Wis | 12,630 | ------ | ------ | 36.5 | 32.5 | 20.6 | 7.2 | 1.6 | 1.6 |
| Minneapolis-St. Paul, Minn | 13,160 | ------ | ------ | 17.5 | 50.9 | 17.1 | 8.3 | 5.3 | .9 |
| New Orleans, La | 12,813 | ------ | 10.2 | 32.8 | 19.9 | 15.6 | 11.8 | 7.0 | 2.7 |
| New York - Northeastern New Jersey | 14,637 | .4 | 9.3 | 13.1 | 18.4 | 27.0 | 14.7 | 9.7 | 7.4 |
| Norfolk-Portsmouth, Va | 10,500 | ------ | 44.3 | 21.3 | 18.0 | 11.5 | 3.3 | 1.6 | ------ |
| Oklahoma City, Okla | 12,234 | .7 | 23.1 | 23.5 | 26.0 | 14.1 | 9.0 | 2.5 | 1.1 |
| Omaha, Nebr | 11,267 | .6 | 26.4 | 35.6 | 24.2 | 8.6 | 1.2 | 1.7 | 1.7 |
| Philadelphia, Pa | 11,903 | 1.0 | 13.9 | 37.7 | 26.0 | 14.5 | 6.0 | .5 | .4 |
| Phoenix, Ariz | 10,650 | 10.8 | 28.6 | 28.6 | 19.0 | 5.9 | 3.6 | .7 | 2.8 |
| Pittsburgh, Pa | 13,756 | .4 | 2.3 | 5.3 | 49.2 | 24.8 | 11.6 | 3.4 | 3.0 |
| Portland, Oreg | 12,557 | ------ | 13.7 | 28.9 | 25.9 | 17.5 | 9.5 | 3.4 | 1.1 |
| Richmond, Va | 10,278 | 5.8 | 39.4 | 24.0 | 9.0 | 10.6 | 7.7 | 2.9 | ------ |
| Rochester, N. Y | 13,571 | ------ | ------ | 15.0 | 42.5 | 25.0 | 15.0 | 2.5 | ------ |
| Sacramento, Calif | 12,130 | 2.5 | 10.6 | 26.6 | 20.3 | 13.4 | 9.6 | 5.8 | 2.2 |
| St. Louis, Mo | 14,303 | .9 | 13.1 | 7.3 | 25.2 | 24.3 | 24.3 | 3.1 | 1.8 |
| Salt Lake City, Utah | 13,362 | ------ | 9.0 | 28.5 | 20.4 | 20.4 | 13.6 | 4.7 | 3.4 |
| San Antonio, Tex | 11,882 | 2.6 | 17.5 | 31.6 | 23.7 | 14.0 | 5.3 | 3.5 | 1.8 |
| San Bernardino-Riverside-Ontario, Calif | 9,563 | 4.6 | 64.2 | 14.2 | 8.5 | 6.9 | 1.6 | ------ | ------ |
| San Diego, Calif | 12,421 | ------ | 17.7 | 27.6 | 22.9 | 17.1 | 9.4 | 3.5 | 1.8 |
| San Francisco-Oakland, Calif | 12,943 | .4 | 12.1 | 21.1 | 28.3 | 21.2 | 11.2 | 3.1 | 2.6 |
| San Jose, Calif | 12,324 | .2 | 18.4 | 25.8 | 26.4 | 13.4 | 6.3 | 7.3 | 2.2 |
| Seattle, Wash | 13,300 | 1.5 | 4.5 | 27.1 | 26.4 | 21.6 | 11.4 | 2.1 | 5.4 |
| Shreveport, La | 12,261 | 10.3 | 22.5 | 14.2 | 17.6 | 10.8 | 12.3 | 4.9 | 7.4 |
| South Bend, Ind | 11,583 | 2.6 | 24.7 | 32.5 | 33.7 | 3.9 | 2.6 | ------ | ------ |
| Spokane, Wash | 12,531 | 2.3 | 16.1 | 21.8 | 33.3 | 15.0 | 4.6 | 4.6 | 2.3 |
| Stockton, Calif | 10,429 | 4.4 | 40.4 | 25.4 | 16.7 | 10.5 | 2.6 | ------ | ------ |
| Syracuse, N. Y | 12,800 | ------ | 4.2 | 29.1 | 54.2 | ------ | 8.3 | 4.2 | ------ |
| Tacoma, Wash | 12,467 | .9 | 18.2 | 24.6 | 22.7 | 17.3 | 10.9 | 4.5 | .9 |
| Tampa-St. Petersburg, Fla | 9,284 | 15.6 | 49.4 | 20.3 | 6.9 | 4.0 | 1.6 | 1.6 | .6 |
| Toledo, Ohio | 14,630 | ------ | 1.0 | 5.2 | 26.0 | 39.6 | 14.6 | 7.3 | 6.3 |
| Topeka, Kans | 11,389 | ------ | 39.0 | 24.4 | 12.2 | 22.0 | 2.4 | ------ | ------ |
| Tulsa, Okla | 9,943 | 3.6 | 48.0 | 22.5 | 16.7 | 7.5 | .7 | .3 | .7 |
| Washington, D. C | 13,559 | ------ | 34.7 | 4.1 | 17.4 | 12.4 | 24.0 | 4.1 | 3.3 |
| Wichita, Kans | 11,625 | .6 | 22.9 | 32.4 | 22.3 | 16.2 | 2.8 | 1.7 | 1.1 |
| Youngstown, Ohio | 11,833 | ------ | 24.4 | 29.5 | 26.9 | 10.2 | 7.7 | ------ | 1.3 |





TABLE II–51—Continued

*Property value, selected metropolitan areas, 1-family homes, Sec. 203, 1955*—Continued

| Standard metropolitan area | Median property value | Property value—percentage distribution | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Less than $8,000 | $8,000 to $9,999 | $10,000 to $11,999 | $12,000 to $13,999 | $14,000 to $15,999 | $16,000 to $17,999 | $18,000 to $19,999 | $20,000 or more |
| EXISTING HOMES | | | | | | | | | |
| Akron, Ohio | $13,043 | 0.8 | 12.6 | 20.5 | 33.3 | 18.2 | 7.7 | 4.1 | 2.8 |
| Albany-Schnectady-Troy, N. Y | 12,486 | 4.7 | 17.4 | 21.4 | 21.4 | 17.4 | 10.5 | 3.2 | 4.0 |
| Albuquerque, N. Mex | 11,065 | 5.2 | 28.2 | 32.6 | 29.6 | 3.0 | .7 | ------ | .7 |
| Atlanta, Ga | 13,565 | 1.1 | 11.6 | 17.4 | 25.2 | 17.7 | 12.7 | 8.6 | 5.7 |
| Baltimore, Md | 10,675 | 14.6 | 25.0 | 26.9 | 18.9 | 8.8 | 3.5 | .8 | 1.5 |
| Birmingham, Ala | 11,696 | 8.9 | 24.0 | 20.9 | 15.6 | 12.0 | 7.5 | 4.0 | 6.2 |
| Buffalo, N. Y | 12,283 | 5.2 | 14.9 | 25.7 | 29.4 | 15.8 | 5.2 | 3.0 | .8 |
| Charlotte, N. C | 12,500 | 8.2 | 17.5 | 20.9 | 11.6 | 12.8 | 11.6 | 11.6 | 5.8 |
| Chicago, Ill | 14,090 | 2.9 | 8.3 | 15.6 | 22.1 | 21.6 | 16.3 | 6.3 | 6.9 |
| Cleveland, Ohio | 14,382 | .6 | 6.3 | 14.3 | 23.2 | 27.6 | 16.4 | 6.8 | 4.8 |
| Columbus, Ohio | 11,848 | .9 | 19.8 | 31.8 | 24.4 | 10.4 | 6.2 | 2.9 | 3.6 |
| Dallas, Tex | 8,922 | 17.0 | 52.8 | 17.6 | 6.3 | 3.9 | 1.8 | .3 | .3 |
| Dayton, Ohio | 12,246 | .3 | 19.7 | 25.3 | 29.8 | 8.5 | 10.2 | 2.3 | 3.9 |
| Denver, Colo | 12,425 | ------ | 14.3 | 28.9 | 25.8 | 17.0 | 7.6 | 2.7 | 3.7 |
| Des Moines, Iowa | 11,735 | 3.8 | 22.0 | 27.0 | 22.0 | 17.0 | 4.4 | 3.8 | ------ |
| Detroit, Mich | 12,898 | .4 | 9.6 | 28.0 | 24.4 | 19.0 | 10.9 | 3.6 | 4.1 |
| El Paso, Tex | 10,139 | 7.8 | 37.3 | 45.1 | 9.8 | ------ | ------ | ------ | ------ |
| Flint, Mich | 11,714 | 2.0 | 17.7 | 35.7 | 21.3 | 12.7 | 4.0 | 4.3 | 2.3 |
| Fort Wayne, Ind | 11,462 | 9.3 | 23.6 | 22.1 | 17.9 | 17.9 | 7.1 | 2.1 | ------ |
| Fort Worth, Tex | 8,034 | 49.3 | 37.7 | 10.6 | 1.9 | .5 | ------ | ------ | ------ |
| Fresno, Calif | 10,894 | 9.7 | 24.7 | 27.8 | 16.1 | 15.4 | 4.3 | 1.0 | 1.0 |
| Grand Rapids, Mich | 12,340 | 1.7 | 13.1 | 30.2 | 25.6 | 14.0 | 6.4 | 7.0 | 2.0 |
| Hartford, Conn | 13,576 | 2.7 | 9.5 | 16.8 | 27.3 | 20.4 | 12.3 | 5.5 | 5.5 |
| Houston, Tex | 10,177 | 12.8 | 34.2 | 26.1 | 15.5 | 6.7 | 3.3 | 1.0 | .4 |
| Indianapolis, Ind | 11,567 | 3.2 | 25.4 | 26.6 | 19.2 | 10.0 | 4.6 | 4.7 | 6.3 |
| Jacksonville, Fla | 10,206 | 16.8 | 29.9 | 25.2 | 14.5 | 6.1 | 3.3 | 2.8 | 1.4 |
| Kansas City, Kans.-Mo | 12,167 | 5.1 | 19.9 | 22.7 | 24.8 | 12.8 | 8.3 | 3.5 | 2.9 |
| Knoxville, Tenn | 11,250 | 17.6 | 17.6 | 25.6 | 16.8 | 11.2 | 8.0 | 3.2 | ------ |
| Little Rock-North Little Rock, Ark | 10,130 | 5.6 | 42.5 | 21.0 | 11.3 | 11.3 | 3.7 | 1.2 | 2.5 |
| Los Angeles-Long Beach, Calif | 12,138 | 2.6 | 17.5 | 28.1 | 23.6 | 13.1 | 7.6 | 3.7 | 3.8 |
| Louisville, Ky | 11,644 | 1.3 | 26.3 | 26.6 | 19.7 | 11.4 | 5.1 | 4.5 | 5.1 |
| Memphis, Tenn | 9,875 | 6.7 | 45.5 | 23.5 | 12.0 | 5.0 | 1.8 | 2.0 | 2.6 |
| Miami, Fla | 11,625 | 1.1 | 24.2 | 29.8 | 29.2 | 6.2 | 6.2 | 1.1 | 2.2 |
| Milwaukee, Wis | 14,188 | ------ | 1.7 | 12.6 | 31.9 | 28.6 | 16.0 | 5.0 | 4.2 |
| Minneapolis-St. Paul, Minn | 13,462 | ------ | 3.6 | 17.2 | 41.2 | 20.0 | 9.0 | 4.0 | 5.0 |
| New Orleans, La | 13,643 | ------ | 13.3 | 19.3 | 21.5 | 17.7 | 9.4 | 7.7 | 11.1 |
| New York-Northeastern New Jersey | 13,324 | .7 | 16.5 | 15.1 | 26.6 | 19.3 | 11.5 | 5.0 | 5.3 |
| Norfolk-Portsmouth, Va | 10,818 | 11.9 | 27.0 | 19.4 | 14.7 | 12.3 | 6.0 | 5.1 | 3.6 |
| Oklahoma City, Okla | 9,853 | 17.3 | 35.8 | 21.2 | 14.2 | 5.8 | 3.0 | 1.5 | 1.2 |
| Omaha, Nebr | 10,538 | 10.6 | 28.6 | 33.5 | 15.8 | 7.2 | 2.2 | .9 | 1.2 |
| Philadelphia, Pa | 9,946 | 17.0 | 34.0 | 27.1 | 10.8 | 5.5 | 2.9 | 1.5 | 1.2 |
| Phoenix, Ariz | 9,720 | 19.7 | 35.3 | 20.0 | 10.1 | 4.7 | 3.0 | 1.4 | 5.8 |
| Pittsburgh, Pa | 12,092 | 2.9 | 12.0 | 20.5 | 32.3 | 17.4 | 7.1 | 4.1 | 3.7 |
| Portland, Oreg | 10,461 | 10.1 | 33.9 | 27.4 | 15.4 | 6.8 | 3.8 | 1.7 | .9 |
| Richmond, Va | 10,319 | 15.7 | 30.3 | 19.5 | 12.9 | 11.5 | 3.1 | 5.6 | 1.4 |
| Rochester, N. Y | 11,256 | 9.1 | 18.7 | 31.3 | 21.9 | 11.2 | 4.1 | 3.4 | .3 |
| Sacramento, Calif | 10,658 | 5.3 | 33.0 | 28.6 | 15.9 | 7.6 | 5.6 | 2.3 | 1.7 |
| St. Louis, Mo | 12,933 | 1.9 | 10.3 | 24.8 | 25.4 | 15.4 | 10.2 | 4.7 | 7.3 |
| Salt Lake City, Utah | 13,108 | 1.4 | 10.1 | 21.0 | 29.0 | 18.2 | 7.7 | 4.9 | 7.7 |
| San Antonio, Tex | 10,000 | 9.1 | 40.9 | 24.1 | 11.2 | 4.2 | 4.9 | 2.8 | 2.8 |
| San Bernardino-Riverside-Ontario, Calif | 11,904 | 5.3 | 25.1 | 20.6 | 20.2 | 18.5 | 7.4 | 2.1 | .8 |
| San Diego, Calif | 11,402 | 1.8 | 22.1 | 34.1 | 23.1 | 10.2 | 5.0 | 2.4 | 1.3 |
| San Francisco-Oakland, Calif | 11,754 | 2.9 | 21.2 | 20.5 | 22.6 | 11.7 | 5.8 | 2.9 | 3.4 |
| San Jose, Calif | 13,367 | 1.3 | 14.5 | 19.6 | 20.3 | 15.7 | 12.6 | 9.0 | 7.0 |
| Seattle, Wash | 11,815 | 4.7 | 23.1 | 24.3 | 21.4 | 11.7 | 4.9 | 4.4 | 5.5 |
| Shreveport, La | 10,938 | 6.4 | 36.3 | 13.2 | 13.2 | 15.7 | 6.9 | 3.4 | 4.9 |
| South Bend, Ind | 10,333 | 13.3 | 32.3 | 24.1 | 13.3 | 8.2 | 4.4 | 1.9 | 2.5 |
| Spokane, Wash | 10,667 | 10.4 | 32.1 | 27.5 | 13.3 | 10.0 | 3.8 | .8 | 2.1 |
| Stockton, Calif | 9,847 | 10.0 | 42.6 | 24.6 | 8.3 | 9.0 | 3.1 | 1.0 | 1.4 |
| Syracuse, N. Y | 12,545 | 3.7 | 12.2 | 27.7 | 21.8 | 13.3 | 10.1 | 4.3 | 6.9 |
| Tacoma, Wash | 10,567 | 19.6 | 24.5 | 23.8 | 20.0 | 7.6 | 2.1 | 1.4 | 1.0 |
| Tampa-St. Petersburg, Fla | 11,708 | 1.7 | 24.4 | 27.9 | 22.7 | 13.4 | 4.7 | 2.3 | 2.9 |
| Toledo, Ohio | 13,600 | ------ | 4.6 | 18.0 | 35.6 | 18.6 | 9.8 | 8.8 | 4.6 |
| Topeka, Kans | 9,643 | 17.1 | 39.5 | 20.6 | 11.4 | 5.3 | 4.8 | 1.3 | ------ |
| Tulsa, Okla | 9,429 | 21.5 | 40.4 | 21.8 | 10.0 | 4.1 | 1.1 | .4 | .7 |
| Washington, D. C | 15,944 | .4 | 2.1 | 6.9 | 17.7 | 23.5 | 20.4 | 12.4 | 16.6 |
| Wichita, Kans | 10,553 | 5.9 | 34.5 | 27.2 | 18.4 | 7.0 | 3.3 | 1.1 | 2.6 |
| Youngstown, Ohio | 13,172 | 2.3 | 14.7 | 19.8 | 28.2 | 17.5 | 9.0 | 5.1 | 3.4 |

about half the States had values of $8,000 to $11,999; in 16 States, $10,000 to $13,999; in 4 States (Connecticut, Illinois, Minnesota, and Wisconsin), $12,000 to $15,999; and in Maine and Oklahoma values of less than $10,000 predominated.

As is evident in Table 51, median property values in metropolitan areas located within the same State may vary considerably, depending on the nature of market demands, construction costs, availability of land, and institutional lending practices. Moreover, the level of property values is in many instances significantly different for a metropolitan area than for the remainder of the State.

Detailed characteristics of the Section 203 cases insured in 1955 are presented by property value groups on a national basis in Table 52 (Transaction characteristics), Table 53 (Property characteristics), and Table 56 (Financial characteristics). These data not only reveal the relationship between property value and the various other items reported on, but provide an indication of the nature of the properties and the financial require-

**TABLE II–52**

*Transaction characteristics by property value, 1-family homes, Sec. 203, 1955*

| FHA estimate of property value | Percentage distribution | Average: Property value | Average: Total requirements [1] | Average: Sale price [1] | Average: Closing costs [1,2] | Average: Amount of mortgage | Average: Mortgagor's annual income | Ratio of: Loan to property value | Ratio of: Loan to total requirements |
|---|---|---|---|---|---|---|---|---|---|
| NEW HOMES | | | | | | | | | |
| Less than $7,000 | 0.4 | $6,509 | $6,620 | $6,511 | $109 | $6,049 | $4,218 | 92.9 | 91.4 |
| $7,000 to $7,999 | 3.0 | 7,451 | 7,569 | 7,396 | 173 | 6,903 | 4,393 | 92.6 | 91.2 |
| $8,000 to $8,999 | 10.0 | 8,415 | 8,597 | 8,413 | 184 | 7,834 | 4,764 | 93.1 | 91.1 |
| $9,000 to $9,999 | 14.2 | 9,366 | 9,581 | 9,377 | 204 | 8,609 | 5,073 | 91.9 | 90.0 |
| $10,000 to $10,999 | 12.3 | 10,419 | 10,713 | 10,478 | 235 | 9,281 | 5,364 | 89.1 | 86.6 |
| $11,000 to $11,999 | 12.3 | 11,392 | 11,715 | 11,471 | 244 | 9,859 | 5,650 | 86.5 | 84.2 |
| $12,000 to $12,999 | 11.9 | 12,424 | 12,858 | 12,590 | 268 | 10,482 | 5,980 | 84.4 | 81.5 |
| $13,000 to $13,999 | 9.9 | 13,376 | 13,839 | 13,567 | 272 | 11,120 | 6,289 | 83.1 | 80.4 |
| $14,000 to $14,999 | 8.2 | 14,374 | 14,848 | 14,564 | 284 | 11,767 | 6,608 | 81.9 | 79.2 |
| $15,000 to $15,999 | 6.3 | 15,360 | 15,854 | 15,562 | 292 | 12,348 | 7,086 | 80.4 | 77.9 |
| $16,000 to $17,999 | 7.1 | 16,723 | 17,251 | 16,921 | 330 | 13,234 | 7,797 | 79.1 | 76.7 |
| $18,000 to $19,999 | 2.6 | 18,706 | 19,315 | 18,928 | 387 | 14,695 | 9,057 | 78.6 | 76.1 |
| $20,000 or more | 1.8 | 21,809 | 22,744 | 22,345 | 399 | 16,645 | 10,648 | 76.3 | 73.2 |
| Total | 100.0 | 12,118 | 12,367 | 12,113 | 254 | 10,305 | 5,969 | 85.0 | 83.3 |
| EXISTING HOMES | | | | | | | | | |
| Less than $7,000 | 2.5 | 6,095 | 6,393 | 6,194 | 199 | 5,276 | 4,406 | 86.6 | 82.5 |
| $7,000 to $7,999 | 4.9 | 7,440 | 7,769 | 7,554 | 215 | 6,566 | 4,731 | 88.3 | 84.5 |
| $8,000 to $8,999 | 10.1 | 8,410 | 8,780 | 8,560 | 220 | 7,416 | 5,017 | 88.2 | 84.5 |
| $9,000 to $9,999 | 12.2 | 9,358 | 9,789 | 9,557 | 232 | 8,132 | 5,281 | 86.9 | 83.1 |
| $10,000 to $10,999 | 12.7 | 10,349 | 10,868 | 10,625 | 243 | 8,800 | 5,543 | 85.0 | 81.0 |
| $11,000 to $11,999 | 11.6 | 11,350 | 11,940 | 11,684 | 256 | 9,466 | 5,789 | 83.4 | 79.3 |
| $12,000 to $12,999 | 11.2 | 12,346 | 12,965 | 12,696 | 269 | 10,132 | 6,154 | 82.1 | 78.1 |
| $13,000 to $13,999 | 9.3 | 13,342 | 13,987 | 13,704 | 283 | 10,765 | 6,440 | 80.7 | 77.0 |
| $14,000 to $14,999 | 7.1 | 14,325 | 15,021 | 14,727 | 294 | 11,434 | 6,823 | 79.8 | 76.1 |
| $15,000 to $15,999 | 5.2 | 15,298 | 16,062 | 15,742 | 320 | 12,086 | 7,386 | 79.0 | 75.2 |
| $16,000 to $17,999 | 6.6 | 16,728 | 17,620 | 17,280 | 349 | 13,097 | 8,094 | 78.3 | 74.3 |
| $18,000 to $19,999 | 3.2 | 18,664 | 19,816 | 19,395 | 421 | 14,635 | 9,155 | 77.9 | 73.3 |
| $20,000 or more | 3.4 | 22,458 | 23,779 | 23,332 | 447 | 16,961 | 11,513 | 75.5 | 71.3 |
| Total | 100.0 | 12,047 | 12,558 | 12,281 | 277 | 9,898 | 6,223 | 82.2 | 78.8 |

[1] Data reflect purchase transactions only.
[2] Includes estimated costs to mortgagor for items incidental to acquisition or refinancing of property, but excluding prepayable expenses; existing-home data may also reflect costs of some minor repairs or improvements.





**TABLE II–53**

*Property characteristics by property value, 1-family homes, Sec. 203, 1955*

| FHA estimate of property value | Percentage distribution | Average: Property value | Average: Property replacement cost | Average: Market price of site | Price of site as percent of value | Average: Calculated area (square feet) | Average: Number of rooms | Average: Number of bedrooms | Percentage of structures with garage |
|---|---|---|---|---|---|---|---|---|---|
| NEW HOMES | | | | | | | | | |
| Less than $7,000 | 0.4 | $6,509 | $6,982 | $762 | 11.7 | 742 | 4.3 | 2.2 | 44.3 |
| $7,000 to $7,999 | 3.0 | 7,451 | 7,851 | 866 | 11.6 | 807 | 4.3 | 2.2 | 47.3 |
| $8,000 to $8,999 | 10.0 | 8,415 | 8,735 | 1,056 | 12.5 | 883 | 4.8 | 2.7 | 61.4 |
| $9,000 to $9,999 | 14.2 | 9,366 | 9,764 | 1,218 | 13.0 | 960 | 5.1 | 2.9 | 65.9 |
| $10,000 to $10,999 | 12.3 | 10,419 | 10,791 | 1,308 | 12.6 | 977 | 5.0 | 2.8 | 64.1 |
| $11,000 to $11,999 | 12.3 | 11,392 | 11,865 | 1,478 | 13.0 | 1,034 | 5.1 | 2.8 | 68.3 |
| $12,000 to $12,999 | 11.9 | 12,421 | 12,810 | 1,678 | 13.5 | 1,064 | 5.2 | 2.8 | 73.7 |
| $13,000 to $13,999 | 9.9 | 13,376 | 13,752 | 1,801 | 13.5 | 1,097 | 5.2 | 2.8 | 71.4 |
| $14,000 to $14,999 | 8.2 | 14,374 | 14,768 | 1,961 | 13.6 | 1,129 | 5.3 | 2.9 | 71.4 |
| $15,000 to $15,999 | 6.3 | 15,360 | 15,701 | 2,174 | 14.2 | 1,183 | 5.3 | 2.9 | 75.1 |
| $16,000 to $17,999 | 7.1 | 16,723 | 17,079 | 2,435 | 14.6 | 1,236 | 5.4 | 2.9 | 79.4 |
| $18,000 to $19,999 | 2.6 | 18,706 | 19,168 | 2,699 | 14.4 | 1,388 | 5.7 | 3.0 | 89.7 |
| $20,000 or more | 1.8 | 21,809 | 22,199 | 3,151 | 14.4 | 1,539 | 5.9 | 3.0 | 93.9 |
| Total | 100.0 | 12,118 | 12,510 | 1,626 | 13.4 | 1,049 | 5.1 | 2.9 | 69.8 |
| EXISTING HOMES | | | | | | | | | |
| Less than $7,000 | 2.5 | 6,095 | 8,967 | 840 | 13.8 | 899 | 4.8 | 2.2 | 59.4 |
| $7,000 to $7,999 | 4.9 | 7,440 | 9,511 | 1,018 | 13.7 | 898 | 4.7 | 2.2 | 69.6 |
| $8,000 to $8,999 | 10.1 | 8,410 | 10,258 | 1,179 | 14.0 | 925 | 4.8 | 2.3 | 73.8 |
| $9,000 to $9,999 | 12.2 | 9,358 | 11,150 | 1,317 | 14.1 | 972 | 4.9 | 2.4 | 76.9 |
| $10,000 to $10,999 | 12.7 | 10,349 | 12,079 | 1,442 | 13.9 | 1,013 | 5.0 | 2.5 | 77.8 |
| $11,000 to $11,999 | 11.6 | 11,350 | 12,944 | 1,566 | 13.8 | 1,043 | 5.1 | 2.6 | 80.3 |
| $12,000 to $12,999 | 11.2 | 12,346 | 13,860 | 1,695 | 13.7 | 1,096 | 5.3 | 2.7 | 79.8 |
| $13,000 to $13,999 | 9.3 | 13,342 | 14,744 | 1,842 | 13.8 | 1,127 | 5.3 | 2.7 | 81.1 |
| $14,000 to $14,999 | 7.1 | 14,325 | 15,719 | 2,007 | 14.0 | 1,178 | 5.5 | 2.8 | 83.1 |
| $15,000 to $15,999 | 5.2 | 15,298 | 16,741 | 2,176 | 14.2 | 1,253 | 5.6 | 2.9 | 84.5 |
| $16,000 to $17,999 | 6.6 | 16,728 | 18,204 | 2,475 | 14.8 | 1,337 | 5.8 | 2.9 | 88.4 |
| $18,000 to $19,999 | 3.2 | 18,664 | 20,148 | 2,827 | 15.1 | 1,461 | 6.0 | 3.0 | 91.4 |
| $20,000 or more | 3.4 | 22,458 | 24,341 | 3,521 | 15.7 | 1,694 | 6.3 | 3.2 | 94.0 |
| Total | 100.0 | 12,047 | 13,713 | 1,707 | 14.2 | 1,096 | 5.2 | 2.6 | 79.9 |

ments entailed in acquiring and owning property in a particular value class.

Selecting new homes in the $10,000 value range as an example, it may be seen from Table 52 that these properties had an average FHA-estimated value of $10,419 and secured mortgages averaging $9,281 or 89 percent of the value; that the mortgagors had average annual effective incomes of $5,364 or 51 percent of the property value; that, for the great majority of the cases which were purchase transactions, the buyers paid an average sale price of $10,478 which, together with the closing costs of $235, brought the average total requirements of the transaction (exclusive of prepayable expenses) to $10,713. Of this amount, 13 percent represented the buyer's initial investment.

Table 53 indicates that the replacement costs of these properties averaged $10,791, or 4 percent more than the estimated value. This included land with a market price of $1,308, or about one-eighth of the average property value. The structures had an average calculated area of 977 square feet and consisted of 5 rooms, of which 3 were bedrooms. Garage facilities were provided in 64 percent of the cases.

In addition to the national summary of property characteristics information presented in Table 53, corresponding averages are shown by States in Table 54 and by selected standard metropolitan areas in Table 55.

TRANSACTION CHARACTERISTICS.—Table 52 indicates the average property value, total requirements, sale price, closing costs, mortgage amount, mortgagor's annual income, and ratio of mortgage amount to property value and total requirements of the various property value groups of Section 203 1-family cases insured during 1955.

Inasmuch as the total requirements and sale price data are based on purchase-type transactions only, they are not strictly comparable with the property value and mortgage amount data covering all types of 1-family home transactions. These include, in addition to purchases, new-home transactions where a single home is built for or by the owner on his own lot; existing-home transactions where the existing indebtedness is refinanced with no change in ownership; and existing-home transactions where a substantial portion of the mortgage funds is used to finance improvements to the property. Although purchase-transactions predominated in both new- and existing-home cases, varying proportions of the different types of transactions in individual value classes may result in relationships between FHA value data and data on total requirements and sale price which diverge somewhat from a normal pattern.

As would be expected, increases in sale price, closing costs, mortgage amount, and mortgagor's annual income accompanied increases in property value, while the reverse was true of the ratios of mortgage amount to property value and total requirements.

Comparison of the new- and existing-home averages of the various characteristics for corresponding property value groups reveals that sale price and closing costs (and hence total requirements) and mortgagor's annual income for existing-home transactions almost always exceeded those for new homes, while mortgage amount and the ratios of mortgage to property value and mortgage to total requirements were invariably greater for new homes. The higher level of existing-home sale prices within the same property value groups reflects the depreciation allowance made in the FHA value estimates of the older properties and any allowances in the form of lower values assigned to newly completed properties not constructed under the FHA compliance inspection system. In the case of closing costs in existing-home transactions, these frequently include costs of minor repairs or improvements in addition to the customary items. The higher incomes reported for existing-home mortgagors parallel their comparatively larger downpayments, and, as shown in Table 56, larger monthly payments and total housing expenses.

PROPERTY CHARACTERISTICS.—Table 53 shows by property value groups averages of property value, replacement cost, market price of an equivalent site of land, land price-value ratio, calculated area, number of rooms, number of bedrooms, and percentage of structures with garages or carports for the new and existing homes underlying Section 203 transactions closed during 1955. Corresponding averages are presented by States and Territories in Table 54 and for selected standard metropolitan areas in Table 55.





As is evident in these tables, the FHA estimates of property value are almost always below the estimated replacement cost of the properties. Under the FHA valuation procedure, replacement cost establishes an upper limit to value, since a typical buyer acting intelligently would not be warranted in paying more for property than the cost of producing an equivalent property. Because of depreciation, the difference between value and replacement cost is noticeably greater for existing properties than for new. For Section 203 transactions closed in 1955, property value averaged about 97 percent of replacement cost for new homes and 88 percent for existing. The relatively lower values of the existing properties reflect depreciation resulting from the shorter economic life of these structures and the influence of obsolescence on such items as structural design, the quantity and types of equipment, and location.

In both new- and existing-home transactions, the ratio of value to replacement cost advanced with increases in property value—for new homes, from 93 percent for those valued at less than $7,000 to 98 percent in the highest value groups, while for existing homes the comparable range was from 68 percent to 92 and 93 percent. It appears that going market prices tended to exert more downward pull on property values in the lower brackets. Sale prices represented proportionately smaller shares of estimated replacement cost in the lower value ranges.

By States, as shown in Table 54, average value-cost ratios for new homes ranged from 91 percent in West Virginia to 99 percent in Arizona, with most States having ratios of 96 to 97.9 percent. In contrast, the range of existing-home ratios was more widespread—from 77 percent in Vermont to 95 percent in Georgia—reflecting variations in age, degree of obsolescence, and market demand. In nearly half of the States, existing-home ratios averaged from 85 to 89.9 percent, and in nearly one-third of the States from 90 to 94.9 percent. In every State and Territory, the new-home ratio of value to replacement cost exceeded the corresponding existing-home ratio. Average replacement cost for existing homes exceeded that for new dwellings in 5 of every 6 States.

Comparable data on average property value and replacement cost averages and their interrelationships are shown for selected metropolitan areas in Table 55.

Market prices of the land sites involved in Section 203 transactions insured in 1955 averaged about $1,626 for new homes, or 13 percent of total property value, and 1,707 or 14 percent of property value, for existing homes. In both new and existing properties, land prices rose with increases in property value. Land prices of the higher valued properties ($15,000 or more), however, represented a somewhat larger proportion of total value, possibly because of the larger size, better dimensions, or more desirable location of the sites. Frequently the higher priced new homes are contract-built on lots available in developed neighborhoods and hence having higher market values. In each value group, land prices and the ratio of land prices to total value were higher for existing homes than for new, with the new-existing differences generally tending to decrease in the higher value categories. The significantly higher land prices of existing homes in the value classes below $11,000 may in part reflect their location in more fully developed neighborhoods closer to the hearts of cities and providing better shopping, transportation, and community facilities. The higher ratios of land price to total value for existing homes in these same groups stem from the differential in depreciation experience between land value and structure.

**TABLE II–54**

*Property characteristics, by States, 1-family homes, Sec. 203, 1955*

| State | Percentage distribution | Average | | | Price of site as percent of value | Average | | | Percentage of structures with garage |
|---|---|---|---|---|---|---|---|---|---|
| | | Property value | Property replacement cost | Market price of site | | Calculated area (square feet) | Number of rooms | Number of bedrooms | |
| NEW HOMES | | | | | | | | | |
| Alabama | 1.3 | $11,688 | $12,147 | $1,642 | 14.0 | 1,108 | 5.7 | 2.8 | 63.7 |
| Arizona | 2.5 | 11,014 | 11,076 | 1,469 | 13.3 | 1,231 | 5.2 | 2.9 | 88.1 |
| Arkansas | 1.1 | 11,028 | 11,558 | 1,455 | 13.2 | 1,060 | 4.9 | 2.7 | 89.5 |
| California | 14.4 | 12,036 | 12,503 | 1,897 | 15.8 | 1,164 | 5.3 | 3.1 | 99.6 |
| Colorado | 1.6 | 12,671 | 13,402 | 1,910 | 15.1 | 1,047 | 4.9 | 2.8 | 65.6 |
| Connecticut | 1.0 | 13,369 | 13,839 | 1,404 | 10.5 | 980 | 5.0 | 2.7 | 35.0 |
| Delaware | .2 | 12,741 | 13,200 | 1,919 | 15.1 | 1,066 | 5.2 | 2.9 | 44.3 |
| District of Columbia | (1) | (2) | (2) | (2) | (2) | (2) | (2) | (2) | (2) |
| Florida | 4.1 | 10,696 | 10,055 | 1,296 | 12.1 | 1,019 | 5.0 | 2.8 | 83.5 |
| Georgia | 1.8 | 10,584 | 10,804 | 1,266 | 12.0 | 1,020 | 5.1 | 2.8 | 50.1 |
| Idaho | .3 | 12,817 | 13,335 | 1,159 | 9.0 | 1,042 | 4.5 | 2.4 | 74.0 |
| Illinois | 3.0 | 12,552 | 12,981 | 1,745 | 13.9 | 928 | 4.8 | 2.7 | 20.0 |
| Indiana | 2.8 | 11,454 | 11,724 | 1,446 | 12.6 | 930 | 4.9 | 2.9 | 27.1 |
| Iowa | 1.4 | 11,154 | 11,865 | 1,217 | 10.9 | 901 | 4.7 | 3.1 | 34.8 |
| Kansas | 1.6 | 11,794 | 12,303 | 1,459 | 12.4 | 993 | 5.0 | 2.8 | 79.0 |
| Kentucky | .6 | 12,780 | 13,324 | 1,728 | 13.5 | 1,027 | 5.1 | 2.8 | 37.0 |
| Louisiana | 2.3 | 12,659 | 12,949 | 1,902 | 15.0 | 1,084 | 5.0 | 2.8 | 83.6 |
| Maine | .2 | 9,688 | 10,027 | 743 | 7.7 | 825 | 4.4 | 2.3 | 9.8 |
| Maryland | 1.1 | 11,825 | 12,241 | 1,526 | 12.9 | 995 | 5.4 | 2.9 | 13.2 |
| Massachusetts | .8 | 11,350 | 11,568 | 1,216 | 10.7 | 901 | 4.8 | 2.7 | 25.5 |
| Michigan | 8.3 | 13,725 | 14,079 | 1,957 | 14.3 | 1,004 | 4.9 | 2.8 | 15.2 |
| Minnesota | .9 | 13,400 | 14,127 | 1,255 | 9.4 | 977 | 4.9 | 2.7 | 28.2 |
| Mississippi | .7 | 10,725 | 10,948 | 1,291 | 12.0 | 1,104 | 5.1 | 2.8 | 75.7 |
| Missouri | 2.1 | 14,084 | 14,524 | 1,997 | 14.2 | 995 | 5.3 | 2.8 | 84.3 |
| Montana | .3 | 13,945 | 14,525 | 1,444 | 10.4 | 1,052 | 4.8 | 2.6 | 52.8 |
| Nebraska | 1.2 | 11,213 | 11,598 | 1,190 | 10.6 | 895 | 4.6 | 2.5 | 43.8 |
| Nevada | .7 | 11,604 | 11,760 | 1,435 | 12.4 | 1,059 | 5.2 | 3.0 | 72.1 |
| New Hampshire | .1 | 10,584 | 10,923 | 882 | 8.3 | 862 | 4.6 | 2.4 | 37.5 |
| New Jersey | 2.0 | 11,920 | 12,260 | 1,644 | 13.8 | 1,022 | 5.3 | 2.8 | 53.6 |
| New Mexico | .9 | 10,027 | 10,603 | 1,200 | 12.0 | 1,104 | 5.0 | 3.0 | 98.0 |
| New York | 5.2 | 14,096 | 14,615 | 1,647 | 11.7 | 1,066 | 5.4 | 2.8 | 75.0 |
| North Carolina | 1.8 | 10,355 | 10,706 | 1,381 | 13.3 | 1,029 | 5.1 | 2.8 | 36.8 |
| North Dakota | .2 | 11,787 | 12,445 | 1,370 | 11.6 | 891 | 4.5 | 2.4 | 40.0 |
| Ohio | 4.7 | 13,242 | 13,475 | 1,853 | 14.0 | 993 | 5.1 | 2.8 | 35.5 |
| Oklahoma | 2.6 | 11,158 | 11,387 | 1,436 | 12.9 | 1,046 | 5.2 | 2.8 | 97.8 |
| Oregon | 1.1 | 12,377 | 12,653 | 1,332 | 10.8 | 1,084 | 5.3 | 2.8 | 91.4 |
| Pennsylvania | 4.9 | 12,406 | 12,877 | 1,798 | 14.5 | 1,131 | 5.3 | 2.9 | 81.3 |
| Rhode Island | .4 | 11,541 | 12,348 | 1,147 | 9.9 | 1,343 | 4.9 | 2.9 | 43.8 |
| South Carolina | .7 | 10,686 | 11,160 | 1,270 | 11.9 | 1,075 | 5.2 | 2.9 | 41.0 |
| South Dakota | .7 | 11,109 | 11,798 | 1,100 | 9.9 | 937 | 4.8 | 2.9 | 43.0 |
| Tennessee | 2.6 | 11,406 | 11,641 | 1,429 | 12.5 | 1,080 | 5.3 | 2.9 | 70.6 |
| Texas | 8.7 | 10,728 | 10,969 | 1,384 | 12.9 | 1,065 | 5.2 | 2.9 | 93.0 |

[1] Less than 0.05 percent. [2] Inadequate sample.





**TABLE II–54—Continued**

*Property characteristics, by States, 1-family homes, Sec. 203, 1955*—Continued

| State | Percentage distribution | Average | | | Price of site as percent of value | Average | | | Percentage of structures with garage |
|---|---|---|---|---|---|---|---|---|---|
| | | Property value | Property replacement cost | Market price of site | | Calculated area (square feet) | Number of rooms | Number of bedrooms | |
| NEW HOMES—continued | | | | | | | | | |
| Utah | 1.4 | $12,834 | $13,347 | $1,470 | 11.5 | 1,082 | 5.0 | 2.7 | 66.7 |
| Vermont | .1 | 10,606 | 10,890 | 1,070 | 10.0 | 866 | 4.7 | 2.8 | 17.4 |
| Virginia | 1.0 | 11,183 | 11,437 | 1,335 | 11.9 | 1,000 | 5.1 | 2.9 | 26.6 |
| Washington | 2.3 | 12,935 | 13,411 | 1,283 | 9.9 | 1,080 | 5.2 | 2.7 | 87.6 |
| West Virginia | .2 | 13,400 | 14,678 | 1,937 | 14.5 | 1,061 | 5.0 | 2.7 | 56.9 |
| Wisconsin | .8 | 12,901 | 13,533 | 1,587 | 12.3 | 932 | 4.8 | 2.6 | 18.4 |
| Wyoming | .4 | 11,390 | 11,600 | 1,352 | 11.9 | 933 | 4.5 | 2.4 | 63.1 |
| Alaska | .1 | 19,981 | 21,040 | 2,151 | 10.8 | 881 | 4.8 | 2.4 | 87.2 |
| Hawaii | .5 | 15,440 | 15,816 | 4,296 | 27.8 | 1,041 | 5.0 | 3.0 | 98.0 |
| Puerto Rico | .3 | 10,656 | 10,959 | 2,871 | 26.9 | 890 | 5.1 | 3.0 | 18.4 |
| Total | 100.0 | 12,118 | 12,510 | 1,626 | 13.4 | 1,049 | 5.1 | 2.9 | 69.8 |
| EXISTING HOMES | | | | | | | | | |
| Alabama | 1.0 | $12,032 | $13,106 | $1,945 | 16.2 | 1,222 | 5.7 | 2.7 | 76.7 |
| Arizona | 1.0 | 10,665 | 11,571 | 1,489 | 14.0 | 1,221 | 5.1 | 2.7 | 84.3 |
| Arkansas | .7 | 10,438 | 11,782 | 1,693 | 16.2 | 1,156 | 5.1 | 2.5 | 82.2 |
| California | 15.0 | 12,069 | 13,236 | 2,263 | 18.8 | 1,171 | 5.1 | 2.6 | 98.9 |
| Colorado | 8 | 12,594 | 13,413 | 2,154 | 17.1 | 1,012 | 4.8 | 2.5 | 78.1 |
| Connecticut | 2.3 | 13,675 | 15,574 | 1,549 | 11.3 | 1,082 | 5.2 | 2.8 | 65.6 |
| Delaware | .3 | 13,153 | 13,816 | 1,932 | 14.7 | 1,134 | 5.5 | 2.9 | 60.3 |
| District of Columbia | .1 | 14,753 | 16,344 | 2,250 | 15.3 | 1,218 | 5.9 | 2.9 | 42.9 |
| Florida | 1.3 | 11,382 | 12,263 | 1,589 | 14.0 | 1,094 | 5.3 | 2.6 | 88.6 |
| Georgia | 1.9 | 12,602 | 13,218 | 1,704 | 13.5 | 1,195 | 5.6 | 2.7 | 70.1 |
| Idaho | 1.0 | 10,616 | 12,458 | 1,107 | 10.4 | 997 | 4.7 | 2.4 | 85.7 |
| Illinois | 3.5 | 13,672 | 15,884 | 1,744 | 12.8 | 1,072 | 5.1 | 2.6 | 69.6 |
| Indiana | 3.5 | 11,591 | 13,540 | 1,377 | 11.9 | 1,018 | 5.0 | 2.6 | 72.0 |
| Iowa | 1.4 | 11,778 | 13,849 | 1,505 | 13.3 | 1,023 | 4.9 | 2.9 | 72.3 |
| Kansas | 2.4 | 11,370 | 12,864 | 1,418 | 12.5 | 1,047 | 5.2 | 2.5 | 88.7 |
| Kentucky | 1.2 | 11,701 | 13,168 | 1,697 | 14.4 | 1,062 | 5.1 | 2.5 | 57.3 |
| Louisiana | 1.4 | 12,430 | 13,328 | 2,240 | 18.0 | 1,155 | 5.2 | 2.6 | 84.9 |
| Maine | .6 | 9,656 | 12,077 | 910 | 9.4 | 1,156 | 5.7 | 2.9 | 65.1 |
| Maryland | .9 | 12,971 | 14,519 | 1,860 | 14.3 | 1,082 | 5.5 | 2.8 | 27.1 |
| Massachusetts | 1.4 | 11,253 | 12,981 | 1,272 | 11.3 | 1,070 | 5.4 | 2.8 | 56.8 |
| Michigan | 6.9 | 12,965 | 15,229 | 1,758 | 13.6 | 1,034 | 5.3 | 2.7 | 64.6 |
| Minnesota | 1.5 | 13,640 | 15,987 | 1,560 | 11.4 | 1,075 | 5.2 | 2.7 | 71.5 |
| Mississippi | .3 | 10,313 | 11,145 | 1,460 | 14.2 | 1,131 | 5.3 | 2.6 | 74.5 |
| Missouri | 4.0 | 12,649 | 14,841 | 1,638 | 12.9 | 1,089 | 5.3 | 2.5 | 84.7 |
| Montana | .6 | 12,674 | 14,578 | 1,606 | 11.9 | 1,076 | 5.0 | 2.6 | 76.6 |
| Nebraska | 1.1 | 10,916 | 13,150 | 1,356 | 12.4 | 1,023 | 4.9 | 2.5 | 77.6 |
| Nevada | .3 | 14,383 | 15,207 | 1,911 | 13.3 | 1,152 | 4.9 | 2.6 | 78.6 |
| New Hampshire | .2 | 9,833 | 11,828 | 867 | 8.8 | 1,098 | 5.3 | 2.8 | 56.0 |
| New Jersey | 2.8 | 13,116 | 14,727 | 1,990 | 15.2 | 1,083 | 5.5 | 2.8 | 67.8 |
| New Mexico | .3 | 10,717 | 11,947 | 1,411 | 13.2 | 1,152 | 5.4 | 2.6 | 92.4 |
| New York | 5.1 | 12,422 | 14,990 | 1,509 | 12.1 | 1,134 | 5.4 | 2.8 | 72.2 |
| North Carolina | .9 | 11,756 | 13,130 | 1,775 | 15.1 | 1,246 | 5.4 | 2.7 | 61.5 |
| North Dakota | .2 | 12,345 | 14,419 | 1,683 | 13.6 | 1,007 | 4.9 | 2.5 | 73.8 |
| Ohio | 6.2 | 13,180 | 15,163 | 1,603 | 12.2 | 1,042 | 5.2 | 2.6 | 74.6 |
| Oklahoma | 2.0 | 10,122 | 11,184 | 1,444 | 14.3 | 1,058 | 5.1 | 2.5 | 94.2 |
| Oregon | 2.5 | 11,035 | 12,920 | 1,336 | 12.1 | 1,062 | 5.2 | 2.6 | 93.5 |
| Pennsylvania | 3.0 | 11,091 | 12,809 | 1,437 | 13.0 | 1,195 | 5.7 | 3.0 | 70.7 |
| Rhode Island | .6 | 11,746 | 14,015 | 1,381 | 11.8 | 1,140 | 5.4 | 3.3 | 56.3 |
| South Carolina | .6 | 10,411 | 11,828 | 1,418 | 13.6 | 1,164 | 5.4 | 2.6 | 53.3 |
| South Dakota | .4 | 10,431 | 13,378 | 1,193 | 11.4 | 1,049 | 5.1 | 2.6 | 71.7 |
| Tennessee | 1.5 | 10,948 | 11,750 | 1,659 | 15.2 | 1,071 | 5.3 | 2.5 | 77.7 |
| Texas | 5.8 | 9,895 | 10,837 | 1,538 | 15.5 | 1,049 | 5.0 | 2.4 | 95.3 |
| Utah | 1.0 | 13,077 | 14,432 | 1,707 | 13.1 | 1,000 | 4.8 | 2.4 | 83.1 |
| Vermont | .2 | 10,177 | 13,166 | 1,049 | 10.3 | 1,262 | 5.8 | 3.3 | 80.5 |
| Virginia | 2.2 | 12,521 | 13,471 | 1,606 | 12.8 | 1,079 | 5.4 | 2.7 | 43.1 |
| Washington | 6.0 | 11,068 | 13,811 | 1,563 | 13.4 | 1,077 | 5.1 | 2.6 | 90.5 |
| West Virginia | .6 | 11,837 | 14,472 | 1,818 | 15.4 | 1,249 | 5.5 | 2.7 | 67.2 |
| Wisconsin | .7 | 13,379 | 15,311 | 1,807 | 13.5 | 1,045 | 5.0 | 2.6 | 63.9 |
| Wyoming | .3 | 11,553 | 12,771 | 1,513 | 13.1 | 993 | 4.6 | 2.3 | 77.0 |
| Alaska | .1 | 19,523 | 22,604 | 1,963 | 10.1 | 983 | 5.0 | 2.5 | 71.9 |
| Hawaii | .3 | 16,086 | 17,385 | 5,011 | 31.2 | 1,077 | 5.0 | 2.7 | 97.1 |
| Puerto Rico | .1 | 15,995 | 18,172 | 3,624 | 22.7 | 1,241 | 5.9 | 3.2 | 88.2 |
| Total | 100.0 | 12,047 | 13,713 | 1,707 | 14.2 | 1,096 | 5.2 | 2.6 | 79.9 |

**TABLE II–55**

*Property characteristics, selected metropolitan areas, 1-family homes, Sec. 203, 1955*

| Standard metropolitan area | As percent of United States total | Average | | | Price of site as percent of value | Average | | | Percentage of structures with garage |
|---|---|---|---|---|---|---|---|---|---|
| | | Property value | Property replacement cost | Market price of site | | Calculated area (square feet) | Number of rooms | Number of bedrooms | |
| NEW HOMES | | | | | | | | | |
| Akron, Ohio | 0.1 | $14,084 | $14,277 | $1,655 | 11.8 | 901 | 5.0 | 2.7 | 20.8 |
| Albany-Schenectady-Troy, N. Y | .1 | 10,236 | 10,805 | 891 | 8.7 | 866 | 4.8 | 2.5 | 33.3 |
| Albuquerque, N. Mex | .5 | 10,204 | 10,849 | 1,265 | 12.4 | 1,157 | 5.8 | 3.1 | 99.3 |
| Atlanta, Ga | .4 | 12,406 | 12,563 | 1,655 | 13.3 | 1,086 | 5.3 | 2.8 | 65.2 |
| Baltimore, Md | .7 | 11,707 | 12,140 | 1,505 | 12.9 | 1,006 | 5.5 | 2.8 | 12.8 |
| Birmingham, Ala | .4 | 12,173 | 12,607 | 1,737 | 14.3 | 1,084 | 5.6 | 2.8 | 05.3 |
| Buffalo, N. Y | .4 | 12,454 | 12,763 | 1,450 | 11.6 | 904 | 4.8 | 2.6 | 28.3 |
| Charlotte, N. C | .4 | 11,724 | 12,043 | 1,831 | 15.6 | 1,113 | 5.3 | 2.8 | 43.3 |
| Chicago, Ill | 2.1 | 13,968 | 14,406 | 1,943 | 13.9 | 969 | 4.8 | 2.7 | 22.0 |
| Cleveland, Ohio | 1.0 | 15,547 | 15,762 | 2,011 | 12.9 | 961 | 4.9 | 2.6 | 23.2 |
| Columbus, Ohio | .8 | 13,398 | 13,393 | 1,705 | 13.4 | 969 | 4.9 | 2.7 | 23.4 |
| Dallas, Tex | 1.3 | 10,738 | 10,883 | 1,465 | 13.6 | 1,070 | 5.3 | 3.0 | 99.3 |
| Dayton, Ohio | 1.1 | 11,414 | 11,665 | 2,035 | 17.8 | 976 | 5.6 | 3.2 | 51.2 |
| Denver, Colo | 1.1 | 13,333 | 14,198 | 2,080 | 15.6 | 1,093 | 5.0 | 2.8 | 68.9 |
| Des Moines, Iowa | .3 | 11,515 | 12,873 | 1,263 | 11.0 | 1,015 | 5.2 | 3.5 | 64.9 |
| Detroit, Mich | 5.9 | 14,126 | 14,489 | 2,138 | 15.1 | 1,036 | 5.0 | 2.9 | 11.4 |
| El Paso, Tex | .9 | 10,898 | 11,172 | 1,377 | 12.6 | 1,195 | 5.6 | 3.2 | 74.7 |
| Flint, Mich | 1.0 | 12,686 | 12,947 | 1,679 | 13.2 | 878 | 4.6 | 2.5 | 20.3 |
| Fort Wayne, Ind | .2 | 11,732 | 11,951 | 1,733 | 14.8 | 927 | 5.1 | 3.0 | 42.6 |
| Fort Worth, Tex | 1.2 | 9,378 | 9,709 | 1,124 | 12.0 | 1,000 | 5.1 | 2.8 | 94.1 |
| Fresno, Calif | .2 | 10,461 | 11,520 | 1,057 | 10.1 | 1,103 | 5.0 | 2.9 | 100.0 |
| Grand Rapids, Mich | .4 | 12,731 | 13,096 | 1,454 | 11.4 | 1,017 | 4.9 | 2.8 | 28.7 |
| Hartford, Conn | .3 | 13,761 | 14,318 | 1,440 | 10.5 | 1,064 | 5.2 | 2.9 | 42.7 |
| Houston, Tex | 1.5 | 11,338 | 11,436 | 1,696 | 15.0 | 1,046 | 5.1 | 2.9 | 100.0 |
| Indianapolis, Ind | .6 | 12,401 | 12,596 | 1,520 | 12.3 | 972 | 5.0 | 2.9 | 35.8 |
| Jacksonville, Fla | .5 | 10,303 | 10,707 | 1,163 | 11.3 | 1,008 | 5.1 | 2.7 | 82.9 |
| Kansas City, Kans.-Mo | .7 | 13,300 | 13,521 | 1,698 | 12.8 | 993 | 5.3 | 2.9 | 90.3 |
| Knoxville, Tenn | .5 | 10,791 | 11,071 | 1,178 | 10.9 | 1,025 | 5.0 | 2.9 | 85.7 |
| Little Rock-North Little Rock, Ark | .4 | 11,920 | 12,392 | 1,842 | 15.4 | 1,031 | 4.8 | 2.7 | 92.1 |
| Los Angeles-Long Beach, Calif | 4.1 | 11,562 | 11,875 | 1,940 | 16.8 | 1,187 | 5.4 | 3.3 | 99.3 |
| Louisville, Ky | .3 | 14,385 | 14,808 | 2,030 | 14.2 | 1,051 | 5.3 | 2.8 | 28.4 |
| Memphis, Tenn | .8 | 11,867 | 12,025 | 1,809 | 15.2 | 1,105 | 5.4 | 3.0 | 76.2 |
| Miami, Fla | .8 | 12,352 | 12,517 | 1,656 | 13.4 | 1,186 | 5.2 | 3.0 | 82.2 |
| Milwaukee, Wis | .4 | 12,974 | 13,371 | 1,864 | 14.4 | 830 | 4.6 | 2.4 | 8.8 |
| Minneapolis-St. Paul, Minn | .7 | 13,455 | 14,148 | 1,288 | 9.6 | 975 | 4.9 | 2.7 | 27.3 |
| New Orleans, La | .6 | 13,300 | 13,398 | 2,734 | 20.6 | 986 | 5.0 | 2.9 | 59.2 |
| New York-Northeastern New Jersey | 4.2 | 14,630 | 15,100 | 1,760 | 12.0 | 1,093 | 5.5 | 2.8 | 83.1 |
| Norfolk-Portsmouth, Va | .2 | 11,362 | 11,526 | 1,493 | 13.1 | 1,034 | 5.3 | 3.1 | 48.1 |
| Oklahoma City, Okla | .8 | 12,415 | 12,629 | 1,577 | 12.7 | 1,090 | 5.5 | 2.8 | 99.6 |
| Omaha, Nebr | .5 | 11,529 | 11,885 | 1,295 | 11.2 | 877 | 4.6 | 2.5 | 53.0 |
| Philadelphia, Pa | 4.9 | 12,148 | 12,677 | 1,804 | 14.9 | 1,153 | 5.4 | 2.9 | 77.7 |
| Phoenix, Ariz | 2.2 | 11,146 | 11,206 | 1,518 | 13.6 | 1,255 | 5.2 | 2.0 | 88.9 |
| Pittsburgh, Pa | .8 | 14,147 | 14,241 | 1,905 | 13.5 | 1,036 | 5.4 | 2.8 | 93.1 |
| Portland, Oreg | .8 | 12,777 | 13,083 | 1,365 | 10.7 | 1,074 | 5.3 | 2.8 | 90.2 |
| Richmond, Va | .3 | 11,035 | 11,168 | 1,115 | 10.1 | 1,024 | 5.1 | 2.8 | 7.8 |
| Rochester, N. Y | .1 | 13,801 | 13,926 | 1,534 | 11.1 | 1,000 | 4.0 | 2.7 | 44.1 |
| Sacramento, Calif | 1.4 | 12,649 | 13,090 | 1,968 | 15.6 | 1,168 | 5.2 | 3.0 | 100.0 |
| St. Louis, Mo | 1.7 | 13,908 | 14,462 | 2,125 | 15.3 | 951 | 5.2 | 2.7 | 73.4 |
| Salt Lake City, Utah | .7 | 13,626 | 14,080 | 1,657 | 12.2 | 1,110 | 5.1 | 2.7 | 77.5 |
| San Antonio, Tex | .3 | 12,217 | 12,544 | 1,492 | 12.2 | 1,030 | 5.1 | 2.8 | 87.2 |
| San Bernardino-Riverside-Ontario, Calif | .8 | 9,958 | 10,552 | 1,480 | 14.9 | 1,150 | 5.6 | 3.4 | 98.8 |
| San Diego, Calif | .5 | 12,750 | 13,074 | 2,281 | 17.9 | 1,124 | 5.3 | 2.7 | 100.0 |
| San Francisco-Oakland, Calif | 3.5 | 13,250 | 13,608 | 2,139 | 16.1 | 1,168 | 5.1 | 2.9 | 90.7 |
| San Jose, Calif | 1.8 | 12,866 | 13,650 | 2,131 | 16.6 | 1,195 | 5.2 | 3.1 | 99.8 |
| Seattle, Wash | 1.0 | 13,561 | 14,037 | 1,495 | 11.0 | 1,099 | 5.3 | 2.8 | 91.1 |
| Shreveport, La | .6 | 12,773 | 13,214 | 1,736 | 13.6 | 1,113 | 5.1 | 2.8 | 89.4 |
| South Bend, Ind | .2 | 11,289 | 11,748 | 1,579 | 14.0 | 918 | 4.9 | 2.9 | 28.6 |
| Spokane, Wash | .3 | 12,672 | 12,804 | 1,042 | 8.2 | 1,014 | 4.9 | 2.7 | 66.7 |
| Stockton, Calif | .3 | 10,778 | 11,296 | 1,595 | 14.8 | 1,115 | 5.0 | 2.9 | 100.0 |
| Syracuse, N. Y | .1 | 12,975 | 13,000 | 1,251 | 9.6 | 802 | 4.7 | 2.6 | 79.2 |
| Tacoma, Wash | .3 | 12,660 | 13,571 | 1,118 | 8.8 | 1,109 | 5.2 | 2.7 | 96.3 |
| Tampa-St. Petersburg, Fla | 1.0 | 9,873 | 10,072 | 1,104 | 12.1 | 920 | 4.8 | 2.5 | 89.1 |
| Toledo, Ohio | .3 | 15,065 | 15,521 | 1,903 | 12.6 | 1,010 | 5.2 | 2.8 | 53.8 |
| Topeka, Kans | .1 | 11,332 | 11,962 | 1,351 | 11.9 | 900 | 4.8 | 2.6 | 71.1 |
| Tulsa, Okla | .9 | 10,579 | 10,791 | 1,430 | 13.6 | 1,037 | 5.1 | 3.0 | 98.3 |
| Washington, D. C | .4 | 13,340 | 13,650 | 1,874 | 14.0 | 1,031 | 5.3 | 3.0 | 19.7 |
| Wichita, Kans | .5 | 12,032 | 12,582 | 1,581 | 13.1 | 1,037 | 5.2 | 2.9 | 82.9 |
| Youngstown, Ohio | .2 | 11,946 | 12,410 | 1,325 | 11.1 | 919 | 4.6 | 2.5 | 21.8 |





**TABLE II–55—Continued**

*Property characteristics, selected metropolitan areas, 1-family homes, Sec. 203, 1955*—Continued

| Standard metropolitan area | As percent of United States total | Average | | | Price of site as percent of value | Average | | | Percentage of structures with garage |
|---|---|---|---|---|---|---|---|---|---|
| | | Property value | Property replacement cost | Market price of site | | Calculated area (square feet) | Number of rooms | Number of bedrooms | |
| EXISTING HOMES | | | | | | | | | |
| Akron, Ohio | 0.7 | $13,193 | $15,415 | 1,614 | 12.2 | 1,019 | 5.2 | 2.6 | 68.8 |
| Albany-Schenectady-Troy, N. Y | .5 | 12,735 | 15,108 | 1,128 | 8.9 | 1,104 | 5.4 | 2.8 | 70.5 |
| Albuquerque, N. Mex | .2 | 10,932 | 12,279 | 1,503 | 13.7 | 1,715 | 5.5 | 2.7 | 93.2 |
| Atlanta, Ga | .8 | 13,934 | 14,405 | 2,009 | 14.4 | 1,215 | 5.7 | 2.8 | 82.6 |
| Baltimore, Md | .5 | 10,984 | 12,879 | 1,630 | 14.8 | 1,025 | 5.4 | 2.7 | 19.9 |
| Birmingham, Ala | .4 | 12,287 | 13,894 | 1,972 | 16.0 | 1,254 | 5.7 | 2.7 | 78.9 |
| Buffalo, N. Y | .8 | 12,107 | 14,751 | 1,398 | 11.5 | 1,101 | 5.5 | 2.8 | 64.5 |
| Charlotte, N. C | .2 | 13,089 | 14,020 | 2,190 | 16.7 | 1,256 | 5.5 | 2.6 | 64.2 |
| Chicago, Ill | 2.4 | 14,150 | 16,200 | 1,840 | 13.0 | 1,056 | 5.1 | 2.6 | 59.8 |
| Cleveland, Ohio | 1.4 | 14,388 | 17,224 | 1,750 | 12.2 | 1,087 | 5.4 | 2.8 | 81.4 |
| Columbus, Ohio | 1.0 | 12,337 | 13,413 | 1,476 | 12.0 | 996 | 5.0 | 2.5 | 68.2 |
| Dallas, Tex | 1.2 | 9,559 | 10,186 | 1,601 | 16.7 | 965 | 5.1 | 2.2 | 93.5 |
| Dayton, Ohio | .5 | 12,607 | 14,693 | 1,735 | 13.8 | 1,042 | 5.4 | 2.7 | 76.4 |
| Denver, Colo | .6 | 12,863 | 13,748 | 2,345 | 18.2 | 1,003 | 4.8 | 2.5 | 78.5 |
| Des Moines, Iowa | .3 | 11,922 | 13,727 | 1,697 | 14.2 | 1,000 | 4.8 | 2.8 | 79.1 |
| Detroit, Mich | 3.9 | 13,273 | 15,326 | 1,961 | 14.8 | 1,015 | 5.3 | 2.7 | 60.9 |
| El Paso, Tex | .1 | 9,766 | 10,311 | 1,380 | 14.1 | 1,041 | 5.1 | 2.6 | 81.8 |
| Flint, Mich | .5 | 12,208 | 14,190 | 1,598 | 13.1 | 924 | 4.9 | 2.5 | 62.2 |
| Fort Wayne, Ind | .2 | 11,080 | 13,871 | 1,463 | 12.5 | 1,044 | 5.3 | 2.7 | 84.4 |
| Fort Worth, Tex | .7 | 8,222 | 8,938 | 1,117 | 13.6 | 947 | 4.7 | 2.3 | 90.0 |
| Fresno, Calif | .5 | 11,346 | 12,544 | 1,228 | 10.8 | 1,181 | 5.0 | 2.5 | 98.6 |
| Grand Rapids, Mich | .0 | 12,769 | 14,964 | 1,569 | 12.3 | 1,110 | 5.4 | 2.8 | 70.9 |
| Hartford, Conn | .4 | 13,753 | 15,831 | 1,518 | 11.0 | 1,172 | 5.6 | 2.9 | 60.8 |
| Houston, Tex | 1.4 | 10,538 | 11,689 | 1,942 | 18.4 | 1,096 | 5.0 | 2.4 | 98.9 |
| Indianapolis, Ind | 1.1 | 12,305 | 14,487 | 1,492 | 12.1 | 1,060 | 5.1 | 2.6 | 79.3 |
| Jacksonville, Fla | .4 | 10,581 | 11,600 | 1,310 | 12.4 | 1,066 | 5.6 | 2.6 | 87.9 |
| Kansas City, Kans.-Mo | 2.3 | 12,354 | 13,977 | 1,470 | 11.9 | 1,078 | 5.3 | 2.6 | 91.5 |
| Knoxville, Tenn | .2 | 11,360 | 12,215 | 1,423 | 12.5 | 1,104 | 5.3 | 2.7 | 81.0 |
| Little Rock-North Little Rock, Ark | .3 | 11,036 | 12,367 | 2,162 | 19.6 | 1,125 | 5.2 | 2.6 | 79.2 |
| Los Angeles-Long Beach, Calif | 3.8 | 12,591 | 13,656 | 2,793 | 22.2 | 1,220 | 5.3 | 2.7 | 99.9 |
| Louisville, Ky | .7 | 12,233 | 13,539 | 1,759 | 14.4 | 984 | 4.9 | 2.4 | 51.1 |
| Memphis, Tenn | .6 | 10,659 | 11,372 | 1,949 | 18.3 | 1,014 | 5.3 | 2.4 | 72.5 |
| Miami, Fla | .3 | 11,829 | 12,717 | 2,057 | 17.4 | 1,094 | 5.2 | 2.9 | 85.6 |
| Milwaukee, Wis | .2 | 14,364 | 16,035 | 2,530 | 17.6 | 1,013 | 4.9 | 2.5 | 60.6 |
| Minneapolis-St. Paul, Minn | .9 | 13,877 | 15,951 | 1,597 | 11.5 | 1,039 | 5.2 | 2.7 | 68.3 |
| New Orleans, La | .3 | 14,287 | 14,988 | 3,602 | 24.9 | 1,059 | 5.1 | 2.6 | 80.6 |
| New York-Northeastern New Jersey | 3.8 | 13,456 | 15,141 | 2,057 | 15.3 | 1,000 | 5.4 | 2.7 | 73.0 |
| Norfolk-Portsmouth, Va | .4 | 11,778 | 12,759 | 1,434 | 12.2 | 1,049 | 5.3 | 2.6 | 60.0 |
| Oklahoma City, Okla | .6 | 10,469 | 11,601 | 1,514 | 14.5 | 1,058 | 5.3 | 2.5 | 93.4 |
| Omaha, Nebr | .6 | 10,741 | 13,486 | 1,518 | 14.1 | 1,021 | 5.0 | 2.6 | 77.7 |
| Philadelphia, Pa | 2.1 | 10,279 | 11,982 | 1,357 | 13.2 | 1,182 | 5.7 | 3.0 | 63.1 |
| Phoenix, Ariz | .6 | 10,811 | 11,524 | 1,580 | 14.6 | 1,225 | 5.2 | 2.7 | 86.3 |
| Pittsburgh, Pa | .7 | 13,103 | 14,369 | 1,802 | 13.8 | 1,120 | 5.5 | 2.8 | 82.6 |
| Portland, Oreg | 1.7 | 10,855 | 12,977 | 1,360 | 12.5 | 1,042 | 5.2 | 2.6 | 93.2 |
| Richmond, Va | .5 | 11,082 | 12,177 | 1,219 | 11.0 | 1,055 | 5.4 | 2.6 | 16.8 |
| Rochester, N. Y | .6 | 11,472 | 15,126 | 1,285 | 11.2 | 1,232 | 5.7 | 2.9 | 78.8 |
| Sacramento, Calif | 1.4 | 11,306 | 12,607 | 2,202 | 19.5 | 1,101 | 4.9 | 2.5 | 99.3 |
| St. Louis, Mo | 2.1 | 13,476 | 15,998 | 1,924 | 14.3 | 1,083 | 5.2 | 2.4 | 79.3 |
| Salt Lake City, Utah | .5 | 13,737 | 14,915 | 1,966 | 14.3 | 1,007 | 4.8 | 2.4 | 88.4 |
| San Antonio, Tex | .5 | 10,958 | 12,433 | 1,629 | 14.9 | 1,077 | 5.2 | 2.3 | 97.1 |
| San Bernardino-Riverside-Ontario, Calif | .4 | 11,959 | 12,825 | 1,747 | 14.6 | 1,217 | 5.1 | 2.7 | 100.0 |
| San Diego, Calif | .7 | 11,838 | 13,039 | 2,796 | 23.6 | 1,067 | 5.2 | 2.6 | 96.3 |
| San Francisco-Oakland, Calif | 4.2 | 12,185 | 13,446 | 2,317 | 19.0 | 1,158 | 5.2 | 2.6 | 97.9 |
| San Jose, Calif | 1.0 | 13,850 | 14,989 | 2,615 | 18.9 | 1,240 | 5.2 | 2.8 | 99.6 |
| Seattle, Wash | 2.9 | 12,374 | 14,643 | 1,909 | 15.4 | 1,103 | 5.2 | 2.6 | 91.3 |
| Shreveport, La | .4 | 12,040 | 13,265 | 1,891 | 15.7 | 1,199 | 5.4 | 2.5 | 85.9 |
| South Bend, Ind | .3 | 10,943 | 13,114 | 1,316 | 12.0 | 1,025 | 5.2 | 2.7 | 81.5 |
| Spokane, Wash | .4 | 10,994 | 13,053 | 1,185 | 10.8 | 1,038 | 5.0 | 2.5 | 85.4 |
| Stockton, Calif | .5 | 10,555 | 12,115 | 1,734 | 16.4 | 1,135 | 5.0 | 2.5 | 98.2 |
| Syracuse, N. Y | .3 | 13,191 | 16,629 | 1,341 | 10.2 | 1,204 | 5.6 | 3.0 | 78.6 |
| Tacoma, Wash | .5 | 10,665 | 13,084 | 1,354 | 12.7 | 1,009 | 5.1 | 2.7 | 95.0 |
| Tampa-St. Petersburg, Fla | .3 | 12,016 | 12,857 | 1,569 | 13.1 | 1,157 | 5.3 | 2.5 | 94.6 |
| Toledo, Ohio | .3 | 14,091 | 16,302 | 1,796 | 12.7 | 1,106 | 5.4 | 2.7 | 79.8 |
| Topeka, Kans | .4 | 10,177 | 12,163 | 1,246 | 12.2 | 984 | 5.0 | 2.4 | 82.7 |
| Tulsa, Okla | .8 | 9,745 | 10,738 | 1,540 | 15.8 | 1,002 | 4.9 | 2.4 | 95.6 |
| Washington, D. C | .8 | 16,320 | 17,252 | 2,461 | 15.1 | 1,144 | 5.6 | 2.9 | 40.6 |
| Wichita, Kans | .5 | 11,234 | 12,511 | 1,541 | 13.7 | 1,039 | 5.2 | 2.5 | 90.5 |
| Youngstown, Ohio | .3 | 13,160 | 14,792 | 1,514 | 11.5 | 992 | 4.9 | 2.5 | 68.2 |

Land market prices are influenced by geographic location, varying not only from State to State as shown in Table 54, but within States as shown by the metropolitan area data in Table 55. In the continental United States, land price averages ranged from $743 in Maine to $1,997 in Missouri for new homes and from $867 in New Hampshire to $2,263 in California for existing homes. New-home land prices in most of the States averaged from $1,200 to $1,499, while in nearly half of the States the existing-home averages were in the $1,400–$1,699 bracket. The land proportion of property value ranged for new homes from 8 percent in Maine to 16 percent in California and for existing homes from 9 percent in New Hampshire to 19 percent, also in California, with most of the States having new-home ratios between 11 and 14 percent and existing-home ratios between 12 and 15 percent. New-home land prices averaged lower than existing-home in more than 5 of every 8 States, and the land-value ratios for new homes were below the existing-home averages in all but 7 States.

In Hawaii and Puerto Rico the markedly higher land prices representing substantially larger proportions of total property value stem primarily from the high cost encountered in preparing the land for residential developments. Land prices in Alaska, although unusually high, constitute a lower than average proportion of total property value.

The data relating to the area, room count, and bedroom count shown in Table 53 provide an indication of the size of the structure and the type of accommodations provided in each value group. A more detailed analysis of these items is presented in the subsequent portion of the report dealing specifically with the size of the FHA homes in 1955 and the relation of size to property value. Table 53 reveals that garage facilities (including carports) were provided in nearly 70 percent of the new homes and 80 percent of the existing, the proportions of garages generally rising with increases in property value. In all value groups the proportion of existing homes with garage facilities exceeded that for new. As shown in Table 54, the proportion of new homes with garage facilities was generally higher in the Southern and Western States, although more than three-fourths of the new dwellings in New York, Pennsylvania, Kansas, and Missouri included such facilities. In only 2 States—Maryland and Virginia—and the District of Columbia did the garage proportion for existing homes fall below 50 percent, contrasted with 22 States in which over half the new homes lacked garage space.

FINANCIAL CHARACTERISTICS.—Table 56 indicates, for each of the property value groups of FHA new- and existing-home transactions insured under Section 203 in 1955, averages of property value, mortgage term, property taxes, total monthly mortgage payment, monthly prospective housing expense and mortgagor's monthly income.

For example, the mortgages in the $10,000 value class were to be amortized over a period of 25 years on the average, and had an average monthly payment of $68.30 including, in addition to amortization of principal and





interest, FHA mortgage insurance premiums, hazard insurance premiums, and property taxes averaging $10 monthly. A prospective monthly housing expense—total monthly mortgage payment plus the estimated costs of household operation (heating and cooking fuel, lighting, refrigeration, and water) together with the anticipated monthly cost of maintenance and repairs—average $89. Comparable delineations of the characteristics may be drawn for the transactions in the other value classes.

Mortgage terms for both new- and existing-construction transactions generally average longer in the higher value groups. This may reflect location of many of these properties in areas where lending institution policies are more liberal. Longer amortization periods may have been extended to buyers of higher-price homes because of higher credit standings or, in some instances, to keep the monthly payments within the financial capacity of some buyers. Another contributing factor may have been the longer remaining economic life assigned to the higher value properties. This also accounted for the average term of the new-home mortgage exceeding that of the existing in corresponding value groups. The new-existing spread in average terms, moreover, narrowed as property values in-

**TABLE II–56**

*Financial characteristics by property value, 1-family homes, Sec. 203, 1955*

| FHA estimate of property value | Percentage distribution | Average | | Monthly average | | | |
|---|---|---|---|---|---|---|---|
| | | Property value | Term of mortgage (years) | Property taxes | Total mortgage payment | Prospective housing expense | Mortgagor's income |
| NEW HOMES | | | | | | | |
| Less than $7,000 | 0.4 | $6,500 | 25.1 | $6.65 | $45.48 | $62.29 | $351.53 |
| $7,000 to $7,999 | 3.0 | 7,451 | 24.5 | 6.50 | 50.86 | 68.39 | 366.05 |
| $8,000 to $8,999 | 10.0 | 8,415 | 24.7 | 7.79 | 57.88 | 76.66 | 397.03 |
| $9,000 to $9,999 | 14.2 | 9,366 | 25.2 | 9.09 | 63.64 | 82.64 | 422.79 |
| $10,000 to $10,999 | 12.3 | 10,419 | 25.2 | 10.01 | 68.30 | 89.17 | 447.03 |
| $11,000 to $11,999 | 12.3 | 11,392 | 25.8 | 11.17 | 72.34 | 94.01 | 470.80 |
| $12,000 to $12,999 | 11.9 | 12,424 | 25.7 | 12.34 | 77.08 | 99.62 | 498.37 |
| $13,000 to $13,999 | 9.9 | 13,376 | 25.9 | 13.56 | 82.10 | 105.38 | 524.11 |
| $14,000 to $14,999 | 8.2 | 14,374 | 26.3 | 14.72 | 86.54 | 110.17 | 550.67 |
| $15,000 to $15,999 | 6.3 | 15,360 | 26.5 | 15.85 | 91.62 | 115.51 | 590.50 |
| $16,000 to $17,999 | 7.1 | 16,723 | 26.3 | 16.75 | 97.80 | 123.93 | 649.78 |
| $18,000 to $19,999 | 2.6 | 18,706 | 26.0 | 19.06 | 100.74 | 138.77 | 754.76 |
| $20,000 or more | 1.8 | 21,800 | 25.5 | 21.63 | 126.31 | 158.13 | 887.35 |
| Total | 100.0 | 12,118 | 25.6 | 12.00 | 76.08 | 98.02 | 497.45 |
| EXISTING HOMES | | | | | | | |
| Less than $7,000 | 2.5 | 6,095 | 19.1 | 6.22 | 45.51 | 65.02 | 367.17 |
| $7,000 to $7,999 | 4.9 | 7,440 | 20.8 | 7.29 | 53.57 | 73.28 | 394.29 |
| $8,000 to $8,999 | 10.1 | 8,410 | 21.7 | 8.80 | 59.30 | 79.70 | 418.07 |
| $9,000 to $9,999 | 12.2 | 9,358 | 22.1 | 9.50 | 64.21 | 85.38 | 440.11 |
| $10,000 to $10,999 | 12.7 | 10,349 | 22.4 | 10.50 | 69.16 | 91.28 | 461.95 |
| $11,000 to $11,999 | 11.6 | 11,350 | 22.8 | 11.43 | 73.82 | 96.64 | 482.44 |
| $12,000 to $12,999 | 11.2 | 12,346 | 23.2 | 12.49 | 78.66 | 102.01 | 512.87 |
| $13,000 to $13,999 | 9.3 | 13,342 | 23.6 | 13.28 | 82.56 | 107.07 | 536.70 |
| $14,000 to $14,999 | 7.1 | 14,325 | 23.7 | 14.41 | 87.71 | 113.13 | 568.60 |
| $15,000 to $15,999 | 5.2 | 15,208 | 23.8 | 15.11 | 92.33 | 118.46 | 615.53 |
| $16,000 to $17,999 | 6.6 | 16,728 | 23.8 | 16.72 | 100.60 | 128.20 | 674.49 |
| $18,000 to $19,999 | 3.2 | 18,664 | 23.7 | 18.27 | 111.56 | 140.58 | 762.93 |
| $20,000 or more | 3.4 | 22,458 | 23.6 | 22.19 | 130.93 | 164.18 | 959.42 |
| Total | 100.0 | 12,047 | 22.7 | 12.12 | 77.15 | 100.58 | 518.55 |

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creased, reflecting the larger proportion of recently built properties having longer economic lives in the higher value classes of existing homes.

Property taxes increased with property value despite wide variations in tax rates in the different sections of the country as indicated by analysis of the tax data in Tables 71 and 72. There was, however, no correlation on a national basis between tax rates (ratio of taxes to property value) and property value. Although average taxes for total new and existing homes were practically the same, in the individual classes below $13,000 new-home taxes averaged less than existing but were larger in all the higher value classes except the $20,000 or more. These differences probably reflected variations in local tax levels.

Next to principal and interest payments, property taxes constituted the largest share of total mortgage payment—averaging 16 percent for total payments on both new and existing homes. The tax portion generally increased as property values rose, ranging for new homes from 13 percent for the $7,000 class to over 17 percent in the $18,000 to $19,999 group, and in existing homes from 14 percent in the $7,000 class to nearly 17 percent in the $16,000 to $17,999 group.

Total mortgage payments advanced with rise in property value, principally as a result of increased debt service on higher average mortgage amounts (see Table 52) and to a lesser extent the aforementioned property tax tendencies. Table 56 shows that the range of average monthly mortgage payments from the lowest to the highest property value groups was $45 to $126 for new homes and $46 to $131 for existing. In the same value classes, new-home monthly payments were generally somewhat smaller than existing-home payments, the differences amounting to only $1 to $2 in most groups.

Prospective housing expense—three-fourths attributable to mortgage payment—exhibited similar relations to increases in property value, with averages ranging from $62 to $158 for new homes and from $65 to $164 for existing homes in the lowest and highest property value groups. Existing-home expenses, reflecting larger average monthly payments and operating and repair costs, exceeded the new-home average in corresponding value classes by $2 or $3 in most instances. The portion of housing expense attributable to household operation and estimated cost of repair and maintenance averaged $22 for new homes and $23 for existing, and, in line with a higher cost of operating and maintaining the larger, more expensive properties, ranged upward with increases in property value—from $17 to $32 for new homes and from $19 to $33 for existing properties. It should be noted that the monthly-payment proportion of housing expense increased as property values grew higher.

## Size of House Characteristics

This portion of the report deals with the sizes of FHA homes as indicated by calculated area of the structures, number of rooms, and number





of bedrooms. Data are presented on the trend of calculated area (Table 57), the calculated area distributions of the 1955 homes by States and in selected metropolitan areas (Tables 58 and 59), characteristics of the 1955 properties in the various area classes (Table 60), room and bedroom count distributions of the 1955 homes by area classes (Table 61), and room and bedroom count distributions of the 1955 homes by States and selected metropolitan areas (Tables 62 and 63).

Calculated Area Distribution.—For new homes underlying Section 203 transactions insured in 1955, the median calculated area of 1,022 square feet was the largest reported since 1948 when these data were initially tabulated. The existing-home median of 1,030 square feet was only 5 square feet less than the record high of 1954.

As shown in Chart 22, 7 of every 10 new homes had areas of 800 to 1,199 square feet, with a fifth each in the 900 and 1,000 square foot groups. The existing-home distribution was less concentrated and the proportions of

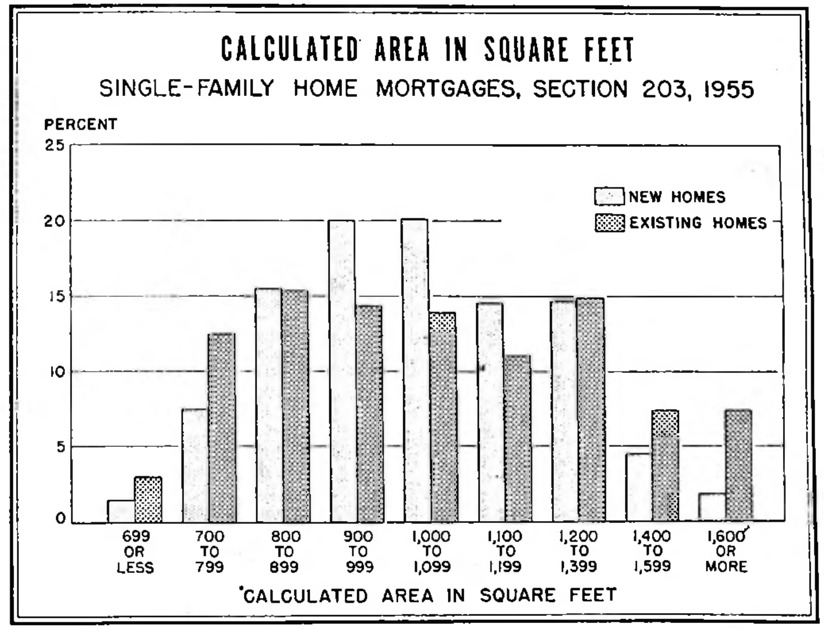


**CHART 11–22**

smaller and larger homes greater than for new homes. The largest proportions of existing structures (aggregating two-thirds of the total) were in a range extending from 700 to 1,199 square feet, with 15 percent in the 1,200 to 1,399 square-foot group (about the same as the new-home proportion) and 10 percent containing 1,500 square feet or more (about three times the new-home proportion).

New homes, on the average, were 6 percent larger in 1955 than in the previous year. Table 57 discloses that this gain is attributable to higher

**TABLE II–57**

*Calculated area, 1-family homes, Sec. 203, selected years*

| Calculated area (square feet) | New homes—percentage distributions | | | | | Existing homes—percentage distributions | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 1955 | 1954 | 1953 | 1950 | 1948 | 1955 | 1954 | 1953 | 1950 | 1948 |
| Less than 600 | 0.2 | (1) | 0.1 | 0.5 | 0.9 | 0.4 | 0.2 | 0.2 | 0.5 | 0.9 |
| 600 to 699 | 1.3 | 2.4 | 2.7 | 7.6 | 4.6 | 2.6 | 2.5 | 3.0 | 3.3 | 4.7 |
| 700 to 799 | 7.5 | 11.5 | 19.5 | 30.6 | 20.6 | 12.5 | 12.9 | 13.7 | 14.4 | 16.3 |
| 800 to 899 | 15.5 | 20.5 | 22.1 | 25.4 | 22.0 | 15.4 | 15.7 | 17.5 | 16.5 | 18.5 |
| 900 to 999 | 20.0 | 23.1 | 20.6 | 13.0 | 16.2 | 14.4 | 13.8 | 13.9 | 14.1 | 13.3 |
| 1,000 to 1,099 | 20.1 | 18.0 | 15.4 | 9.9 | 11.2 | 13.9 | 12.9 | 13.5 | 11.7 | 10.9 |
| 1,100 to 1,199 | 14.5 | 11.8 | 10.2 | 5.3 | 8.7 | 11.1 | 10.9 | 10.8 | 9.3 | 8.0 |
| 1,200 to 1,299 | 8.9 | 6.9 | 4.5 | 3.2 | 6.4 | 8.6 | 8.8 | 8.4 | 7.6 | 6.8 |
| 1,300 to 1,399 | 5.7 | 2.6 | 2.3 | 2.0 | 3.4 | 6.4 | 6.8 | 5.9 | 5.8 | 5.1 |
| 1,400 to 1,499 | 2.8 | 1.6 | 1.4 | .9 | 2.2 | 4.4 | 4.3 | 3.9 | 4.3 | 3.7 |
| 1,500 to 1,599 | 1.7 | .7 | .5 | .6 | 1.5 | 3.0 | 3.2 | 2.6 | 3.2 | 2.9 |
| 1,600 to 1,799 | 1.2 | .6 | .4 | .6 | 1.4 | 3.7 | 3.9 | 3.3 | 4.2 | 3.7 |
| 1,800 to 1,999 | .4 | .2 | .2 | .2 | .4 | 1.7 | 2.0 | 1.6 | 2.2 | 2.2 |
| 2,000 or more | .2 | .1 | .1 | .2 | .5 | 1.9 | 2.1 | 1.7 | 2.9 | 3.0 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Average | 1,049 | 990 | 953 | 894 | 972 | 1,096 | 1,104 | 1,075 | 1,100 | 1,075 |
| Median | 1,022 | 961 | 924 | 838 | 912 | 1,030 | 1,035 | 1,008 | 1,006 | 972 |

1 Less than 0.05 percent.

**TABLE II–58**

*Calculated area by States, 1-family homes, Sec. 203, 1955*

**TABLE II–58—Continued**

*Calculated area by States, 1-family homes, Sec. 203, 1955—Continued*

| State | Median calculated area (square feet) | Calculated area—percentage distribution | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Less than 700 | 700 to 799 | 800 to 899 | 900 to 999 | 1,000 to 1,099 | 1,100 to 1,199 | 1,200 to 1,399 | 1,400 to 1,599 | 1,600 and over |
| NEW HOMES | | | | | | | | | | |
| Alabama | 1,058 | 0.5 | 4.7 | 13.3 | 21.8 | 16.8 | 12.3 | 18.5 | 7.6 | 4.5 |
| Arizona | 1,218 | | 2.9 | 5.3 | 10.7 | 11.1 | 17.7 | 25.6 | 20.5 | 6.2 |
| Arkansas | 1,023 | | 7.4 | 13.6 | 24.5 | 19.9 | 14.1 | 11.7 | 4.3 | 4.5 |
| California | 1,150 | .1 | 1.4 | 4.2 | 11.7 | 19.6 | 26.0 | 26.5 | 7.3 | 3.2 |
| Colorado | 1,061 | | 5.9 | 13.6 | 14.1 | 26.7 | 28.4 | 9.4 | 1.9 | |
| Connecticut | 960 | 3.4 | 12.4 | 18.6 | 26.0 | 15.8 | 14.2 | 6.2 | 2.8 | .6 |
| Delaware | 1,065 | | | 20.0 | 3.1 | 41.5 | 18.5 | 12.3 | 3.1 | 1.5 |
| District of Columbia | (1) | | | | | | | | | |
| Florida | 979 | 2.5 | 14.5 | 17.4 | 19.8 | 13.0 | 15.1 | 11.4 | 3.7 | 2.6 |
| Georgia | 934 | | 10.4 | 32.7 | 19.9 | 11.0 | 8.2 | 9.8 | 4.8 | 3.2 |
| Idaho | 991 | 1.1 | 9.2 | 21.8 | 19.5 | 11.5 | 15.0 | 12.7 | 5.8 | 3.4 |
| Illinois | 903 | .3 | 9.9 | 30.0 | 26.4 | 13.5 | 5.8 | 3.7 | 1.3 | .1 |
| Indiana | 917 | .5 | 16.1 | 27.8 | 33.2 | 14.0 | 3.8 | 2.9 | 1.5 | .2 |
| Iowa | 852 | 8.1 | 28.2 | 26.1 | 14.7 | 4.5 | 15.3 | 2.1 | .6 | .4 |
| Kansas | 985 | 5.2 | 6.4 | 15.6 | 26.8 | 21.8 | 13.3 | 8.3 | 1.4 | 1.2 |
| Kentucky | 1,009 | 2.0 | 6.2 | 17.9 | 22.1 | 19.5 | 18.5 | 9.7 | 1.5 | 2.6 |
| Louisiana | 1,031 | 3.0 | 4.9 | 17.1 | 19.1 | 18.8 | 12.2 | 14.4 | 5.9 | 4.6 |
| Maine | 781 | 14.9 | 43.3 | 16.4 | 14.9 | 7.5 | | 1.5 | 1.5 | |
| Maryland | 1,020 | 6.1 | 9.6 | 20.1 | 8.0 | 30.6 | 12.4 | 11.0 | 1.7 | .5 |
| Massachusetts | 887 | 1.1 | 18.2 | 35.3 | 27.9 | 12.6 | 3.0 | 1.1 | .8 | |
| Michigan | 1,019 | 1.6 | 7.8 | 13.1 | 20.4 | 37.4 | 12.9 | 4.3 | 2.2 | .3 |
| Minnesota | 963 | | 12.7 | 18.7 | 29.4 | 20.4 | 10.4 | 6.4 | 1.7 | .3 |
| Mississippi | 1,057 | | 4.5 | 17.3 | 17.7 | 18.5 | 11.5 | 18.5 | 9.1 | 2.9 |
| Missouri | 971 | .7 | 7.4 | 19.4 | 31.5 | 21.5 | 9.5 | 6.8 | 1.9 | 1.3 |
| Montana | 1,044 | | 1.0 | 16.8 | 21.8 | 23.8 | 18.8 | 15.8 | 2.0 | |
| Nebraska | 873 | 1.3 | 29.2 | 26.8 | 20.5 | 13.9 | 3.7 | 2.4 | 1.1 | 1.1 |
| Nevada | 1,051 | 1.7 | 1.7 | 4.4 | 10.5 | 62.0 | 6.2 | 9.2 | 1.7 | 2.6 |
| New Hampshire | 850 | 3.6 | 42.9 | 7.1 | 35.7 | 7.1 | | 3.6 | | |
| New Jersey | 1,027 | 5.6 | 8.9 | 13.2 | 17.7 | 16.8 | 12.6 | 19.6 | 4.4 | 1.2 |
| New Mexico | 1,066 | | 1.6 | 6.6 | 24.2 | 26.5 | 15.2 | 17.9 | 7.0 | 1.0 |
| New York | 1,045 | 4.2 | 10.0 | 17.1 | 13.4 | 11.7 | 14.7 | 20.0 | 7.1 | 1.8 |
| North Carolina | 987 | 1.0 | 8.3 | 19.9 | 23.9 | 20.9 | 9.0 | 9.2 | 4.2 | 3.6 |
| North Dakota | 879 | | 28.9 | 26.9 | 19.2 | 17.3 | 5.8 | 1.9 | | |
| Ohio | 970 | .5 | 9.7 | 25.5 | 20.5 | 33.5 | 6.5 | 2.6 | .9 | .3 |
| Oklahoma | 996 | .6 | 7.8 | 12.2 | 30.8 | 14.7 | 13.4 | 15.8 | 3.2 | 1.5 |
| Oregon | 1,036 | .3 | 1.1 | 14.4 | 26.4 | 21.7 | 16.6 | 14.4 | 3.9 | 1.2 |
| Pennsylvania | 1,133 | .5 | 3.8 | 10.3 | 13.8 | 16.7 | 15.0 | 33.8 | 5.0 | 1.1 |
| Rhode Island | 949 | 1.5 | 17.8 | 16.3 | 20.5 | 13.2 | 9.3 | 4.6 | .8 | 7.0 |
| South Carolina | 1,049 | .4 | 4.2 | 12.1 | 22.9 | 21.3 | 18.3 | 13.7 | 4.6 | 2.5 |
| South Dakota | 926 | 0.4 | 15.7 | 27.3 | 25.2 | 18.6 | 8.3 | 2.5 | 2.0 | |
| Tennessee | 1,046 | .1 | 2.6 | 10.4 | 25.9 | 24.0 | 14.8 | 15.6 | 4.3 | 2.3 |
| Texas | 1,035 | .1 | 3.4 | 12.8 | 27.9 | 16.6 | 15.9 | 17.1 | 5.2 | 1.0 |
| Utah | 1,068 | .2 | 4.6 | 13.9 | 15.7 | 23.0 | 18.1 | 21.0 | 2.6 | .9 |
| Vermont | 900 | 3.1 | 12.5 | 34.4 | 37.5 | 9.4 | | | 3.1 | |
| Virginia | 966 | .6 | 11.1 | 21.4 | 25.5 | 17.9 | 10.3 | 10.6 | .3 | 2.3 |
| Washington | 1,052 | | 5.5 | 13.2 | 20.1 | 21.6 | 15.4 | 16.3 | 6.2 | 1.7 |
| West Virginia | 997 | 2.6 | 10.4 | 14.3 | 23.3 | 15.6 | 3.9 | 16.9 | 6.5 | 6.5 |
| Wisconsin | 892 | 22.4 | 6.7 | 22.7 | 23.5 | 12.9 | 4.7 | 4.3 | 1.6 | 1.2 |
| Wyoming | 936 | 17.2 | 15.5 | 12.9 | 12.1 | 22.4 | 9.5 | 6.9 | .9 | 2.6 |
| Alaska | 839 | 2.3 | 34.9 | 32.6 | 18.6 | 2.3 | | 4.7 | 2.3 | 2.3 |
| Hawaii | 1,014 | | 1.3 | 31.2 | 14.3 | 23.4 | 9.7 | 14.3 | 3.2 | 2.6 |
| Puerto Rico | 797 | 5.3 | 46.0 | 25.7 | 7.1 | 2.6 | 1.8 | 4.4 | 3.5 | 3.6 |
| Total | 1,022 | 1.5 | 7.5 | 15.5 | 20.0 | 20.1 | 14.5 | 14.6 | 4.5 | 1.8 |
| EXISTING HOMES | | | | | | | | | | |
| Alabama | 1,180 | 0.9 | 4.9 | 10.1 | 12.3 | 9.5 | 15.3 | 24.0 | 10.8 | 12.2 |
| Arizona | 1,157 | 1.1 | 2.7 | 10.2 | 14.9 | 12.6 | 14.9 | 20.5 | 11.3 | 11.8 |
| Arkansas | 1,088 | 1.2 | 8.7 | 11.7 | 16.7 | 13.3 | 12.1 | 16.2 | 10.2 | 9.9 |
| California | 1,121 | .3 | 3.2 | 11.3 | 13.9 | 18.0 | 10.0 | 20.8 | 8.6 | 7.9 |
| Colorado | 969 | 3.9 | 18.0 | 16.3 | 17.0 | 15.4 | 10.2 | 12.0 | 3.3 | 3.9 |
| Connecticut | 968 | 6.0 | 16.0 | 18.9 | 13.4 | 9.5 | 6.3 | 11.0 | 8.5 | 10.4 |
| Delaware | 1,077 | | 1.3 | 8.5 | 13.8 | 34.2 | 9.9 | 20.4 | 9.9 | 2.0 |
| District of Columbia | 1,163 | | 3.0 | 12.1 | 9.1 | 18.2 | 12.1 | 18.2 | 12.1 | 15.2 |
| Florida | 1,041 | 2.3 | 6.3 | 17.6 | 16.7 | 17.2 | 12.9 | 15.5 | 6.0 | 5.5 |
| Georgia | 1,152 | .2 | 3.7 | 8.8 | 10.9 | 17.8 | 16.7 | 22.2 | 10.9 | 8.8 |
| Idaho | 923 | 4.4 | 19.6 | 22.8 | 13.8 | 13.0 | 8.4 | 8.4 | 5.0 | 4.6 |
| Illinois | 1,010 | 2.7 | 11.7 | 15.1 | 19.0 | 14.9 | 11.1 | 12.9 | 6.5 | 6.1 |
| Indiana | 929 | 5.7 | 22.0 | 18.1 | 14.7 | 11.0 | 6.8 | 10.1 | 5.2 | 6.4 |
| Iowa | 924 | 8.2 | 20.3 | 18.4 | 12.7 | 11.4 | 7.4 | 8.5 | 6.4 | 6.7 |
| Kansas | 963 | 4.5 | 16.1 | 18.6 | 17.2 | 14.3 | 7.8 | 10.6 | 4.1 | 6.8 |
| Kentucky | 988 | 8.3 | 13.5 | 14.3 | 15.9 | 11.6 | 9.1 | 14.6 | 5.9 | 6.8 |
| Louisiana | 1,101 | 2.8 | 7.4 | 13.5 | 13.1 | 13.2 | 12.4 | 20.2 | 9.0 | 8.4 |
| Maine | 1,098 | 7.3 | 16.3 | 10.8 | 8.2 | 7.6 | 4.9 | 17.8 | 14.0 | 13.1 |
| Maryland | 1,013 | 4.8 | 14.2 | 13.2 | 16.1 | 13.0 | 11.8 | 15.3 | 5.4 | 6.2 |
| Massachusetts | 976 | 3.5 | 16.9 | 16.0 | 17.8 | 10.1 | 7.6 | 13.3 | 6.2 | 8.6 |
| Michigan | 949 | 5.3 | 21.7 | 16.6 | 13.2 | 11.3 | 7.4 | 11.3 | 6.9 | 6.3 |
| Minnesota | 1,025 | 2.4 | 12.2 | 12.7 | 17.9 | 18.7 | 9.9 | 12.7 | 7.1 | 6.4 |
| Mississippi | 1,094 | 1.7 | 9.5 | 10.1 | 10.1 | 19.7 | 20.2 | 16.9 | 5.6 | 6.2 |
| Missouri | 983 | 3.3 | 14.7 | 17.9 | 17.0 | 12.4 | 7.5 | 10.0 | 6.9 | 10.3 |
| Montana | 1,010 | 3.9 | 8.9 | 14.5 | 21.3 | 15.4 | 11.8 | 12.7 | 5.0 | 6.5 |
| Nebraska | 934 | 4.9 | 21.6 | 19.4 | 12.4 | 13.4 | 6.9 | 8.8 | 5.5 | 7.1 |
| Nevada | 1,074 | .6 | 14.1 | 10.0 | 8.8 | 22.4 | 5.9 | 18.2 | 10.0 | 10.0 |
| New Hampshire | 977 | 4.8 | 17.5 | 16.5 | 14.6 | 5.8 | 7.8 | 18.5 | 4.8 | 9.7 |
| New Jersey | 1,018 | 3.1 | 14.8 | 15.5 | 14.6 | 11.0 | 12.6 | 13.1 | 8.4 | 6.9 |
| New Mexico | 1,138 | .5 | 4.3 | 10.1 | 17.0 | 13.3 | 12.8 | 31.9 | 6.9 | 3.2 |
| New York | 1,058 | 2.8 | 16.7 | 13.3 | 10.9 | 10.7 | 9.3 | 15.4 | 10.4 | 10.5 |
| North Carolina | 1,127 | .4 | 4.6 | 9.1 | 14.3 | 17.9 | 13.7 | 15.2 | 9.5 | 15.3 |
| North Dakota | 944 | 4.0 | 19.3 | 20.2 | 14.5 | 11.3 | 8.1 | 12.1 | 8.1 | 2.4 |
| Ohio | 968 | 5.1 | 20.1 | 17.7 | 10.4 | 11.0 | 9.7 | 13.3 | 7.3 | 5.4 |
| Oklahoma | 993 | 1.5 | 11.9 | 19.8 | 18.0 | 13.5 | 9.4 | 14.7 | 6.2 | 5.0 |
| Oregon | 994 | 2.5 | 11.5 | 17.9 | 19.2 | 14.9 | 11.7 | 12.3 | 4.5 | 5.5 |
| Pennsylvania | 1,163 | 1.7 | 4.8 | 10.0 | 9.5 | 12.6 | 18.1 | 22.9 | 10.9 | 9.5 |
| Rhode Island | 1,056 | 3.4 | 12.3 | 11.6 | 13.5 | 16.6 | 9.8 | 13.5 | 9.2 | 10.1 |
| South Carolina | 1,136 | 2.3 | 6.0 | 11.1 | 11.1 | 14.5 | 14.0 | 26.2 | 7.4 | 7.4 |
| South Dakota | 943 | 5.5 | 19.1 | 19.5 | 13.6 | 7.3 | 9.1 | 10.4 | 5.9 | 9.6 |
| Tennessee | 1,033 | .1 | 10.0 | 21.4 | 12.7 | 17.6 | 11.2 | 16.1 | 6.9 | 4.0 |
| Texas | 1,008 | .8 | 12.2 | 19.6 | 16.2 | 16.3 | 11.9 | 14.3 | 5.3 | 3.4 |
| Utah | 945 | 3.3 | 18.7 | 22.4 | 12.1 | 13.7 | 10.8 | 12.1 | 4.4 | 2.5 |
| Vermont | 1,095 | 2.1 | 11.3 | 11.3 | 14.4 | 11.3 | 9.3 | 12.4 | 8.3 | 19.6 |
| Virginia | 1,024 | 3.1 | 12.2 | 16.1 | 15.2 | 14.4 | 11.1 | 14.8 | 6.5 | 6.6 |
| Washington | 1,006 | 3.4 | 12.6 | 16.9 | 16.4 | 13.3 | 9.7 | 13.4 | 7.1 | 7.2 |
| West Virginia | 1,179 | .9 | 9.4 | 13.4 | 9.4 | 10.0 | 8.8 | 16.0 | 10.5 | 21.6 |
| Wisconsin | 986 | 6.3 | 14.6 | 16.3 | 14.8 | 14.1 | 11.8 | 11.6 | 3.5 | 7.0 |
| Wyoming | 953 | 2.4 | 13.9 | 21.7 | 22.9 | 15.7 | 10.2 | 10.2 | 1.2 | 1.8 |
| Alaska | 873 | 11.1 | 16.7 | 30.5 | 16.7 | 2.8 | 2.8 | 2.8 | 8.3 | 8.3 |
| Hawaii | 1,008 | 5.2 | 11.0 | 15.0 | 17.9 | 11.5 | 8.7 | 15.6 | 8.7 | 6.4 |
| Puerto Rico | 1,113 | 1.8 | 5.5 | 21.8 | 12.7 | 7.3 | 7.3 | 14.5 | 5.5 | 23.6 |
| Total | 1,030 | 3.0 | 12.5 | 15.4 | 14.4 | 13.9 | 11.1 | 15.0 | 7.4 | 7.3 |

1 Inadequate sample.

**TABLE II–59**

*Calculated area, selected metropolitan areas, 1-family homes, Sec. 203, 1955*

| Standard metropolitan area | Median calculated area (square feet) | Calculated area—percentage distribution | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Less than 700 | 700 to 799 | 800 to 899 | 900 to 999 | 1,000 to 1,099 | 1,100 to 1,199 | 1,200 to 1,399 | 1,400 to 1,599 | 1,600 and over |
| NEW HOMES | | | | | | | | | | |
| Akron, Ohio | 883 | 3.5 | 3.5 | 51.7 | 13.8 | 17.2 | 10.3 | ------ | ------ | ------ |
| Albany-Schenectady-Troy, N. Y | 840 | 22.2 | 11.1 | 41.7 | 11.1 | 8.3 | 2.8 | ------ | ------ | 2.8 |
| Albuquerque, N. Mex | 1,111 | ------ | 1.3 | .7 | 13.9 | 32.4 | 15.2 | 26.5 | 9.3 | .7 |
| Atlanta, Ga | 1,028 | ------ | 8.8 | 27.0 | 9.5 | 13.6 | 10.2 | 17.0 | 8.2 | 4.8 |
| Baltimore, Md | 1,036 | 9.1 | 9.9 | 7.8 | 9.9 | 36.4 | 12.0 | 12.0 | 2.1 | .8 |
| Birmingham, Ala | 1,043 | .7 | 7.0 | 14.8 | 21.2 | 14.8 | 12.0 | 19.7 | 7.0 | 2.8 |
| Buffalo, N. Y | 898 | 8.3 | 17.4 | 24.8 | 14.9 | 15.7 | 4.1 | 13.2 | .8 | .8 |
| Charlotte, N. C | 1,052 | .8 | 6.4 | 10.4 | 19.2 | 25.6 | 8.0 | 13.6 | 10.4 | 5.6 |
| Chicago, Ill | 951 | .3 | 4.8 | 27.5 | 34.1 | 18.2 | 8.3 | 4.8 | 2.0 | ------ |
| Cleveland, Ohio | 928 | ------ | 16.5 | 20.2 | 15.6 | 20.6 | 11.7 | 3.2 | 2.2 | 1.0 |
| Columbus, Ohio | 987 | 1.4 | 13.6 | 17.9 | 19.6 | 38.6 | 4.6 | 2.9 | 1.4 | ------ |
| Dallas, Tex | 1,021 | ------ | 2.3 | 6.5 | 38.1 | 14.2 | 15.8 | 18.9 | 3.5 | .7 |
| Dayton, Ohio | 1,018 | .3 | 1.9 | 24.5 | 12.6 | 58.3 | 2.4 | ------ | ------ | ------ |
| Denver, Colo | 1,106 | ------ | 1.9 | 7.3 | 10.3 | 28.3 | 38.3 | 11.4 | 2.5 | ------ |
| Des Moines, Iowa | 1,110 | 10.1 | 11.9 | 9.2 | 9.2 | 4.6 | 52.3 | 1.8 | .9 | ------ |
| Detroit, Mich | 1,041 | .3 | 3.7 | 8.4 | 18.3 | 47.0 | 15.2 | 4.0 | 2.9 | .2 |
| El Paso, Tex | 1,198 | ------ | ------ | ------ | 15.9 | 13.5 | 20.9 | 35.5 | 13.2 | 1.0 |
| Flint, Mich | 887 | 10.1 | 27.5 | 14.2 | 29.0 | 9.0 | 3.5 | 6.1 | .3 | .3 |
| Fort Wayne, Ind | 897 | ------ | 31.6 | 19.0 | 24.1 | 15.2 | 5.1 | 2.5 | 2.5 | ------ |
| Fort Worth, Tex | 977 | ------ | 4.2 | 24.8 | 27.5 | 14.9 | 19.0 | 8.9 | .5 | .2 |
| Fresno, Calif | 1,071 | ------ | 1.5 | 9.2 | 26.2 | 18.5 | 18.5 | 18.5 | 4.6 | 3.0 |
| Grand Rapids, Mich | 970 | ------ | 9.7 | 21.8 | 26.6 | 20.2 | 12.1 | 6.4 | .8 | 2.4 |
| Hartford, Conn | 1,023 | ------ | 1.2 | 7.0 | 36.0 | 25.6 | 13.9 | 8.1 | 7.0 | 1.2 |
| Houston, Tex | 994 | ------ | 3.0 | 16.5 | 32.4 | 13.7 | 14.3 | 13.9 | 5.0 | 1.2 |
| Indianapolis, Ind | 957 | .5 | 11.4 | 10.4 | 48.5 | 14.3 | 7.9 | 4.0 | 2.0 | 1.0 |
| Jacksonville, Fla | 1,010 | 7.9 | 14.5 | 15.2 | 10.9 | 15.2 | 11.5 | 22.4 | 1.8 | .6 |
| Kansas City, Kans.-Mo | 984 | 1.2 | 6.9 | 18.3 | 28.1 | 27.6 | 10.2 | 5.7 | 2.0 | ------ |
| Knoxville, Tenn | 994 | ------ | 7.1 | 14.8 | 30.1 | 24.4 | 12.8 | 5.1 | 3.2 | 2.5 |
| Little Rock-North Little Rock, Ark | 1,006 | ------ | 7.4 | 19.3 | 22.2 | 19.3 | 13.3 | 10.4 | 5.2 | 2.9 |
| Los Angeles-Long Beach, Calif | 1,172 | .1 | .2 | 1.5 | 6.3 | 17.4 | 34.2 | 30.5 | 9.0 | .8 |
| Louisville, Ky | 1,041 | 2.9 | 4.8 | 8.6 | 23.1 | 26.0 | 17.3 | 12.5 | 1.9 | 2.9 |
| Memphis, Tenn | 1,048 | ------ | .8 | 9.6 | 30.0 | 20.0 | 12.0 | 20.0 | 3.8 | 3.8 |
| Miami, Fla | 1,146 | ------ | 5.2 | 5.5 | 16.9 | 12.1 | 22.4 | 20.2 | 8.1 | 9.6 |
| Milwaukee, Wis | 826 | 34.9 | 6.4 | 33.3 | 11.1 | 10.3 | 2.4 | ------ | 1.6 | ------ |
| Minneapolis-St. Paul, Minn | 972 | ------ | 13.6 | 18.4 | 25.0 | 24.1 | 10.6 | 7.0 | 1.3 | ------ |
| New Orleans, La | 972 | 1.1 | 7.0 | 20.9 | 20.9 | 24.7 | 9.7 | 7.5 | 1.1 | 1.1 |
| New York-Northeastern New Jersey | 1,101 | 3.4 | 9.3 | 13.2 | 11.4 | 12.5 | 17.5 | 22.4 | 8.3 | 2.0 |
| Norfolk-Portsmouth, Va | 986 | ------ | ------ | 24.6 | 20.5 | 19.7 | 9.8 | 10.4 | ------ | ------ |
| Oklahoma City, Okla | 1,077 | .7 | 7.2 | 15.5 | 13.7 | 16.6 | 19.5 | 20.6 | 4.3 | 1.9 |
| Omaha, Nebr | 834 | .6 | 40.8 | 25.3 | 18.4 | 6.3 | 2.9 | 2.9 | 1.1 | 1.7 |
| Philadelphia, Pa | 1,165 | .1 | 3.1 | 7.2 | 11.1 | 18.5 | 15.5 | 37.6 | 5.7 | 1.2 |
| Phoenix, Ariz | 1,245 | ------ | .6 | 4.9 | 8.3 | 12.0 | 18.1 | 27.1 | 23.0 | 6.0 |
| Pittsburgh, Pa | 985 | .4 | 3.8 | 13.9 | 37.6 | 7.5 | 17.7 | 13.9 | 3.0 | 2.2 |
| Portland, Oreg | 1,053 | .4 | .4 | 12.9 | 23.2 | 24.7 | 17.5 | 16.7 | 3.4 | .8 |
| Richmond, Va | 1,006 | ------ | 15.4 | 10.6 | 22.1 | 30.8 | 5.7 | 12.5 | ------ | 2.9 |
| Rochester, N. Y | 979 | ------ | 5.0 | 17.5 | 35.0 | 25.0 | 2.5 | 12.5 | 2.5 | ------ |
| Sacramento, Calif | 1,147 | .2 | 3.1 | 8.3 | 13.6 | 15.6 | 19.4 | 23.7 | 11.8 | 4.3 |
| St. Louis, Mo | 938 | ------ | 18.2 | 21.4 | 27.5 | 17.3 | 8.1 | 5.8 | .7 | 1.0 |
| Salt Lake City, Utah | 1,111 | .4 | .9 | 11.1 | 14.1 | 20.1 | 29.9 | 20.9 | 1.7 | .9 |
| San Antonio, Tex | 1,007 | ------ | 7.0 | 15.8 | 25.4 | 24.6 | 13.1 | 10.5 | 1.8 | 1.8 |
| San Bernardino-Riverside-Ontario, Calif | 1,187 | ------ | 2.7 | 3.5 | 12.7 | 12.7 | 21.1 | 44.2 | 2.7 | .4 |
| San Diego, Calif | 1,119 | ------ | 6.5 | 8.8 | 11.8 | 19.4 | 18.8 | 24.1 | 7.7 | 2.9 |
| San Francisco-Oakland, Calif | 1,146 | .1 | .6 | 3.6 | 9.1 | 23.9 | 27.8 | 25.8 | 5.4 | 3.7 |
| San Jose, Calif | 1,170 | ------ | .8 | 4.2 | 13.8 | 15.3 | 22.6 | 27.6 | 6.5 | 9.2 |
| Seattle, Wash | 1,065 | ------ | 4.8 | 13.2 | 19.3 | 19.6 | 16.0 | 17.5 | 8.7 | .9 |
| Shreveport, La | 1,070 | 6.9 | 3.9 | 12.2 | 19.1 | 11.3 | 10.3 | 21.1 | 9.3 | 5.9 |
| South Bend, Ind | 918 | ------ | 13.2 | 28.9 | 44.7 | 5.3 | 1.3 | 6.6 | ------ | ------ |
| Spokane, Wash | 1,013 | ------ | 11.5 | 17.2 | 18.4 | 21.8 | 16.1 | 12.7 | 2.3 | ------ |
| Stockton, Calif | 1,106 | ------ | 3.5 | 8.0 | 11.5 | 25.7 | 22.1 | 23.0 | 4.4 | 1.8 |
| Syracuse, N. Y | 857 | 4.2 | 29.2 | 29.2 | 20.8 | 4.2 | ------ | 12.4 | ------ | ------ |
| Tacoma, Wash | 1,075 | ------ | 10.2 | 10.2 | 13.0 | 22.2 | 11.1 | 19.4 | 7.4 | 6.5 |
| Tampa-St. Petersburg, Fla | 866 | 3.1 | 29.7 | 25.9 | 15.9 | 9.7 | 6.6 | 4.7 | 2.8 | 1.6 |
| Toledo, Ohio | 1,006 | ------ | 7.3 | 13.5 | 27.1 | 32.3 | 9.4 | 9.4 | ------ | 1.0 |
| Topeka, Kans | 1,003 | ------ | 12.2 | 26.9 | 9.7 | 30.6 | 9.7 | 4.9 | ------ | ------ |
| Tulsa, Okla | 981 | ------ | 2.0 | 7.5 | 50.3 | 12.8 | 7.8 | 16.7 | 1.6 | 1.3 |
| Washington, D. C | 1,012 | ------ | 1.6 | 38.0 | 8.3 | 17.4 | 18.2 | 13.2 | .8 | 2.5 |
| Wichita, Kans | 1,009 | .6 | 2.8 | 11.2 | 33.7 | 19.7 | 18.0 | 10.1 | 1.7 | 2.2 |
| Youngstown, Ohio | 883 | ------ | 5.1 | 53.8 | 16.7 | 10.7 | 5.1 | 1.3 | 1.3 | ------ |





**TABLE II–59—Continued**

*Calculated area, selected metropolitan areas, 1-family homes, Sec. 203, 1955—Continued*

| Standard metropolitan area | Median calculated area (square feet) | Calculated area—percentage distribution | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Less than 700 | 700 to 799 | 800 to 899 | 900 to 999 | 1,000 to 1,099 | 1,100 to 1,199 | 1,200 to 1,399 | 1,400 to 1,599 | 1,600 and over |
| EXISTING HOMES | | | | | | | | | | |
| Akron, Ohio | 948 | 3.1 | 16.7 | 24.6 | 11.8 | 9.0 | 14.6 | 10.2 | 5.9 | 4.1 |
| Albany-Schenectady-Troy, N. Y | 1,049 | 4.3 | 14.9 | 14.1 | 9.8 | 14.1 | 12.3 | 13.4 | 6.2 | 10.9 |
| Albuquerque, N. Mex | 1,183 | .7 | 1.5 | 9.6 | 15.6 | 10.4 | 14.8 | 39.3 | 5.2 | 2.9 |
| Atlanta, Ga | 1,176 | ------ | 2.0 | 5.2 | 8.0 | 20.7 | 18.6 | 25.0 | 12.5 | 8.0 |
| Baltimore, Md | 982 | 6.2 | 18.8 | 14.2 | 13.1 | 12.7 | 9.6 | 17.7 | 5.0 | 2.7 |
| Birmingham, Ala | 1,108 | 1.3 | 6.7 | 7.1 | 12.5 | 8.0 | 14.7 | 24.4 | 9.8 | 15.5 |
| Buffalo, N. Y | 1,050 | 6.7 | 13.3 | 12.0 | 11.8 | 12.4 | 8.3 | 15.9 | 9.4 | 10.2 |
| Charlotte, N. C | 1,200 | 1.2 | 4.7 | 8.1 | 11.6 | 12.8 | 11.6 | 17.4 | 17.4 | 15.2 |
| Chicago, Ill | 995 | 2.9 | 13.7 | 14.1 | 20.2 | 15.0 | 11.0 | 11.9 | 5.6 | 5.6 |
| Cleveland, Ohio | 1,020 | 2.7 | 18.4 | 16.9 | 10.4 | 8.2 | 9.9 | 16.1 | 10.7 | 6.7 |
| Columbus, Ohio | 891 | 9.1 | 29.3 | 12.7 | 7.4 | 9.1 | 9.4 | 11.8 | 5.7 | 5.5 |
| Dallas, Tex | 905 | .8 | 16.8 | 31.7 | 14.4 | 15.8 | 8.5 | 8.3 | 2.6 | 1.1 |
| Dayton, Ohio | 974 | 3.9 | 19.0 | 17.4 | 13.1 | 11.2 | 7.5 | 17.7 | 5.9 | 4.3 |
| Denver, Colo | 949 | 4.0 | 22.3 | 16.8 | 14.1 | 13.1 | 10.1 | 11.6 | 4.0 | 4.0 |
| Des Moines, Iowa | 867 | 13.4 | 24.2 | 18.5 | 15.3 | 6.4 | 3.8 | 5.7 | 6.4 | 6.3 |
| Detroit, Mich | 930 | 5.6 | 22.0 | 18.4 | 13.6 | 11.6 | 7.1 | 9.6 | 6.3 | 5.8 |
| El Paso, Tex | 1,042 | ------ | 3.9 | 17.7 | 17.7 | 25.5 | 10.6 | 11.7 | 3.9 | ------ |
| Flint, Mich | 818 | 11.7 | 35.9 | 12.7 | 10.1 | 7.4 | 6.4 | 8.4 | 4.7 | 2.7 |
| Fort Wayne, Ind | 991 | 9.3 | 20.0 | 13.6 | 7.9 | 7.9 | 10.7 | 15.7 | 8.5 | 6.4 |
| Fort Worth, Tex | 917 | .5 | 22.3 | 24.2 | 17.0 | 17.4 | 8.5 | 7.5 | 1.2 | .5 |
| Fresno, Calif | 1,143 | .7 | 3.0 | 8.7 | 11.4 | 19.7 | 15.0 | 21.8 | 15.0 | 4.7 |
| Grand Rapids, Mich | 1,050 | 1.2 | 14.2 | 17.4 | 11.9 | 10.5 | 9.3 | 16.0 | 13.4 | 6.1 |
| Hartford, Conn | 1,067 | 8.2 | 15.9 | 11.3 | 9.1 | 8.2 | 5.0 | 13.2 | 10.0 | 18.2 |
| Houston, Tex | 1,057 | .6 | 9.6 | 15.2 | 15.5 | 16.7 | 15.7 | 15.7 | 7.4 | 4.6 |
| Indianapolis, Ind | 957 | 4.4 | 18.9 | 17.4 | 16.2 | 13.6 | 5.7 | 8.6 | 5.2 | 10.0 |
| Jacksonville, Fla | 1,034 | 3.7 | 6.1 | 10.2 | 14.5 | 10.2 | 14.9 | 12.6 | 5.6 | 4.2 |
| Kansas City, Kans.-Mo | 974 | 3.9 | 15.0 | 18.0 | 17.8 | 14.1 | 6.4 | 10.0 | 5.9 | 8.9 |
| Knoxville, Tenn | 1,055 | ------ | 8.0 | 18.4 | 11.2 | 22.4 | 8.0 | 16.0 | 12.0 | 4.0 |
| Little Rock-North Little Rock, Ark | 1,050 | .6 | 8.7 | 11.9 | 21.9 | 13.8 | 10.6 | 16.9 | 8.7 | 6.9 |
| Los Angeles-Long Beach, Calif | 1,166 | .4 | 2.2 | 8.9 | 12.4 | 14.5 | 17.8 | 23.9 | 9.9 | 10.0 |
| Louisville, Ky | 909 | 13.9 | 21.3 | 13.6 | 13.1 | 10.7 | 7.7 | 11.2 | 3.7 | 4.8 |
| Memphis, Tenn | 942 | ------ | 13.2 | 30.9 | 14.1 | 13.5 | 7.6 | 11.8 | 6.2 | 2.7 |
| Miami, Fla | 1,039 | ------ | 6.2 | 20.2 | 17.4 | 15.7 | 11.8 | 16.9 | 5.6 | 6.2 |
| Milwaukee, Wis | 937 | 11.8 | 19.3 | 14.3 | 12.6 | 9.2 | 10.1 | 11.8 | 3.4 | 7.5 |
| Minneapolis-St. Paul, Minn | 1,005 | 1.5 | 14.2 | 12.1 | 21.1 | 22.6 | 9.2 | 9.0 | 5.9 | 4.4 |
| New Orleans, La | 1,000 | 3.0 | 10.5 | 19.9 | 14.4 | 15.5 | 13.8 | 13.8 | 3.3 | 4.9 |
| New York-Northeastern New Jersey | 990 | 1.7 | 20.9 | 15.3 | 12.3 | 8.7 | 10.8 | 13.8 | 8.9 | 7.6 |
| Norfolk-Portsmouth, Va | 1,003 | 2.4 | 16.7 | 18.6 | 11.9 | 13.1 | 9.5 | 15.1 | 8.3 | 4.4 |
| Oklahoma City, Okla | 995 | 1.2 | 9.2 | 18.6 | 22.3 | 14.0 | 9.2 | 13.7 | 7.3 | 4.5 |
| Omaha, Nebr | 921 | 5.9 | 23.9 | 17.7 | 11.8 | 11.2 | 7.5 | 7.5 | 6.5 | 8.0 |
| Philadelphia, Pa | 1,160 | 1.8 | 5.0 | 9.8 | 7.4 | 14.4 | 19.4 | 23.5 | 10.7 | 8.0 |
| Phoenix, Ariz | 1,162 | .8 | 1.4 | 8.5 | 17.0 | 13.2 | 14.6 | 21.2 | 10.4 | 12.9 |
| Pittsburgh, Pa | 1,105 | 1.7 | 8.3 | 13.3 | 15.7 | 10.3 | 14.7 | 19.6 | 8.3 | 8.1 |
| Portland, Oreg | 971 | 3.5 | 14.1 | 19.9 | 17.5 | 15.2 | 10.1 | 10.1 | 3.9 | 5.7 |
| Richmond, Va | 946 | 5.9 | 17.4 | 19.9 | 14.6 | 11.5 | 6.3 | 9.4 | 6.3 | 8.7 |
| Rochester, N. Y | 1,205 | 1.9 | 5.9 | 10.6 | 10.0 | 11.6 | 9.4 | 24.1 | 15.3 | 11.2 |
| Sacramento, Calif | 1,057 | .5 | 4.0 | 17.3 | 17.5 | 18.7 | 13.1 | 17.3 | 5.6 | 6.0 |
| St. Louis, Mo | 976 | 2.8 | 15.0 | 19.1 | 17.2 | 12.4 | 7.6 | 8.9 | 7.1 | 9.9 |
| Salt Lake City, Utah | 952 | 4.2 | 16.4 | 23.8 | 10.8 | 14.7 | 11.5 | 11.5 | 4.6 | 2.5 |
| San Antonio, Tex | 1,034 | 2.8 | 11.2 | 19.2 | 11.2 | 16.4 | 11.2 | 16.8 | 5.9 | 5.3 |
| San Bernardino-Riverside-Ontario, Calif | 1,207 | .4 | 2.0 | 9.9 | 9.5 | 14.4 | 12.8 | 30.0 | 13.6 | 7.4 |
| San Diego, Calif | 1,041 | .3 | 12.2 | 15.6 | 14.5 | 18.3 | 14.0 | 14.8 | 5.8 | 4.5 |
| San Francisco-Oakland, Calif | 1,093 | .2 | 3.5 | 11.0 | 14.8 | 21.0 | 17.0 | 17.2 | 7.0 | 7.4 |
| San Jose, Calif | 1,217 | .4 | 1.5 | 9.4 | 8.3 | 13.8 | 14.3 | 27.7 | 12.9 | 11.7 |
| Seattle, Wash | 1,025 | 2.7 | 11.3 | 17.5 | 15.7 | 11.5 | 9.4 | 14.2 | 8.9 | 8.8 |
| Shreveport, La | 1,159 | 2.0 | 6.4 | 13.3 | 10.3 | 13.3 | 7.9 | 24.6 | 9.9 | 12.3 |
| South Bend, Ind | 954 | 7.0 | 22.8 | 15.8 | 8.2 | 8.9 | 9.5 | 15.8 | 9.5 | 2.5 |
| Spokane, Wash | 940 | 3.8 | 22.0 | 14.6 | 17.9 | 10.4 | 9.2 | 8.3 | 5.4 | 7.5 |
| Stockton, Calif | 1,088 | .7 | 2.1 | 12.1 | 19.4 | 18.0 | 16.2 | 16.6 | 7.3 | 7.6 |
| Syracuse, N. Y | 1,097 | 3.2 | 14.5 | 12.3 | 10.7 | 9.6 | 9.6 | 12.8 | 10.2 | 17.1 |
| Tacoma, Wash | 965 | 5.2 | 14.5 | 19.0 | 17.6 | 14.5 | 10.0 | 12.4 | 4.1 | 2.7 |
| Tampa-St. Petersburg, Fla | 1,074 | 1.2 | 4.1 | 14.5 | 18.6 | 15.7 | 13.9 | 18.0 | 6.4 | 7.6 |
| Toledo, Ohio | 1,103 | 6.2 | 9.3 | 13.9 | 5.2 | 14.9 | 14.9 | 22.2 | 9.8 | 3.6 |
| Topeka, Kans | 887 | 8.8 | 26.3 | 17.1 | 11.8 | 10.5 | 5.3 | 9.2 | 3.1 | 7.9 |
| Tulsa, Okla | 953 | 1.8 | 15.4 | 23.6 | 17.5 | 15.2 | 7.7 | 12.0 | 3.9 | 2.9 |
| Washington, D. C | 1,096 | 1.7 | 4.9 | 10.0 | 18.3 | 16.8 | 15.5 | 20.4 | 6.4 | 7.0 |
| Wichita, Kans | 949 | 6.3 | 16.5 | 18.8 | 17.3 | 12.1 | 8.8 | 7.4 | 5.1 | 7.7 |
| Youngstown, Ohio | 956 | 3.4 | 18.1 | 18.1 | 18.6 | 17.5 | 9.6 | 7.9 | 4.5 | 2.3 |

frequencies of homes with 1,000 square feet or more and declines in the proportions of those with smaller areas, especially in the 700 to 899 square-foot range. The existing-home distribution, on the other hand, remained roughly the same as in 1954, with the average change being a slight decline of less than 1 percent.

As shown in Tables 58 and 59, the calculated area distributions of the Section 203 transactions insured in 1955 varied significantly from State to State and within States. The median calculated areas for new homes ranged from 781 square feet in Maine to 1,218 square feet in Arizona, with nearly four-fifths of the States reporting medians in the 900 or 1,000 square-foot ranges. New-home areas tended to be typically smaller in a group of New England and North Central States (Maine, New Hampshire, Massachusetts, North Dakota, Nebraska, Iowa, and Wisconsin) and typically larger in Pennsylvania, Arizona, and California.

The existing-home area distributions in nearly all of the States were more widespread than the new-home distributions. Median areas of the existing homes, however, were confined to a narrower range of from 923 square feet in Idaho to 1,180 square feet in Alabama. In over two-fifths of the States (principally in the northern half of the Nation), the medians were between 900 and 999 square feet. They were between 1,000 and 1,099 square feet in three-eighths of the States and between 1,100 and 1,199 square feet in over one-fifth of the States (all except Pennsylvania in the South or West). Existing-home areas typically exceeded new-home areas in about 3 of every 5 States.

The large degree of variation in calculated areas within States is evident from the data presented in Table 59. In Florida, for example, the new-home medians of 979 square feet for the entire State compared with medians of 1,146 square feet in the Miami metropolitan area, 1,010 square feet in the Jacksonville area, and 866 square feet in Tampa. In Iowa, the new-home median of 852 square feet was considerably below the median of 1,110 square feet in the Des Moines metropolitan area.

Characteristics by Calculated Area.—Table 60 shows, for the Section 203 homes in the various calculated area ranges, the average floor area, property value, total requirements, monthly housing expense, monthly rental value, number of rooms and bedrooms, and percent of homes with garage or carport facilities.

New homes in the 1,000 to 1,099 square-foot group, for example, involved an average area of 1,044 square feet, in 5.2 rooms of which 3 were bedrooms. The average FHA-estimated property value was $12,293, and monthly rental value was about $97. Prospective housing expense for mortgage payments, costs of household operation, and maintenance and repair averaged $98 monthly. For those transactions where the mortgagors purchased new homes from builders, the total transaction requirements—sale price plus





TABLE II–60

*Property characteristics by calculated area, 1-family homes, Sec. 203, 1955*

| Calculated area (square feet) | Percentage distribution | Average | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Calculated area (square feet) | Property value | Total requirements [1] | Monthly housing expense | Monthly rental value | Number of rooms | Number of bedrooms | Percentage of structures with garage |
| NEW HOMES | | | | | | | | | |
| Less than 700 | 1.5 | 623 | $9,162 | $9,236 | $79.38 | $74.97 | 4.2 | 2.0 | 36.9 |
| 700 to 799 | 7.5 | 754 | 9,429 | 9,649 | 81.59 | 74.87 | 4.2 | 2.2 | 40.1 |
| 800 to 899 | 15.5 | 854 | 10,201 | 10,468 | 86.73 | 81.07 | 4.7 | 2.6 | 45.3 |
| 900 to 999 | 20.0 | 946 | 11,021 | 11,232 | 91.45 | 86.92 | 5.0 | 2.9 | 62.5 |
| 1,000 to 1,099 | 20.1 | 1,044 | 12,293 | 12,636 | 98.29 | 96.81 | 5.2 | 3.0 | 69.4 |
| 1,100 to 1,199 | 14.5 | 1,148 | 12,886 | 13,259 | 102.39 | 101.34 | 5.4 | 3.1 | 85.2 |
| 1,200 to 1,299 | 8.9 | 1,243 | 13,731 | 14,234 | 103.87 | 107.93 | 5.5 | 3.1 | 89.8 |
| 1,300 to 1,399 | 5.7 | 1,342 | 14,660 | 15,165 | 113.91 | 114.24 | 5.7 | 3.0 | 93.2 |
| 1,400 to 1,599 | 4.5 | 1,481 | 16,472 | 17,202 | 126.75 | 126.49 | 5.8 | 3.1 | 92.7 |
| 1,600 to 1,999 | 1.6 | 1,730 | 18,511 | 19,404 | 140.37 | 139.91 | 6.1 | 3.1 | 93.1 |
| 2,000 or more | .2 | 2,148 | 20,958 | 21,874 | 154.11 | 153.63 | 6.7 | 3.2 | 87.7 |
| Total | 100.0 | 1,049 | 12,118 | 12,367 | 98.02 | 95.17 | 5.1 | 2.9 | 69.8 |
| EXISTING HOMES | | | | | | | | | |
| Less than 700 | 3.0 | 642 | 8,835 | 9,220 | 80.25 | 71.17 | 4.2 | 2.0 | 59.8 |
| 700 to 799 | 12.5 | 754 | 9,785 | 10,204 | 86.01 | 73.52 | 4.3 | 2.1 | 62.5 |
| 800 to 899 | 15.4 | 848 | 10,457 | 10,888 | 89.75 | 83.99 | 4.6 | 2.3 | 73.0 |
| 900 to 999 | 14.4 | 947 | 11,190 | 11,722 | 94.03 | 89.19 | 4.9 | 2.5 | 77.6 |
| 1,000 to 1,099 | 13.9 | 1,045 | 11,843 | 12,435 | 98.39 | 93.97 | 5.2 | 2.7 | 82.5 |
| 1,100 to 1,199 | 11.1 | 1,145 | 12,568 | 13,247 | 102.95 | 99.14 | 5.4 | 2.8 | 85.7 |
| 1,200 to 1,299 | 8.6 | 1,244 | 13,206 | 13,898 | 107.52 | 103.96 | 5.6 | 2.9 | 88.6 |
| 1,300 to 1,399 | 6.4 | 1,345 | 13,951 | 14,742 | 112.64 | 109.82 | 5.8 | 2.9 | 90.3 |
| 1,400 to 1,599 | 7.4 | 1,485 | 14,614 | 15,373 | 118.55 | 114.51 | 6.1 | 3.1 | 88.8 |
| 1,600 to 1,999 | 5.4 | 1,749 | 15,706 | 16,611 | 123.24 | 122.42 | 6.5 | 3.3 | 88.7 |
| 2,000 or more | 1.9 | 2,361 | 17,546 | 18,139 | 146.78 | 137.36 | 7.2 | 3.9 | 91.8 |
| Total | 100.0 | 1,096 | 12,047 | 12,558 | 100.58 | 95.47 | 5.2 | 2.6 | 79.9 |

[1] Data reflect purchase transactions only.

costs incidental to closing—averaged $12,636. Nearly 70 percent of the homes were provided with garages or carports.

In summary, the data presented in Table 60 demonstrate that increases in calculated area of either new or existing properties were accompanied by increases in property value, total requirements, monthly housing expense, monthly rental value, number of rooms and bedrooms, and percentage of structures with garages.

In all area classes except those between 700 and 999 square feet, property values, total requirements, and monthly rental values averaged higher for new homes than for existing. The divergence of homes in the 700 to 999 square-foot classes may have been attributable to geographical distribution, i. e., that large proportions of the new homes were located in low-cost areas while many of the existing homes were in communities with high real estate prices.

Monthly housing expenses for new homes were below those for existing homes in the area ranges under 1,000 square feet, about the same in the 1,000 to 1,199 square-foot group, and higher in all area classes of 1,200 square feet or more. Geographical distribution may also have been a factor in the development of this situation. As indicated in Tables 44 and 45, mortgage terms vary by geographical location and the length of the term is a determining factor in the size of the principal and interest components of housing expense. The other two major components of housing expense—monthly taxes and costs of household operation—are also subject to considerable variation among the different areas of the Nation. Garages (or carports) were more prevalent among the existing homes in all area classes below 1,200 square feet and in those of 2,000 or more square feet.

NUMBER OF ROOMS AND BEDROOMS.—Most (58 percent) of the new one-family homes in Section 203 transactions insured during 1955 had 5 rooms; nearly a fourth had 6 rooms; one-sixth, 4 rooms or less (including a very small proportion of 3-room houses); and less than 2 percent, 7 rooms or more. Although the largest number of existing homes also had 5 rooms, these represented a comparatively smaller proportion (40 percent) of the total. In turn, the existing-home proportions of the smaller and larger structures were higher—25 percent with 4 rooms, 27 percent with 6 rooms (only slightly more than new homes) and 9 percent with 7 rooms and more (nearly 5 times the new-home proportion). The new-home distribution, compared with 1954, was marked by declines in the proportion of 4-room houses offset by increases in the 6-room proportion. The existing-home distribution remained almost the same as in the previous year.

Relatively more bedrooms were provided in the new homes than in the existing. Three bedrooms were available in nearly three-fourths of the new houses but in less than half of the existing. Over 44 percent of the existing properties had 2 bedrooms (including a very small number of 1-bedroom houses), compared with less than half of that proportion of new homes. Structures with 4 bedrooms or more occurred in 7 percent of the existing homes and nearly 6 percent of the new homes. Compared with 1954, there was an appreciable increase in the percentage of new 3-bedroom homes from 65 to 74 percent, offset by a decrease in 2-bedroom structures from 29 to 20 percent. Changes in the existing-home distribution were minor.

As would be expected, and as is readily apparent from the data in Table 61, larger calculated areas are ordinarily accompanied by an increase in the number of rooms and bedrooms provided, although structures of all room and bedroom counts were reported in nearly all calculated area ranges. Four-room dwellings were predominant in the new and existing homes with floor areas of less than 800 square feet; 5-room houses in the new-home ranges of 900 to 1,199 square feet and in the existing-home ranges of 900 to 1,099 square feet; and 6 rooms in new homes with 1,300 to 1,999 square feet and existing homes of 1,200 to 1,599 square feet.

Three-bedroom structures predominated in all area ranges of new homes. except those with less than 800 square feet where the majority had 2 bedrooms. In existing homes, 2-bedroom dwellings prevailed in the area ranges below 1,000 square feet, 3 bedrooms in the 1,000 to 1,999 square-foot classes,





TABLE II–61

*Number of rooms and bedrooms by calculated area, 1-family homes, Sec. 203, 1955*

| Calculated area (square feet) | Percentage distribution | Number of rooms: Median number of rooms | Number of rooms: Percentage distributions: 3–4 | 5 | 6 | 7 or more | Number of bedrooms: Median number of bedrooms | Number of bedrooms: Percentage distributions: 1–2 | 3 | 4 or more |
|---|---|---|---|---|---|---|---|---|---|---|
| NEW HOMES | | | | | | | | | | |
| Less than 700 | 1.5 | 4.6 | 87.1 | 6.6 | 6.1 | 0.2 | 2.6 | 87.3 | 8.2 | 4.5 |
| 700 to 799 | 7.5 | 4.6 | 79.8 | 19.2 | 1.0 | (1) | 2.6 | 83.6 | 16.1 | .3 |
| 800 to 899 | 15.5 | 5.2 | 35.8 | 59.9 | 4.2 | .1 | 3.1 | 43.6 | 55.3 | 1.1 |
| 900 to 999 | 20.0 | 5.5 | 8.8 | 81.2 | 9.7 | .3 | 3.4 | 15.0 | 83.5 | 1.5 |
| 1,000 to 1,099 | 20.1 | 5.6 | 3.6 | 73.2 | 22.9 | .3 | 3.5 | 7.8 | 88.4 | 3.8 |
| 1,100 to 1,199 | 14.5 | 5.9 | 2.6 | 54.7 | 41.6 | 1.1 | 3.6 | 6.2 | 79.5 | 14.3 |
| 1,200 to 1,299 | 8.9 | 5.9 | 1.5 | 49.3 | 47.5 | 1.7 | 3.5 | 4.8 | 84.0 | 11.2 |
| 1,300 to 1,399 | 5.7 | 6.2 | 1.2 | 34.9 | 60.6 | 3.3 | 3.5 | 4.3 | 87.0 | 8.7 |
| 1,400 to 1,599 | 4.5 | 6.3 | 1.6 | 28.2 | 60.0 | 10.2 | 3.5 | 5.2 | 82.9 | 11.9 |
| 1,600 to 1,999 | 1.6 | 6.6 | 1.7 | 19.4 | 49.7 | 29.2 | 3.6 | 6.8 | 74.4 | 18.8 |
| 2,000 or more | .2 | 7.8 | ........ | 6.6 | 26.2 | 67.2 | 3.7 | 1.6 | 68.9 | 29.5 |
| Total | 100.0 | 5.6 | 16.0 | 57.7 | 24.6 | 1.7 | 3.4 | 20.4 | 73.8 | 5.8 |
| Median area | 1,022 | ........ | 809 | 1,010 | 1,184 | 1,508 | ........ | 832 | 1,051 | 1,185 |
| EXISTING HOMES | | | | | | | | | | |
| Less than 700 | 3.0 | 4.6 | 83.3 | 12.6 | 3.2 | .9 | 2.5 | 90.0 | 8.3 | 1.7 |
| 700 to 799 | 12.5 | 4.7 | 73.9 | 21.0 | 4.5 | .6 | 2.6 | 87.3 | 10.6 | 2.1 |
| 800 to 899 | 15.4 | 5.1 | 47.0 | 45.1 | 6.8 | 1.1 | 2.7 | 75.3 | 22.3 | 2.4 |
| 900 to 999 | 14.4 | 5.4 | 23.1 | 62.1 | 13.2 | 1.6 | 2.9 | 54.6 | 43.3 | 2.1 |
| 1,000 to 1,099 | 13.9 | 5.6 | 9.4 | 62.7 | 25.7 | 2.2 | 3.2 | 35.3 | 62.2 | 2.5 |
| 1,100 to 1,199 | 11.1 | 5.9 | 4.9 | 48.9 | 42.9 | 3.3 | 3.3 | 25.9 | 70.3 | 3.8 |
| 1,200 to 1,299 | 8.6 | 6.2 | 2.1 | 37.9 | 53.4 | 6.6 | 3.4 | 18.8 | 74.8 | 6.4 |
| 1,300 to 1,399 | 6.4 | 6.3 | 1.2 | 28.5 | 58.3 | 12.0 | 3.5 | 14.8 | 76.1 | 9.1 |
| 1,400 to 1,599 | 7.4 | 6.6 | .8 | 17.6 | 54.6 | 27.0 | 3.5 | 11.0 | 72.2 | 16.8 |
| 1,600 to 1,999 | 5.4 | 6.9 | .7 | 7.7 | 42.3 | 49.3 | 3.7 | 6.8 | 60.6 | 32.6 |
| 2,000 or more | 1.9 | 8.1 | 1.9 | 2.2 | 15.2 | 80.7 | 4.5 | 3.8 | 35.1 | 61.1 |
| Total | 100.0 | 5.6 | 24.5 | 39.9 | 26.9 | 8.7 | 3.1 | 44.4 | 48.5 | 7.1 |
| Median area | 1,030 | ........ | 806 | 1,011 | 1,229 | 1,584 | ........ | 875 | 1,152 | 1,504 |

[1] Less than 0.05 percent.

and 4 or more bedrooms in the structures with 2,000 square feet or more.

The median number of rooms for new and existing homes in the area ranges below 1,200 square feet were roughly the same; in the higher ranges the existing-home medians tended to be somewhat larger. In the structures with areas of 800 to 1,199 square feet, new homes tended to have significantly more bedrooms than the existing.

Table 62 shows room and bedroom distributions of the 1955 Section 203 transactions for each State and Territory. As indicated by the medians, new homes with largest number of rooms were found in Alabama (6.3 rooms), while the roomiest existing structures were in the District of Columbia (6.4 rooms) and Pennsylvania and Vermont (6.3 rooms). At the low end of the room-count scale for new homes was Maine with a median of 4.5 rooms, and for existing homes Idaho and Wyoming, each with medians of 4.9 rooms. Existing homes were typically larger than newly constructed dwellings in 2 of every 3 States. In most States, the 5-room house predominated in both new- and existing-home transactions. New homes of 4 rooms or less were predominant in only 6 States—Maine, New Hampshire, North Dakota, Nebraska, Wyoming, and Idaho—while houses with 6 rooms or more were in the majority only in Alabama, New Mexico, and New York. In 22 States, one-fifth or more of the new structures had 6 rooms or more. Five-room structures also made up the bulk of existing construction, but houses with 4, 6, or 7 rooms were more frequently reported than for new construction.

The table also indicates that 3-bedroom structures predominated in FHA new-home transactions insured in 1955 in 7 of every 8 States and accounted for a good share of the total in those States where the 2-bedroom house was most popular. In only 6 States (those mentioned previously as having the largest proportion of 4-room structures) did the 2-bedroom house constitute the majority of the new-home transactions. California, Iowa, and New Mexico were the only States where 10 percent or more of the new homes had 4 or more bedrooms. Four-bedroom structures, however, were reported in all but 4 States.

**TABLE II–62**

*Number of rooms and bedrooms, by States, 1-family homes, Sec. 203, 1955*

| State | Percentage distribution | Number of rooms: Median number of rooms | Number of rooms: Percentage distribution 3–4 | 5 | 6 | 7 or more | Number of bedrooms: Median number of bedrooms | Number of bedrooms: Percentage distribution 1–2 | 3 | 4 or more |
|---|---|---|---|---|---|---|---|---|---|---|
| NEW HOMES | | | | | | | | | | |
| Alabama | 1.3 | 6.3 | 5.0 | 25.6 | 64.7 | 4.7 | 3.4 | 18.5 | 78.2 | 3.3 |
| Arizona | 2.5 | 5.6 | 8.9 | 64.1 | 25.7 | 1.3 | 3.4 | 12.1 | 85.1 | 2.8 |
| Arkansas | 1.1 | 5.4 | 26.0 | 63.1 | 10.1 | .8 | 3.3 | 30.8 | 68.9 | .3 |
| California | 14.4 | 5.7 | 6.5 | 62.7 | 28.7 | 2.1 | 3.6 | 9.0 | 71.2 | 19.8 |
| Colorado | 1.6 | 5.5 | 20.6 | 63.6 | 15.8 | -------- | 3.4 | 22.8 | 76.8 | .4 |
| Connecticut | 1.0 | 5.5 | 23.5 | 55.1 | 20.8 | .6 | 3.3 | 26.5 | 72.0 | 1.5 |
| Delaware | .2 | 5.6 | 3.1 | 80.0 | 15.4 | 1.5 | 3.4 | 16.9 | 78.5 | 4.6 |
| District of Columbia | (1) | (2) | (2) | (2) | (2) | (2) | (2) | (2) | (2) | (2) |
| Florida | 4.1 | 5.5 | 25.2 | 51.5 | 21.8 | 1.5 | 3.3 | 27.6 | 68.8 | 3.6 |
| Georgia | 1.8 | 5.6 | 13.4 | 62.8 | 21.6 | 2.2 | 3.4 | 18.7 | 80.0 | 1.3 |
| Idaho | .3 | 4.9 | 52.9 | 40.2 | 6.9 | -------- | 2.8 | 60.9 | 39.1 | -------- |
| Illinois | 3.0 | 5.3 | 30.9 | 60.6 | 8.1 | .4 | 3.3 | 33.8 | 63.7 | 2.5 |
| Indiana | 2.8 | 5.5 | 13.7 | 77.9 | 8.3 | .1 | 3.4 | 13.0 | 82.5 | 4.5 |
| Iowa | 1.4 | 5.2 | 43.1 | 44.2 | 12.5 | .2 | 3.6 | 10.9 | 70.8 | 18.3 |
| Kansas | 1.6 | 5.5 | 22.3 | 51.3 | 25.6 | .8 | 3.4 | 24.9 | 68.5 | 6.6 |
| Kentucky | .6 | 5.5 | 19.0 | 56.9 | 19.5 | 4.6 | 3.3 | 29.2 | 66.2 | 4.6 |
| Louisiana | 2.3 | 5.5 | 20.4 | 60.3 | 17.5 | 1.8 | 3.3 | 26.1 | 69.3 | 4.6 |
| Maine | .2 | 4.5 | 65.7 | 25.4 | 7.4 | 1.5 | 2.7 | 74.6 | 19.4 | 6.0 |
| Maryland | 1.1 | 5.9 | 10.4 | 44.7 | 44.1 | .8 | 3.4 | 17.8 | 79.7 | 2.5 |
| Massachusetts | .8 | 5.4 | 24.1 | 70.0 | 5.9 | -------- | 3.2 | 35.6 | 61.1 | 3.3 |
| Michigan | 8.3 | 5.4 | 14.8 | 79.0 | 5.8 | .4 | 3.4 | 17.7 | 81.3 | 1.0 |
| Minnesota | .9 | 5.4 | 21.7 | 65.0 | 10.7 | 1.7 | 3.3 | 31.4 | 63.9 | 4.7 |
| Mississippi | .7 | 5.6 | 9.1 | 69.5 | 19.8 | 1.6 | 3.4 | 17.7 | 80.2 | 2.1 |
| Missouri | 2.1 | 5.7 | 8.1 | 57.0 | 33.9 | 1.0 | 3.4 | 20.7 | 77.9 | 1.4 |
| Montana | .3 | 5.2 | 39.6 | 45.5 | 13.9 | 1.0 | 3.1 | 44.5 | 52.5 | 3.0 |
| Nebraska | 1.2 | 4.9 | 50.1 | 42.8 | 6.3 | .8 | 2.9 | 53.4 | 43.7 | 2.9 |
| Nevada | .7 | 5.6 | 5.6 | 75.3 | 17.8 | 1.3 | 3.5 | 9.1 | 86.1 | 4.8 |
| New Hampshire | .1 | 5.0 | 50.0 | 46.4 | -------- | 3.6 | 2.8 | 60.7 | 39.3 | -------- |
| New Jersey | 2.0 | 5.8 | 20.8 | 34.3 | 40.1 | 4.8 | 3.4 | 23.8 | 73.9 | 2.3 |
| New Mexico | .9 | 6.2 | 5.6 | 33.5 | 55.6 | 5.3 | 3.5 | 11.3 | 77.8 | 10.9 |
| New York | 5.2 | 6.1 | 15.3 | 30.8 | 51.1 | 2.8 | 3.4 | 24.0 | 71.0 | 5.0 |
| North Carolina | 1.8 | 5.5 | 17.8 | 63.7 | 14.0 | 4.5 | 3.3 | 26.8 | 60.6 | 3.6 |
| North Dakota | .2 | 4.8 | 55.8 | 42.3 | 1.9 | -------- | 2.9 | 55.8 | 44.2 | -------- |
| Ohio | 4.7 | 5.6 | 18.8 | 52.8 | 27.6 | .8 | 3.3 | 26.9 | 66.2 | 6.9 |
| Oklahoma | 2.6 | 5.7 | 13.7 | 53.4 | 32.1 | .8 | 3.4 | 19.3 | 80.0 | .7 |
| Oregon | 1.1 | 5.7 | 11.9 | 52.5 | 34.5 | 1.1 | 3.4 | 20.3 | 78.6 | 1.1 |
| Pennsylvania | 4.9 | 5.8 | 10.8 | 49.8 | 39.0 | .4 | 3.4 | 14.5 | 83.9 | 1.6 |
| Rhode Island | .4 | 5.3 | 35.9 | 41.2 | 21.4 | 1.5 | 3.5 | 10.0 | 86.2 | 3.8 |
| South Carolina | .7 | 5.7 | 11.3 | 59.6 | 28.3 | .8 | 3.4 | 17.5 | 80.0 | 2.5 |
| South Dakota | .7 | 5.3 | 31.8 | 54.6 | 13.6 | -------- | 3.2 | 40.9 | 58.7 | .4 |
| Tennessee | 2.6 | 5.7 | 7.1 | 61.8 | 28.6 | 2.5 | 3.4 | 11.4 | 85.8 | 2.8 |
| Texas | 8.7 | 5.6 | 11.7 | 62.4 | 23.6 | 2.3 | 3.4 | 16.6 | 78.7 | 4.7 |

[1] Less than 0.05 percent. [2] Inadequate sample.





**TABLE II–62—Continued**

*Number of rooms and bedrooms, by States, 1-family homes, Sec. 203, 1955—Continued*

| State | Percentage distribution | Number of rooms: Median number of rooms | Number of rooms: Percentage distribution 3–4 | 5 | 6 | 7 or more | Number of bedrooms: Median number of bedrooms | Number of bedrooms: Percentage distribution 1–2 | 3 | 4 or more |
|---|---|---|---|---|---|---|---|---|---|---|
| NEW HOMES—con. | | | | | | | | | | |
| Utah | 1.4 | 5.5 | 26.9 | 45.8 | 26.6 | 0.7 | 3.3 | 35.5 | 56.5 | 8.0 |
| Vermont | .1 | 5.2 | 36.4 | 57.6 | 6.0 | -------- | 3.4 | 16.7 | 83.3 | -------- |
| Virginia | 1.0 | 5.6 | 11.1 | 68.6 | 19.1 | 1.2 | 3.4 | 20.2 | 74.5 | 5.3 |
| Washington | 2.3 | 5.7 | 19.7 | 44.5 | 29.2 | 6.6 | 3.3 | 27.3 | 70.4 | 2.3 |
| West Virginia | .2 | 5.5 | 22.1 | 61.0 | 15.6 | 1.3 | 3.3 | 28.6 | 70.1 | 1.3 |
| Wisconsin | .8 | 5.3 | 34.5 | 55.3 | 9.8 | .4 | 3.2 | 38.6 | 59.4 | 2.0 |
| Wyoming | .4 | 4.8 | 56.0 | 35.4 | 6.9 | 1.7 | 2.8 | 61.2 | 37.1 | 1.7 |
| Alaska | .1 | 5.3 | 41.9 | 32.5 | 25.6 | -------- | 2.8 | 60.5 | 34.9 | 4.6 |
| Hawaii | .5 | 5.5 | 5.9 | 87.0 | 5.9 | 1.2 | 3.5 | 6.6 | 91.4 | 2.0 |
| Puerto Rico | .3 | 5.6 | 2.7 | 84.8 | 8.0 | 4.5 | 3.5 | 2.8 | 93.5 | 3.7 |
| Total | 100.0 | 5.6 | 16.0 | 57.7 | 24.6 | 1.7 | 3.4 | 20.4 | 73.8 | 5.8 |
| EXISTING HOMES | | | | | | | | | | |
| Alabama | 1.0 | 6.2 | 6.4 | 33.0 | 48.1 | 11.6 | 3.3 | 33.9 | 63.2 | 2.9 |
| Arizona | 1.0 | 5.5 | 27.6 | 41.5 | 23.7 | 7.2 | 3.2 | 39.8 | 54.5 | 5.7 |
| Arkansas | .7 | 5.6 | 22.8 | 49.4 | 21.5 | 6.3 | 2.9 | 51.9 | 43.7 | 4.4 |
| California | 15.0 | 5.6 | 20.7 | 51.2 | 23.1 | 5.0 | 3.2 | 41.6 | 54.2 | 4.2 |
| Colorado | .8 | 5.3 | 38.8 | 44.0 | 13.9 | 3.3 | 2.9 | 51.3 | 45.7 | 3.0 |
| Connecticut | 2.3 | 5.7 | 27.0 | 33.2 | 30.4 | 9.4 | 3.2 | 38.6 | 46.7 | 14.7 |
| Delaware | .3 | 6.0 | 4.0 | 45.7 | 44.4 | 5.9 | 3.5 | 14.0 | 78.0 | 8.0 |
| District of Columbia | .1 | 6.4 | 6.1 | 21.2 | 57.6 | 15.1 | 3.4 | 24.2 | 60.6 | 15.2 |
| Florida | 1.3 | 5.8 | 17.3 | 41.6 | 34.8 | 6.3 | 3.2 | 38.3 | 50.4 | 2.3 |
| Georgia | 1.9 | 6.1 | 6.6 | 38.1 | 45.7 | 9.6 | 3.3 | 33.6 | 62.9 | 3.5 |
| Idaho | 1.0 | 4.9 | 50.4 | 31.1 | 12.8 | 5.7 | 2.8 | 63.1 | 30.1 | 6.8 |
| Illinois | 3.5 | 5.5 | 27.5 | 45.5 | 19.2 | 7.8 | 3.1 | 47.7 | 45.3 | 7.0 |
| Indiana | 3.5 | 5.4 | 32.6 | 42.1 | 18.6 | 6.7 | 3.1 | 44.9 | 48.6 | 6.5 |
| Iowa | 1.4 | 5.3 | 40.5 | 37.3 | 14.1 | 8.1 | 3.5 | 18.4 | 69.6 | 12.0 |
| Kansas | 2.4 | 5.6 | 26.3 | 41.3 | 24.3 | 8.1 | 2.9 | 53.3 | 41.0 | 5.7 |
| Kentucky | 1.2 | 5.4 | 33.8 | 36.7 | 21.6 | 7.9 | 2.9 | 57.1 | 35.5 | 7.4 |
| Louisiana | 1.4 | 5.6 | 23.0 | 44.3 | 24.8 | 7.9 | 3.1 | 46.9 | 50.9 | 2.2 |
| Maine | .6 | 6.2 | 24.4 | 20.4 | 30.2 | 25.0 | 3.3 | 35.7 | 43.0 | 21.3 |
| Maryland | .9 | 6.0 | 19.6 | 29.9 | 39.3 | 11.2 | 3.3 | 32.5 | 58.6 | 8.9 |
| Massachusetts | 1.4 | 5.8 | 24.7 | 33.4 | 27.8 | 14.1 | 3.3 | 37.0 | 48.2 | 14.2 |
| Michigan | 6.9 | 5.7 | 24.5 | 38.4 | 27.0 | 10.1 | 3.2 | 38.7 | 54.0 | 7.3 |
| Minnesota | 1.5 | 5.6 | 21.9 | 46.2 | 22.9 | 9.0 | 3.2 | 37.0 | 54.8 | 8.2 |
| Mississippi | .3 | 5.7 | 19.7 | 41.6 | 31.4 | 7.3 | 3.1 | 46.1 | 51.1 | 2.8 |
| Missouri | 4.0 | 5.7 | 19.4 | 46.7 | 23.1 | 10.8 | 2.9 | 58.0 | 35.1 | 6.9 |
| Montana | .6 | 5.4 | 36.3 | 34.2 | 20.6 | 8.9 | 3.0 | 49.8 | 38.3 | 11.9 |
| Nebraska | 1.1 | 5.3 | 38.4 | 38.3 | 14.6 | 8.7 | 2.9 | 58.4 | 33.9 | 7.7 |
| Nevada | .3 | 5.4 | 32.5 | 41.4 | 22.5 | 3.6 | 3.1 | 46.2 | 50.3 | 3.5 |
| New Hampshire | .2 | 5.8 | 25.5 | 31.4 | 32.3 | 10.8 | 3.3 | 39.8 | 40.8 | 19.4 |
| New Jersey | 2.8 | 6.1 | 21.1 | 27.1 | 36.9 | 14.9 | 3.3 | 34.6 | 53.9 | 11.5 |
| New Mexico | .3 | 5.9 | 17.6 | 35.1 | 41.5 | 5.8 | 3.1 | 42.0 | 53.7 | 4.3 |
| New York | 5.1 | 5.9 | 22.3 | 28.8 | 33.8 | 15.1 | 3.3 | 35.7 | 51.3 | 13.0 |
| North Carolina | .9 | 5.7 | 15.9 | 46.7 | 24.3 | 13.1 | 3.2 | 38.2 | 52.7 | 9.1 |
| North Dakota | .2 | 5.2 | 41.9 | 35.5 | 15.3 | 7.3 | 2.9 | 54.8 | 39.5 | 5.7 |
| Ohio | 6.2 | 5.7 | 29.3 | 30.7 | 31.8 | 8.2 | 3.1 | 43.0 | 50.4 | 6.6 |
| Oklahoma | 2.0 | 5.6 | 24.4 | 43.4 | 27.0 | 5.2 | 2.9 | 55.7 | 42.7 | 1.6 |
| Oregon | 2.5 | 5.6 | 31.0 | 32.8 | 27.1 | 9.1 | 2.9 | 50.6 | 39.9 | 9.5 |
| Pennsylvania | 3.0 | 6.3 | 11.9 | 23.9 | 48.6 | 15.6 | 3.4 | 22.5 | 64.1 | 13.4 |
| Rhode Island | .6 | 5.8 | 28.0 | 29.2 | 24.0 | 18.8 | 3.6 | 6.0 | 71.4 | 22.6 |
| South Carolina | .6 | 5.9 | 10.9 | 40.0 | 41.4 | 7.7 | 3.2 | 30.3 | 57.8 | 2.9 |
| South Dakota | .4 | 5.4 | 33.6 | 37.7 | 15.5 | 13.2 | 3.0 | 48.2 | 42.3 | 9.5 |
| Tennessee | 1.5 | 5.7 | 13.9 | 51.5 | 29.0 | 5.6 | 3.0 | 49.7 | 48.4 | 1.9 |
| Texas | 5.8 | 5.5 | 25.1 | 48.8 | 23.1 | 3.0 | 2.8 | 63.2 | 35.7 | 1.1 |
| Utah | 1.0 | 5.1 | 46.4 | 35.3 | 13.7 | 4.6 | 2.8 | 64.4 | 29.1 | 6.5 |
| Vermont | .2 | 6.3 | 13.6 | 28.1 | 32.3 | 26.0 | 3.6 | 13.5 | 57.3 | 29.2 |
| Virginia | 2.2 | 5.8 | 13.1 | 44.0 | 33.0 | 9.9 | 3.2 | 41.2 | 51.6 | 7.2 |
| Washington | 6.0 | 5.5 | 31.7 | 34.4 | 23.9 | 10.0 | 2.9 | 51.8 | 38.7 | 9.5 |
| West Virginia | .6 | 5.9 | 16.5 | 35.9 | 30.8 | 16.8 | 3.2 | 42.7 | 45.6 | 11.7 |
| Wisconsin | .7 | 5.4 | 30.2 | 38.4 | 19.9 | 5.5 | 3.0 | 48.2 | 46.5 | 5.3 |
| Wyoming | .3 | 4.9 | 52.4 | 39.8 | 4.8 | 3.0 | 2.8 | 65.1 | 33.1 | 1.8 |
| Alaska | .1 | 5.3 | 41.7 | 25.0 | 22.2 | 11.1 | 2.8 | 63.9 | 19.4 | 16.7 |
| Hawaii | .3 | 5.5 | 23.1 | 57.2 | 15.6 | 4.1 | 3.3 | 31.8 | 63.6 | 4.6 |
| Puerto Rico | .1 | 6.4 | 3.7 | 25.9 | 46.3 | 24.1 | 3.7 | 1.8 | 74.1 | 24.1 |
| Total | 100.0 | 5.6 | 24.5 | 39.9 | 26.9 | 8.7 | 3.1 | 44.4 | 48.5 | 7.1 |

**TABLE II–63**

***Number of rooms and bedrooms, selected metropolitan areas, 1-family homes, Sec. 203, 1955***

| Standard metropolitan area | As percent of United States total | Number of rooms | | | | | Number of bedrooms | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Median number of rooms | Percentage distribution | | | | Median number of bedrooms | Percentage distribution | | |
| | | | 3–4 | 5 | 6 | 7 or more | | 1–2 | 3 | 4 or more |
| NEW HOMES | | | | | | | | | | |
| Akron, Ohio | 0.1 | 5.5 | 20.7 | 58.6 | 20.7 | ...... | 3.3 | 31.0 | 65.5 | 3.5 |
| Albany-Schenectady-Troy, N. Y | .1 | 5.2 | 38.9 | 52.8 | 5.5 | 2.8 | 3.1 | 47.2 | 52.8 | ...... |
| Albuquerque, N. Mex | .5 | 6.3 | .7 | 28.5 | 62.2 | 8.6 | 3.5 | 2.0 | 89.4 | 8.6 |
| Atlanta, Ga | .4 | 5.7 | 15.0 | 47.6 | 33.3 | 4.1 | 3.4 | 18.4 | 80.9 | .7 |
| Baltimore, Md | .7 | 6.1 | 10.7 | 34.4 | 54.1 | .8 | 3.4 | 21.3 | 77.1 | 1.6 |
| Birmingham, Ala | .4 | 6.3 | 7.7 | 26.1 | 63.4 | 2.8 | 3.4 | 21.1 | 78.9 | ...... |
| Buffalo, N. Y | .4 | 5.3 | 33.9 | 56.2 | 9.1 | .8 | 3.1 | 45.5 | 53.7 | .8 |
| Charlotte, N. C | .4 | 5.7 | 13.6 | 51.2 | 23.2 | 12.0 | 3.4 | 23.2 | 68.8 | 8.0 |
| Chicago, Ill | 2.1 | 5.3 | 29.5 | 59.5 | 10.4 | .6 | 3.3 | 32.8 | 63.4 | 3.8 |
| Cleveland, Ohio | 1.0 | 5.4 | 31.0 | 48.4 | 18.7 | 1.9 | 3.1 | 43.0 | 55.4 | 1.6 |
| Columbus, Ohio | .8 | 5.4 | 23.9 | 61.8 | 12.9 | 1.4 | 3.3 | 30.3 | 66.8 | 2.9 |
| Dallas, Tex | 1.3 | 5.7 | 3.7 | 65.1 | 28.9 | 2.3 | 3.5 | 8.8 | 87.0 | 4.2 |
| Dayton, Ohio | 1.1 | 6.2 | 2.4 | 35.5 | 61.3 | .8 | 3.6 | 6.7 | 69.4 | 23.9 |
| Denver, Colo | 1.1 | 5.5 | 15.5 | 66.0 | 18.5 | ...... | 3.4 | 17.9 | 81.6 | .5 |
| Des Moines, Iowa | .3 | 5.9 | 26.6 | 27.5 | 45.9 | ...... | 4.0 | 7.4 | 33.3 | 59.3 |
| Detroit, Mich | 5.9 | 5.5 | 7.6 | 85.8 | 6.3 | .3 | 3.4 | 10.5 | 88.6 | .9 |
| El Paso, Tex | .9 | 5.9 | ...... | 51.7 | 41.9 | 6.4 | 3.7 | ...... | 75.8 | 24.2 |
| Flint, Mich | 1.0 | 5.1 | 43.0 | 50.6 | 5.5 | .3 | 3.1 | 47.1 | 52.6 | .3 |
| Fort Wayne, Ind | .2 | 5.6 | 3.8 | 83.5 | 12.7 | ...... | 3.5 | 5.1 | 91.1 | 3.8 |
| Fort Worth, Tex | 1.2 | 5.6 | 17.6 | 58.9 | 21.0 | 2.5 | 3.4 | 23.5 | 73.0 | 3.5 |
| Fresno, Calif | .2 | 5.5 | 15.4 | 70.8 | 12.3 | 1.5 | 3.4 | 15.4 | 78.5 | 6.1 |
| Grand Rapids, Mich | .4 | 5.4 | 18.5 | 71.8 | 6.5 | 3.2 | 3.4 | 21.0 | 75.8 | 3.2 |
| Hartford, Conn | .3 | 5.6 | 8.1 | 66.3 | 25.6 | ...... | 3.5 | 9.4 | 88.3 | 2.3 |
| Houston, Tex | 1.5 | 5.6 | 11.6 | 69.2 | 17.2 | 2.0 | 3.4 | 11.1 | 87.1 | 1.8 |
| Indianapolis, Ind | .6 | 5.5 | 6.9 | 84.2 | 8.4 | .5 | 3.5 | 9.5 | 87.5 | 3.0 |
| Jacksonville, Fla | .5 | 5.5 | 23.0 | 50.9 | 23.7 | 2.4 | 3.3 | 28.5 | 71.5 | ...... |
| Kansas City, Kans.-Mo | .7 | 5.8 | 10.6 | 50.0 | 39.0 | .4 | 3.5 | 15.1 | 76.8 | 8.1 |
| Knoxville, Tenn | .5 | 5.5 | 10.3 | 76.9 | 12.2 | .6 | 3.4 | 12.8 | 87.2 | ...... |
| Little Rock-North Little Rock, Ark | .4 | 5.4 | 25.0 | 70.6 | 4.4 | ...... | 3.3 | 28.0 | 71.3 | .7 |
| Los Angeles-Long Beach, Calif | 4.1 | 5.9 | 2.7 | 51.2 | 44.7 | 1.4 | 3.8 | 3.9 | 58.7 | 37.4 |
| Louisville, Ky | .3 | 5.7 | 13.5 | 54.8 | 25.0 | 6.7 | 3.4 | 25.0 | 69.2 | 5.8 |
| Memphis, Tenn | .8 | 5.8 | 3.9 | 56.5 | 36.9 | 2.7 | 3.5 | 3.5 | 89.6 | 6.9 |
| Miami, Fla | .8 | 5.7 | 11.4 | 56.6 | 30.9 | 1.1 | 3.5 | 2.5 | 94.6 | 2.9 |
| Milwaukee, Wis | .4 | 4.9 | 50.8 | 42.1 | 7.1 | ...... | 2.9 | 56.3 | 43.7 | ...... |
| Minneapolis-St. Paul, Minn | .7 | 5.4 | 20.2 | 67.1 | 11.4 | 1.3 | 3.3 | 31.1 | 63.6 | 5.3 |
| New Orleans, La | .6 | 5.5 | 16.7 | 66.6 | 16.7 | ...... | 3.5 | 17.2 | 71.5 | 11.3 |
| New York-Northeastern New Jersey | 4.2 | 6.2 | 12.5 | 22.4 | 61.8 | 3.3 | 3.4 | 21.6 | 72.7 | 5.7 |
| Norfolk-Portsmouth, Va | .2 | 5.7 | ...... | 73.8 | 26.2 | ...... | 3.6 | 6.6 | 72.1 | 21.3 |
| Oklahoma City, Okla | .8 | 6.2 | 7.6 | 31.5 | 60.5 | .4 | 3.4 | 20.2 | 79.8 | ...... |
| Omaha, Nebr | .5 | 4.9 | 50.6 | 43.7 | 4.6 | 1.1 | 2.9 | 50.3 | 49.0 | .7 |
| Philadelphia, Pa | 4.9 | 5.9 | 10.1 | 45.3 | 43.0 | 1.6 | 3.4 | 12.2 | 86.0 | 1.8 |
| Phoenix, Ariz | 2.2 | 5.7 | 6.6 | 66.1 | 26.6 | .7 | 3.5 | 9.1 | 87.8 | 3.1 |
| Pittsburgh, Pa | .8 | 5.8 | 7.1 | 53.4 | 37.6 | 1.0 | 3.4 | 17.4 | 80.7 | 1.9 |
| Portland, Oreg | .8 | 5.8 | 10.3 | 50.9 | 37.3 | 1.5 | 3.4 | 16.4 | 82.8 | .8 |
| Richmond, Va | .3 | 5.6 | 12.5 | 66.3 | 20.2 | 1.0 | 3.3 | 26.0 | 73.1 | .9 |
| Rochester, N. Y | .1 | 5.4 | 25.0 | 60.0 | 15.0 | ...... | 3.2 | 37.5 | 57.5 | 5.0 |
| Sacramento, Calif | 1.4 | 5.6 | 6.7 | 67.6 | 23.5 | 2.2 | 3.5 | 9.4 | 77.9 | 12.7 |
| St. Louis, Mo | 1.7 | 5.6 | 16.6 | 51.8 | 30.4 | 1.2 | 3.3 | 29.8 | 69.0 | 1.2 |
| Salt Lake City, Utah | .7 | 5.6 | 19.6 | 49.4 | 30.2 | .8 | 3.3 | 32.1 | 62.8 | 5.1 |
| San Antonio, Tex | .3 | 5.5 | 13.2 | 67.5 | 16.7 | 2.6 | 3.4 | 22.8 | 75.4 | 1.8 |
| San Bernardino-Riverside-Ontario, Calif | .8 | 6.1 | 5.0 | 41.9 | 46.2 | 6.9 | 3.9 | 6.2 | 45.2 | 48.6 |
| San Diego, Calif | .5 | 5.9 | 14.1 | 41.8 | 41.2 | 2.9 | 3.3 | 30.0 | 65.3 | 4.7 |
| San Francisco-Oakland, Calif | 3.5 | 5.6 | 10.3 | 69.3 | 19.2 | 1.2 | 3.5 | 13.4 | 79.3 | 7.3 |
| San Jose, Calif | 1.8 | 5.6 | 2.9 | 74.7 | 19.2 | 3.2 | 3.5 | 3.9 | 85.9 | 10.2 |
| Seattle, Wash | 1.0 | 5.8 | 18.4 | 38.0 | 33.4 | 10.2 | 3.3 | 27.4 | 69.0 | 3.6 |
| Shreveport, La | .6 | 5.6 | 18.6 | 52.0 | 26.5 | 2.9 | 3.3 | 28.4 | 66.2 | 5.4 |
| South Bend, Ind | .2 | 5.4 | 15.6 | 77.9 | 6.5 | ...... | 3.5 | 11.0 | 86.3 | 2.7 |
| Spokane, Wash | .3 | 5.5 | 19.5 | 66.7 | 13.8 | ...... | 3.3 | 29.9 | 70.1 | ...... |
| Stockton, Calif | .3 | 5.5 | 12.3 | 77.2 | 10.5 | ...... | 3.4 | 16.7 | 78.1 | 5.2 |
| Syracuse, N. Y | .1 | 5.3 | 33.3 | 62.5 | 4.2 | ...... | 3.2 | 37.5 | 62.5 | ...... |
| Tacoma, Wash | .3 | 5.6 | 25.4 | 39.1 | 29.1 | 6.4 | 3.3 | 31.8 | 64.6 | 3.6 |
| Tampa-St. Petersburg, Fla | 1.0 | 5.2 | 39.7 | 45.6 | 12.5 | 2.2 | 2.9 | 51.2 | 46.9 | 1.9 |
| Toledo, Ohio | .3 | 5.7 | 15.6 | 52.1 | 32.3 | ...... | 3.4 | 22.9 | 75.0 | 2.1 |
| Topeka, Kans | .1 | 5.2 | 39.0 | 46.3 | 14.7 | ...... | 3.1 | 43.9 | 56.1 | ...... |
| Tulsa, Okla | .9 | 5.5 | 8.8 | 75.8 | 14.4 | 1.0 | 3.5 | 4.9 | 93.8 | 1.3 |
| Washington, D. C | .4 | 5.7 | 4.1 | 62.0 | 31.4 | 2.5 | 3.5 | 3.3 | 92.5 | 4.2 |
| Wichita, Kans | .5 | 5.6 | 12.8 | 60.3 | 26.3 | .6 | 3.5 | 12.9 | 81.5 | 5.6 |
| Youngstown, Ohio | .2 | 5.1 | 46.2 | 47.4 | 6.4 | ...... | 3.0 | 48.7 | 50.0 | 1.3 |





**TABLE II–63—Continued**

***Number of rooms and bedrooms, selected metropolitan areas, 1-family homes, Sec. 203, 1955—Continued***

| Standard metropolitan area | As percent of United States total | Number of rooms | | | | | Number of bedrooms | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Median number of rooms | Percentage distribution | | | | Median number of bedrooms | Percentage distribution | | |
| | | | 3–4 | 5 | 6 | 7 or more | | 1–2 | 3 | 4 or more |
| EXISTING HOMES | | | | | | | | | | |
| Akron, Ohio | 0.7 | 5.7 | 27.9 | 30.8 | 33.6 | 7.7 | 3.2 | 41.9 | 51.9 | 6.2 |
| Albany-Schenectady-Troy, N. Y | .5 | 5.9 | 23.9 | 30.4 | 32.3 | 13.4 | 3.3 | 32.6 | 52.2 | 15.2 |
| Albuquerque, N. Mex | .2 | 6.1 | 16.3 | 30.4 | 45.2 | 8.1 | 3.2 | 37.0 | 58.5 | 4.5 |
| Atlanta, Ga | .8 | 6.2 | 3.8 | 35.0 | 52.3 | 8.9 | 3.3 | 26.5 | 68.5 | 5.0 |
| Baltimore, Md | .5 | 6.0 | 25.8 | 23.8 | 42.7 | 7.7 | 3.2 | 41.9 | 51.9 | 6.2 |
| Birmingham, Ala | .4 | 6.2 | 8.9 | 30.7 | 50.2 | 10.2 | 3.2 | 36.9 | 59.6 | 3.5 |
| Buffalo, N. Y | .8 | 5.9 | 17.5 | 35.0 | 33.0 | 14.5 | 3.4 | 29.1 | 59.0 | 11.9 |
| Charlotte, N. C | .2 | 5.9 | 14.0 | 37.2 | 33.7 | 15.1 | 3.2 | 41.9 | 53.5 | 4.6 |
| Chicago, Ill | 2.4 | 5.5 | 28.1 | 45.5 | 19.0 | 7.4 | 2.9 | 50.3 | 42.7 | 7.0 |
| Cleveland, Ohio | 1.4 | 6.0 | 25.4 | 24.2 | 37.7 | 12.7 | 3.3 | 36.6 | 52.5 | 10.9 |
| Columbus, Ohio | 1.6 | 5.4 | 38.0 | 27.1 | 30.5 | 4.4 | 2.9 | 51.9 | 44.1 | 4.0 |
| Dallas, Tex | 1.2 | 5.6 | 16.7 | 57.6 | 24.2 | 1.5 | 2.7 | 75.7 | 23.8 | .5 |
| Dayton, Ohio | .5 | 5.9 | 16.7 | 38.0 | 37.1 | 8.2 | 3.2 | 39.3 | 53.8 | 6.9 |
| Denver, Colo | .6 | 5.2 | 40.6 | 41.2 | 15.2 | 3.0 | 2.9 | 53.2 | 44.3 | 2.5 |
| Des Moines, Iowa | .3 | 5.1 | 47.8 | 34.6 | 10.7 | 6.9 | 3.4 | 26.3 | 64.5 | 9.2 |
| Detroit, Mich | 3.9 | 5.7 | 21.3 | 40.7 | 28.3 | 9.7 | 3.2 | 36.9 | 57.3 | 5.8 |
| El Paso, Tex | .1 | 5.6 | 19.6 | 53.0 | 23.5 | 3.0 | 3.1 | 43.1 | 53.0 | 3.9 |
| Flint, Mich | .5 | 5.2 | 43.7 | 25.7 | 24.0 | 6.6 | 2.9 | 57.4 | 36.6 | 6.0 |
| Fort Wayne, Ind | .2 | 5.8 | 27.1 | 27.1 | 37.2 | 8.6 | 3.2 | 36.8 | 57.9 | 5.3 |
| Fort Worth, Tex | .7 | 5.2 | 40.6 | 47.8 | 10.9 | .7 | 2.7 | 69.3 | 30.2 | .5 |
| Fresno, Calif | .5 | 5.5 | 22.4 | 55.2 | 18.4 | 4.0 | 3.0 | 49.1 | 48.5 | 2.4 |
| Grand Rapids, Mich | .6 | 5.8 | 22.4 | 36.3 | 27.9 | 13.4 | 3.3 | 35.8 | 52.9 | 11.3 |
| Hartford, Conn | .4 | 6.1 | 20.5 | 24.5 | 39.1 | 15.0 | 3.4 | 29.5 | 49.1 | 21.4 |
| Houston, Tex | 1.4 | 5.5 | 29.0 | 43.4 | 23.7 | 3.9 | 2.9 | 56.0 | 43.2 | .8 |
| Indianapolis, Ind | 1.1 | 5.4 | 28.7 | 47.3 | 16.2 | 7.8 | 3.0 | 48.7 | 45.3 | 6.0 |
| Jacksonville, Fla | .4 | 6.2 | 6.5 | 35.1 | 51.4 | 7.0 | 3.2 | 38.5 | 61.0 | .5 |
| Kansas City, Kans.-Mo | 2.3 | 5.7 | 18.5 | 44.9 | 25.9 | 10.7 | 2.9 | 51.0 | 42.9 | 6.1 |
| Knoxville, Tenn | .2 | 5.7 | 14.4 | 48.8 | 30.4 | 6.4 | 3.3 | 34.4 | 61.6 | 4.0 |
| Little Rock-North Little Rock, Ark | .3 | 5.6 | 21.9 | 47.5 | 24.4 | 6.2 | 2.9 | 50.9 | 45.3 | 3.8 |
| Los Angeles-Long Beach, Calif | 3.8 | 5.7 | 15.7 | 50.2 | 28.3 | 5.8 | 3.3 | 33.4 | 60.2 | 6.4 |
| Louisville, Ky | .7 | 5.2 | 43.6 | 33.8 | 17.0 | 5.6 | 2.8 | 64.9 | 30.6 | 4.5 |
| Memphis, Tenn | .6 | 5.7 | 10.5 | 56.3 | 27.6 | 5.6 | 2.8 | 62.5 | 35.8 | 1.7 |
| Miami, Fla | .3 | 5.7 | 20.8 | 42.1 | 33.2 | 3.9 | 3.5 | 11.6 | 84.9 | 3.5 |
| Milwaukee, Wis | .2 | 5.2 | 42.8 | 31.1 | 22.7 | 3.4 | 2.9 | 55.1 | 39.8 | 5.1 |
| Minneapolis-St. Paul, Minn | .9 | 5.6 | 20.6 | 49.6 | 22.3 | 7.5 | 3.2 | 36.4 | 55.4 | 8.2 |
| New Orleans, La | .3 | 5.5 | 22.1 | 50.8 | 22.1 | 5.0 | 3.1 | 44.8 | 53.0 | 2.2 |
| New York-Northeastern New Jersey | 3.8 | 6.0 | 25.4 | 23.7 | 37.6 | 13.3 | 3.2 | 41.0 | 48.0 | 11.0 |
| Norfolk-Portsmouth, Va | .4 | 5.8 | 15.5 | 42.6 | 33.1 | 8.8 | 3.0 | 49.6 | 44.4 | 6.0 |
| Oklahoma City, Okla | .6 | 5.8 | 15.5 | 43.8 | 34.3 | 6.4 | 2.9 | 57.8 | 40.4 | 1.8 |
| Omaha, Nebr | .6 | 5.4 | 35.4 | 37.9 | 16.5 | 10.2 | 2.9 | 51.9 | 39.2 | 8.9 |
| Philadelphia, Pa | 2.1 | 6.3 | 12.2 | 20.7 | 53.3 | 13.8 | 3.4 | 20.3 | 68.4 | 11.3 |
| Phoenix, Ariz | .6 | 5.6 | 24.9 | 41.7 | 25.2 | 8.2 | 3.3 | 35.1 | 58.6 | 6.3 |
| Pittsburgh, Pa | .7 | 6.1 | 12.5 | 35.2 | 42.5 | 9.8 | 3.3 | 34.3 | 57.4 | 8.3 |
| Portland, Oreg | 1.7 | 5.6 | 31.1 | 31.7 | 26.4 | 10.8 | 2.9 | 51.8 | 37.3 | 10.9 |
| Richmond, Va | .5 | 5.7 | 14.3 | 50.2 | 22.6 | 12.9 | 2.9 | 51.7 | 39.2 | 9.1 |
| Rochester, N. Y | .6 | 6.2 | 13.1 | 26.6 | 42.2 | 18.1 | 3.4 | 26.0 | 58.9 | 15.1 |
| Sacramento, Calif | 1.4 | 5.3 | 33.4 | 48.1 | 15.8 | 2.7 | 2.9 | 52.8 | 45.5 | 1.7 |
| St. Louis, Mo | 2.1 | 5.6 | 20.3 | 49.0 | 20.7 | 10.0 | 2.8 | 61.5 | 31.2 | 7.3 |
| Salt Lake City, Utah | .5 | 5.2 | 41.3 | 38.1 | 16.4 | 4.2 | 2.8 | 64.4 | 29.0 | 6.6 |
| San Antonio, Tex | .5 | 5.8 | 20.0 | 40.0 | 34.4 | 5.6 | 2.8 | 66.1 | 32.2 | 1.7 |
| San Bernardino-Riverside, Ontario, Calif | .4 | 5.5 | 19.4 | 55.8 | 21.5 | 3.3 | 3.3 | 33.8 | 61.7 | 4.5 |
| San Diego, Calif | .7 | 5.7 | 17.8 | 45.7 | 31.8 | 4.7 | 3.1 | 44.3 | 52.0 | 3.7 |
| San Francisco-Oakland, Calif | 4.2 | 5.6 | 20.1 | 50.7 | 22.8 | 6.4 | 3.1 | 46.4 | 50.0 | 3.6 |
| San Jose, Calif | 1.0 | 5.6 | 15.7 | 57.0 | 22.7 | 4.6 | 3.4 | 25.1 | 68.5 | 6.4 |
| Seattle, Wash | 2.0 | 5.6 | 29.7 | 33.5 | 25.5 | 11.3 | 2.9 | 52.0 | 38.4 | 9.6 |
| Shreveport, La | .4 | 5.8 | 19.7 | 37.9 | 29.6 | 12.8 | 2.9 | 53.5 | 44.5 | 2.0 |
| South Bend, Ind | .3 | 5.7 | 25.3 | 35.4 | 29.8 | 9.5 | 3.3 | 35.8 | 55.6 | 8.6 |
| Spokane, Wash | .4 | 5.3 | 38.8 | 34.2 | 21.2 | 5.8 | 2.8 | 60.4 | 33.3 | 6.3 |
| Stockton, Calif | .5 | 5.4 | 26.3 | 53.6 | 15.2 | 4.9 | 2.9 | 50.3 | 47.6 | 2.1 |
| Syracuse, N. Y | .3 | 6.0 | 17.7 | 32.3 | 21.0 | 29.0 | 3.4 | 28.2 | 50.0 | 21.8 |
| Tacoma, Wash | .5 | 5.5 | 32.8 | 33.1 | 24.1 | 10.0 | 3.1 | 46.7 | 39.1 | 14.2 |
| Tampa-St. Petersburg, Fla | .3 | 5.7 | 19.8 | 44.2 | 26.1 | 9.9 | 2.9 | 50.3 | 45.0 | 4.7 |
| Toledo, Ohio | .3 | 6.1 | 20.7 | 24.4 | 47.1 | 7.8 | 3.3 | 34.5 | 59.8 | 5.7 |
| Topeka, Kans | .4 | 5.4 | 35.5 | 33.3 | 24.6 | 6.6 | 2.8 | 64.7 | 30.0 | 5.3 |
| Tulsa, Okla | .8 | 5.4 | 33.8 | 45.6 | 18.8 | 1.8 | 2.8 | 61.7 | 37.6 | .7 |
| Washington, D. C | .8 | 6.2 | 7.4 | 34.2 | 45.8 | 12.6 | 3.4 | 17.5 | 72.4 | 10.1 |
| Wichita, Kans | .5 | 5.6 | 26.1 | 37.5 | 27.6 | 8.8 | 2.9 | 53.9 | 40.2 | 5.9 |
| Youngstown, Ohio | .3 | 5.3 | 39.5 | 36.7 | 17.0 | 6.8 | 2.9 | 52.0 | 44.6 | 3.4 |

New homes typically provided more bedrooms than existing homes in all but 6 States. Although the largest share of existing homes in most States were also 3-bedroom structures, their predominance was not as marked as in new homes.

Comparable data on the room- and bedroom-count distributions are presented for the selected metropolitan areas in Table 63.

## Relation of Size of House to Property Value

The close correlation between the FHA-estimated value of a property and the size of the structure, i. e., the calculated floor area and the number of rooms and bedrooms, is illustrated by the data presented in Tables 64 and 65.

CALCULATED AREA BY PROPERTY VALUE.—As shown in Table 64, there is considerable variation in the calculated areas of homes within individual property value groups. This variation is more pronounced in existing homes than in new, and in the higher value ranges of the new homes. The broad range of calculated areas for homes having comparable values reflects differences in construction and land costs and in prices of existing homes because of such factors as geographical location, types of materials and quality of construction, character and location of neighborhood, and—for existing properties—condition and age of structure.

It is readily ascertainable from the median data shown in the second column of Table 64 that calculated areas of both new and existing homes increased with property value and that areas of new homes were smaller than existing homes in all value classes except the $8,000, $9,000, and $11,000 ranges. These exceptional cases probably reflect the location of sizable proportions of the homes in those value ranges in areas where lower construction and land costs permit building of larger-size houses. Otherwise, the larger median area of existing properties in the various value ranges probably reflects the fact that many of these properties involve older structures on which the value has depreciated because of obsolescence and shorter remaining economic life.

ROOMS AND BEDROOMS BY PROPERTY VALUE.—Table 65 discloses the relationship between property value and the number of rooms and bedrooms provided by the structures. As indicated by the median numbers of rooms and bedrooms, higher value properties generally provided more rooms and bedrooms, with the bedroom count less affected by changes in value than was the room count. For new homes valued from $9,000 to $14,999, the increase in median room count was very slight and the median bedroom count remained almost constant; moreover, for the more expensive new-home properties with values ranging from $15,000 to $20,000 or more, the median number of bedrooms was constant. This pattern of the data reflects the demand of home buyers for 3-bedroom houses over a wide range of prices.





TABLE II–64

*Calculated area by property value, 1-family homes, Sec. 203, 1955*

| FHA estimate of property value | Percentage distribution | Median calculated area (square feet) | Calculated area (square feet)—percentage distributions | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Less than 700 | 700 to 799 | 800 to 899 | 900 to 999 | 1,000 to 1,099 | 1,100 to 1,199 | 1,200 to 1,299 | 1,300 to 1,399 | 1,400 to 1,599 | 1,600 to 1,999 | 2,000 or more | Total |
| NEW HOMES | | | | | | | | | | | | | | |
| Less than $7,000 | 0.4 | 735 | 34.7 | 43.8 | 18.7 | 1.4 | 1.4 | ---------- | ---------- | ---------- | ---------- | ---------- | ---------- | 100.0 |
| $7,000 to $7,999 | 3.0 | 795 | 8.2 | 44.3 | 33.9 | 9.3 | 4.1 | 0.2 | ---------- | ---------- | ---------- | ---------- | ---------- | 100.0 |
| $8,000 to $8,999 | 10.0 | 885 | 3.8 | 19.4 | 31.8 | 31.3 | 12.3 | 1.3 | 0.1 | ---------- | ---------- | ---------- | ---------- | 100.0 |
| $9,000 to $9,999 | 14.2 | 943 | 1.9 | 10.5 | 24.9 | 29.4 | 13.8 | 15.0 | 3.9 | 0.3 | 0.2 | 0.1 | ---------- | 100.0 |
| $10,000 to $10,999 | 12.3 | 971 | 2.5 | 9.0 | 20.6 | 25.2 | 23.4 | 12.9 | 4.8 | 1.2 | .3 | .1 | ---------- | 100.0 |
| $11,000 to $11,999 | 12.3 | 1,019 | .3 | 6.4 | 18.4 | 20.2 | 24.2 | 13.7 | 7.4 | 7.7 | 1.5 | .2 | ---------- | 100.0 |
| $12,000 to $12,999 | 11.9 | 1,053 | .1 | 3.1 | 9.9 | 22.8 | 26.6 | 18.3 | 12.0 | 4.1 | 2.8 | .3 | (1) | 100.0 |
| $13,000 to $13,999 | 9.9 | 1,073 | .1 | 1.5 | 8.5 | 23.2 | 22.9 | 10.3 | 13.6 | 6.8 | 3.5 | .5 | 0.1 | 100.0 |
| $14,000 to $14,999 | 8.2 | 1,103 | .1 | .6 | 5.5 | 12.2 | 31.0 | 19.4 | 14.4 | 10.3 | 5.5 | .9 | .1 | 100.0 |
| $15,000 to $15,999 | 6.3 | 1,162 | .2 | .8 | 3.8 | 6.4 | 26.4 | 20.0 | 19.4 | 10.9 | 9.3 | 2.7 | .1 | 100.0 |
| $16,000 to $17,999 | 7.1 | 1,218 | .4 | .7 | 2.0 | 6.0 | 15.7 | 22.3 | 16.8 | 16.3 | 15.8 | 3.8 | .2 | 100.0 |
| $18,000 to $19,999 | 2.6 | 1,394 | .1 | .1 | .6 | 2.5 | 5.0 | 13.3 | 11.9 | 17.4 | 32.4 | 15.7 | 1.0 | 100.0 |
| $20,000 or more | 1.8 | 1,511 | .5 | .2 | 2.5 | .5 | 2.2 | 5.6 | 8.3 | 12.4 | 32.0 | 28.7 | 7.1 | 100.0 |
| Total | 100.0 | 1,022 | 1.5 | 7.5 | 15.5 | 20.0 | 20.1 | 14.5 | 8.9 | 5.7 | 4.5 | 1.6 | .2 | 100.0 |
| EXISTING HOMES | | | | | | | | | | | | | | |
| Less than $7,000 | 2.5 | 830 | 16.7 | 27.4 | 19.9 | 11.4 | 6.8 | 5.5 | 3.3 | 2.6 | 3.5 | 2.6 | .3 | 100.0 |
| $7,000 to $7,999 | 4.9 | 834 | 10.1 | 31.7 | 24.2 | 11.8 | 6.9 | 4.0 | 3.9 | 1.8 | 2.6 | 1.7 | .4 | 100.0 |
| $8,000 to $8,999 | 10.1 | 871 | 7.1 | 24.2 | 26.5 | 16.6 | 9.9 | 4.9 | 3.8 | 2.2 | 2.9 | 1.5 | .4 | 100.0 |
| $9,000 to $9,999 | 12.2 | 925 | 4.8 | 17.8 | 22.8 | 19.1 | 14.1 | 8.4 | 4.6 | 3.0 | 2.9 | 1.9 | .6 | 100.0 |
| $10,000 to $10,999 | 12.7 | 974 | 3.2 | 16.0 | 17.3 | 18.2 | 17.9 | 11.0 | 5.7 | 3.9 | 3.5 | 2.6 | .7 | 100.0 |
| $11,000 to $11,999 | 11.6 | 1,011 | 1.6 | 14.0 | 15.8 | 16.6 | 17.9 | 13.0 | 8.7 | 4.4 | 4.7 | 2.5 | .8 | 100.0 |
| $12,000 to $12,999 | 11.2 | 1,058 | .8 | 9.4 | 15.3 | 16.0 | 16.4 | 14.7 | 10.9 | 6.0 | 6.1 | 4.2 | 1.2 | 100.0 |
| $13,000 to $13,999 | 9.3 | 1,100 | .4 | 5.7 | 13.3 | 15.4 | 15.2 | 15.8 | 13.2 | 8.7 | 7.4 | 4.0 | .9 | 100.0 |
| $14,000 to $14,999 | 7.1 | 1,137 | .2 | 3.6 | 10.2 | 13.7 | 17.1 | 13.9 | 13.3 | 10.8 | 10.3 | 5.3 | 1.6 | 100.0 |
| $15,000 to $15,999 | 5.2 | 1,214 | .1 | 1.8 | 5.7 | 11.4 | 15.2 | 13.9 | 13.3 | 13.7 | 14.7 | 7.9 | 2.3 | 100.0 |
| $16,000 to $17,999 | 6.6 | 1,283 | .2 | 1.0 | 3.5 | 7.6 | 12.2 | 14.6 | 13.1 | 12.8 | 17.7 | 13.2 | 4.1 | 100.0 |
| $18,000 to $19,999 | 3.2 | 1,390 | .2 | .2 | 1.3 | 2.4 | 5.8 | 11.2 | 14.4 | 14.8 | 22.5 | 21.3 | 5.9 | 100.0 |
| $20,000 or more | 3.4 | 1,615 | .1 | .2 | .5 | .9 | 1.8 | 5.0 | 8.1 | 10.0 | 22.3 | 31.0 | 20.1 | 100.0 |
| Total | 100.0 | 1,030 | 3.0 | 12.5 | 15.4 | 14.4 | 13.9 | 11.1 | 8.6 | 6.4 | 7.4 | 5.4 | 1.9 | 100.0 |

[1] Less than 0.05 percent.

Although the over-all median room count for both new and existing homes was the same (5.6 rooms), in all of the individual value classes except $8,000 to $11,999 existing homes tended to have more rooms. On the other hand, the median bedroom count for new homes was slightly larger than that of existing homes in most of the corresponding ranges, reflecting current demand for more bedrooms in new houses coming on the market.

**TABLE 11–65**

*Number of rooms and bedrooms by property value, 1-family homes, Sec. 203, 1955*

| FHA estimate of property value | Percentage distribution | Number of rooms: Median number of rooms | Number of rooms: Percentage distributions: 3–4 | 5 | 6 | 7 or more | Number of bedrooms: Median number of bedrooms | Number of bedrooms: Percentage distributions: 1–2 | 3 | 4 or more |
|---|---|---|---|---|---|---|---|---|---|---|
| NEW HOMES | | | | | | | | | | |
| Less than $7,000 | 0.4 | 4.6 | 82.0 | 9.0 | 9.0 | ------ | 2.6 | 86.8 | 5.6 | 7.6 |
| $7,000 to $7,999 | 3.0 | 4.8 | 66.3 | 32.1 | 1.5 | 0.1 | 2.7 | 69.5 | 20.8 | .7 |
| $8,000 to $8,999 | 10.0 | 5.3 | 26.5 | 60.6 | 3.0 | ------ | 3.3 | 28.5 | 71.3 | .2 |
| $9,000 to $9,999 | 14.2 | 5.6 | 18.6 | 57.1 | 23.4 | .9 | 3.5 | 21.1 | 61.5 | 17.4 |
| $10,000 to $10,999 | 12.3 | 5.5 | 22.6 | 57.4 | 19.4 | .6 | 3.4 | 26.3 | 65.5 | 8.2 |
| $11,000 to $11,999 | 12.3 | 5.6 | 17.3 | 58.9 | 23.4 | .4 | 3.4 | 22.2 | 74.2 | 3.6 |
| $12,000 to $12,999 | 11.9 | 5.6 | 10.9 | 63.8 | 24.6 | .7 | 3.4 | 17.2 | 80.3 | 2.5 |
| $13,000 to $13,999 | 9.9 | 5.7 | 9.1 | 61.8 | 27.4 | 1.7 | 3.4 | 14.7 | 82.5 | 2.8 |
| $14,000 to $14,999 | 8.2 | 5.7 | 6.5 | 61.3 | 29.8 | 2.4 | 3.4 | 12.7 | 83.7 | 3.6 |
| $15,000 to $15,999 | 6.3 | 5.8 | 5.3 | 57.1 | 35.2 | 2.4 | 3.5 | 9.9 | 87.0 | 3.1 |
| $16,000 to $17,999 | 7.1 | 5.9 | 4.6 | 52.7 | 39.6 | 3.1 | 3.5 | 9.9 | 85.8 | 4.3 |
| $18,000 to $19,999 | 2.6 | 6.3 | 2.1 | 34.0 | 53.5 | 10.4 | 3.5 | 7.2 | 83.0 | 9.8 |
| $20,000 or more | 1.8 | 6.4 | 3.4 | 21.2 | 56.9 | 18.5 | 3.5 | 8.8 | 80.4 | 10.8 |
| Total | 100.0 | 5.6 | 16.0 | 57.7 | 24.6 | 1.7 | 3.4 | 20.4 | 73.8 | 5.8 |
| Median value | $11,742 | -------- | $10,142 | $11,787 | $13,105 | $15,873 | -------- | $10,640 | $12,346 | $10,482 |
| EXISTING HOMES | | | | | | | | | | |
| Less than $7,000 | 2.5 | 4.9 | 52.2 | 25.9 | 15.0 | 6.9 | 2.6 | 74.1 | 19.9 | 6.0 |
| $7,000 to $7,999 | 4.9 | 4.9 | 53.1 | 29.0 | 12.8 | 5.1 | 2.6 | 76.8 | 18.6 | 4.6 |
| $8,000 to $8,999 | 10.1 | 5.2 | 44.4 | 36.5 | 14.7 | 4.4 | 2.7 | 72.0 | 24.3 | 3.7 |
| $9,000 to $9,999 | 12.2 | 5.3 | 36.4 | 40.9 | 18.1 | 4.6 | 2.8 | 62.4 | 33.2 | 4.4 |
| $10,000 to $10,999 | 12.7 | 5.5 | 30.2 | 42.8 | 21.2 | 5.8 | 2.9 | 52.2 | 42.3 | 5.5 |
| $11,000 to $11,999 | 11.6 | 5.6 | 24.9 | 45.0 | 24.1 | 6.0 | 3.1 | 45.0 | 49.4 | 5.6 |
| $12,000 to $12,999 | 11.2 | 5.7 | 18.7 | 45.6 | 28.1 | 7.6 | 3.2 | 36.8 | 56.3 | 6.9 |
| $13,000 to $13,999 | 9.3 | 5.8 | 14.4 | 46.2 | 31.7 | 7.7 | 3.3 | 32.4 | 60.4 | 7.2 |
| $14,000 to $14,999 | 7.1 | 5.9 | 11.1 | 44.4 | 34.9 | 9.6 | 3.3 | 27.5 | 64.5 | 8.0 |
| $15,000 to $15,999 | 5.2 | 6.0 | 6.5 | 42.2 | 39.4 | 11.9 | 3.4 | 22.7 | 67.9 | 9.4 |
| $16,000 to $17,999 | 6.6 | 6.2 | 4.3 | 34.7 | 45.3 | 15.7 | 3.5 | 17.5 | 71.9 | 10.6 |
| $18,000 to $19,999 | 3.2 | 6.4 | 2.4 | 27.8 | 47.5 | 22.3 | 3.5 | 12.4 | 74.0 | 13.6 |
| $20,000 or more | 3.4 | 6.7 | 1.6 | 16.5 | 45.8 | 36.1 | 3.6 | 9.0 | 67.2 | 23.8 |
| Total | 100.0 | 5.6 | 24.5 | 39.9 | 26.9 | 8.7 | 3.1 | 44.4 | 48.5 | 7.1 |
| Median value | $11,555 | -------- | $9,856 | $11,713 | $13,042 | $13,916 | -------- | $10,254 | $12,857 | $13,262 |

Structures of all room and bedroom counts were found in nearly all value ranges of new homes and all ranges of existing homes underlying Section 203 transactions insured in 1955. For new homes, 5-room structures predominated in all value groups from $8,000 to $17,999. The existing-home distributions, in contrast, were somewhat more dispersed, with significant proportions of homes of the different room counts occurring in most value groups. Three-bedroom houses were predominant in nearly all value classes of new homes and in most of the existing homes.





### Mortgagor's Income Characteristics

In determining the acceptability of a transaction for mortgage insurance under the FHA underwriting system, an evaluation is made of the risk entailed in the mortgage credit elements of the transaction. This involves consideration of such items as the mortgagor's income, his financial assets, current and anticipated obligations of a recurring nature, and his reasons for applying for the loan.

Owner-occupants are the mortgagors in nearly all of the Section 203 1-family transactions—in 98 percent of the new-home and virtually all of the existing-home cases insured in 1955. The ability of an owner-occupant mortgagor to bear the cost of home ownership is measured in terms of his *effective* income. This is an estimate of the mortgagor's probable earning capacity during the first third of the mortgage term, which experience has indicated is likely to be the most hazardous portion of the life of the mortgage. Incomes of co-mortgagors or endorsers may be included partially, wholly, or not at all, depending on specific circumstances. This section of the report is devoted to an analysis of the Section 203 owner-occupant transactions insured in 1955 from the viewpoint of mortgagor's income and housing expense.

Mortgagor's Income Distribution.—As depicted in Chart 23, there was a remarkable similarity in the income distributions of the new- and exist-

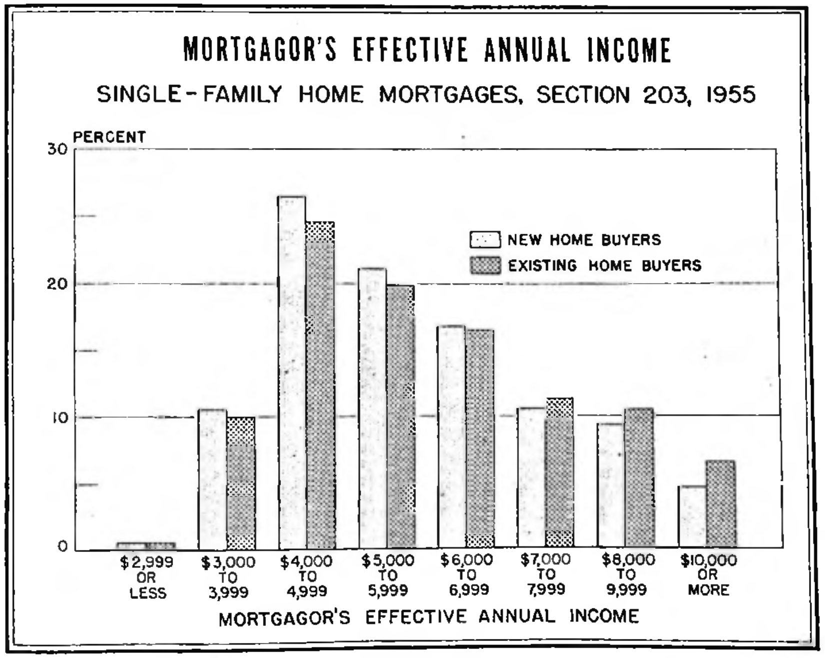


**CHART 11–23**

## TABLE II–66

*Mortgagor's annual income, 1-family homes, Sec. 203, selected years*

| Mortgagor's effective annual income | New homes—percentage distributions | | | | | Existing homes—percentage distributions | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 1955 | 1954 | 1953 | 1950 | 1946 | 1955 | 1954 | 1953 | 1950 | 1946 |
| Less than $2,000 | ([1]) | ([1]) | ([1]) | 0.2 | 2.9 | ([1]) | ([1]) | ([1]) | 0.4 | 4.5 |
| $2,000 to $2,999 | 0.6 | 1.0 | 1.6 | 12.0 | 31.8 | 0.6 | 0.8 | 1.1 | 8.9 | 34.2 |
| $3,000 to $3,999 | 10.6 | 15.5 | 20.6 | 43.4 | 37.3 | 10.0 | 10.6 | 14.2 | 33.5 | 33.8 |
| $4,000 to $4,999 | 26.5 | 30.2 | 32.0 | 24.0 | 16.3 | 24.6 | 24.3 | 25.4 | 24.1 | 13.8 |
| $5,000 to $5,999 | 21.0 | 19.2 | 18.3 | 9.7 | 4.1 | 19.9 | 18.4 | 19.1 | 11.9 | 4.3 |
| $6,000 to $6,999 | 16.8 | 14.8 | 12.8 | 5.8 | 4.3 | 16.5 | 16.6 | 15.6 | 9.4 | 4.4 |
| $7,000 to $7,999 | 10.6 | 9.0 | 7.5 | 2.5 | 1.7 | 11.3 | 11.6 | 10.5 | 4.9 | 1.9 |
| $8,000 to $8,999 | 5.6 | 4.2 | 3.1 | 1.0 | .4 | 6.2 | 6.2 | 5.1 | 2.1 | .8 |
| $9,000 to $9,999 | 3.7 | 2.8 | 1.8 | .6 | .3 | 4.3 | 4.6 | 3.6 | 1.7 | .8 |
| $10,000 to $10,999 | 2.0 | 1.3 | .9 | .3 | .2 | 2.3 | 2.7 | 1.9 | 1.0 | .4 |
| $11,000 to $11,999 | .7 | .5 | .3 | .1 | .1 | 1.0 | 1.0 | .7 | .3 | .1 |
| $12,000 or more | 1.9 | 1.5 | 1.1 | .4 | .6 | 3.3 | 3.2 | 2.8 | 1.8 | 1.0 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Average | $5,969 | $5,633 | $5,284 | $4,213 | $3,619 | $6,223 | $6,245 | $5,938 | $4,837 | $3,640 |
| Median | $5,484 | $5,139 | $4,880 | $3,861 | $3,313 | $5,669 | $5,696 | $5,396 | $4,274 | $3,101 |

[1] Less than 0.05 percent.

## TABLE II–67

*Mortgagor's monthly income by States, 1-family homes, Sec. 203, 1955*

| State | Median monthly income | Mortgagor's effective monthly income—percentage distribution | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Less than $300 | $300 to $399 | $400 to $499 | $500 to $599 | $600 to $699 | $700 to $799 | $800 to $999 | $1,000 or more |
| NEW HOMES | | | | | | | | | |
| Alabama | $454.87 | 8.7 | 25.9 | 28.1 | 15.7 | 10.9 | 5.0 | 4.0 | 1.7 |
| Arizona | 481.92 | 4.8 | 23.4 | 26.7 | 17.4 | 12.1 | 5.5 | 6.2 | 3.9 |
| Arkansas | 445.83 | 10.3 | 27.7 | 26.1 | 18.2 | 6.5 | 3.8 | 4.1 | 3.3 |
| California | 479.51 | 2.1 | 24.8 | 29.0 | 18.5 | 12.4 | 5.6 | 4.8 | 2.8 |
| Colorado | 515.13 | 1.7 | 17.5 | 27.3 | 22.9 | 14.2 | 8.5 | 4.8 | 3.1 |
| Connecticut | 470.71 | 2.2 | 25.8 | 31.1 | 16.7 | 13.2 | 5.7 | 3.4 | 1.9 |
| Delaware | 490.00 | 4.8 | 30.6 | 16.1 | 14.5 | 21.0 | 6.5 | 6.5 | ---- |
| District of Columbia | ([1]) | ---- | ---- | ---- | ---- | ---- | ---- | ---- | ---- |
| Florida | 443.66 | 9.4 | 20.3 | 25.8 | 16.8 | 8.8 | 5.0 | 3.1 | 1.8 |
| Georgia | 423.24 | 11.0 | 33.3 | 24.4 | 16.8 | 7.4 | 3.0 | 1.9 | 1.6 |
| Idaho | 476.79 | 2.4 | 22.3 | 32.9 | 15.3 | 12.9 | 11.8 | ---- | 2.4 |
| Illinois | 455.94 | 2.9 | 28.2 | 33.7 | 18.3 | 8.9 | 4.5 | 2.7 | .8 |
| Indiana | 442.35 | 5.8 | 32.0 | 29.0 | 17.4 | 9.3 | 4.1 | 1.5 | .9 |
| Iowa | 400.42 | 6.5 | 43.4 | 25.8 | 12.9 | 6.2 | 3.0 | 1.5 | .7 |
| Kansas | 497.60 | 5.3 | 20.7 | 24.6 | 21.2 | 14.6 | 6.9 | 4.5 | 2.2 |
| Kentucky | 512.00 | 7.8 | 18.2 | 20.8 | 26.1 | 12.0 | 8.3 | 4.2 | 2.6 |
| Louisiana | 469.85 | 6.1 | 25.3 | 26.5 | 15.5 | 11.9 | 6.1 | 5.5 | 3.1 |
| Maine | 381.67 | 12.3 | 46.1 | 19.9 | 12.3 | 4.6 | 1.6 | 1.6 | 1.6 |
| Maryland | 453.47 | 6.3 | 33.1 | 19.8 | 18.7 | 13.8 | 4.1 | 3.6 | .6 |
| Massachusetts | 449.39 | 5.2 | 29.7 | 30.5 | 18.6 | 9.3 | 3.3 | 2.6 | .8 |
| Michigan | 473.69 | 1.1 | 25.8 | 31.2 | 20.1 | 10.3 | 6.2 | 3.9 | 1.4 |
| Minnesota | 445.79 | 1.7 | 33.6 | 32.2 | 19.0 | 6.8 | 5.1 | 1.3 | .3 |
| Mississippi | 435.34 | 10.0 | 31.5 | 24.1 | 18.2 | 7.9 | 5.4 | 2.1 | .8 |
| Missouri | 515.61 | 1.6 | 16.5 | 28.3 | 22.9 | 14.8 | 6.4 | 7.2 | 2.3 |
| Montana | 528.57 | 1.0 | 11.0 | 32.0 | 21.0 | 15.0 | 10.0 | 7.0 | 3.0 |
| Nebraska | 423.66 | 8.3 | 35.8 | 24.9 | 16.6 | 8.0 | 3.2 | 2.1 | 1.1 |
| Nevada | 566.30 | 1.4 | 13.4 | 21.2 | 21.2 | 15.7 | 6.9 | 9.2 | 11.0 |
| New Hampshire | 400.00 | 14.3 | 35.7 | 28.5 | 14.3 | 3.6 | ---- | 3.6 | ---- |
| New Jersey | 487.15 | 3.9 | 21.5 | 28.2 | 22.9 | 12.5 | 3.9 | 5.8 | 1.3 |
| New Mexico | 478.24 | 3.7 | 24.3 | 28.2 | 24.6 | 11.6 | 3.3 | 3.3 | 1.0 |
| New York | 536.13 | 1.8 | 16.2 | 24.6 | 20.6 | 15.0 | 8.9 | 8.1 | 4.8 |
| North Carolina | 444.29 | 9.8 | 26.5 | 30.8 | 16.3 | 8.1 | 4.6 | 2.5 | 1.4 |
| North Dakota | 490.00 | ---- | 32.0 | 20.0 | 30.0 | ---- | 8.0 | 8.0 | 2.0 |
| Ohio | 457.99 | 1.8 | 29.7 | 31.9 | 20.0 | 9.2 | 4.8 | 2.0 | .6 |
| Oklahoma | 465.12 | 5.9 | 28.7 | 23.7 | 16.7 | 12.5 | 6.9 | 3.3 | 2.3 |
| Oregon | 499.04 | .9 | 19.5 | 29.9 | 23.6 | 12.6 | 7.5 | 4.9 | 1.1 |
| Pennsylvania | 463.73 | 3.0 | 28.4 | 29.2 | 19.9 | 10.2 | 4.0 | 3.9 | 1.4 |
| Rhode Island | 409.46 | 6.1 | 41.2 | 28.3 | 13.0 | 6.1 | 3.8 | 1.5 | ---- |
| South Carolina | 411.67 | 12.5 | 34.6 | 25.0 | 13.7 | 6.7 | 5.0 | 2.1 | .4 |

[1] Inadequate sample.





## TABLE II–67—Continued

*Mortgagor's monthly income by States, 1-family homes, Sec. 203, 1955*—Continued

| State | Median monthly income | Mortgagor's effective monthly income—percentage distribution | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Less than $300 | $300 to $399 | $400 to $499 | $500 to $599 | $600 to $699 | $700 to $799 | $800 to $999 | $1,000 or more |
| NEW HOMES—continued | | | | | | | | | |
| South Dakota | $466.22 | 2.5 | 27.1 | 30.8 | 17.9 | 13.7 | 5.4 | 1.3 | 1.3 |
| Tennessee | 455.73 | 4.6 | 28.9 | 29.6 | 20.7 | 8.4 | 4.1 | 2.7 | 1.0 |
| Texas | 469.03 | 3.4 | 26.7 | 28.8 | 18.8 | 11.7 | 5.7 | 3.4 | 1.5 |
| Utah | 432.38 | 2.3 | 38.4 | 28.6 | 15.2 | 7.3 | 3.7 | 3.3 | 1.2 |
| Vermont | 390.63 | 3.2 | 51.7 | 25.8 | 12.9 | ---- | 3.2 | ---- | 3.2 |
| Virginia | 428.80 | 8.7 | 33.4 | 27.6 | 16.2 | 6.0 | 4.5 | 2.7 | .9 |
| Washington | 496.41 | 1.1 | 22.0 | 27.9 | 22.3 | 14.1 | 6.6 | 4.0 | 2.0 |
| West Virginia | 451.92 | 7.8 | 24.7 | 33.7 | 14.3 | 6.5 | 6.5 | 5.2 | 1.3 |
| Wisconsin | 404.32 | 5.5 | 43.1 | 32.0 | 10.3 | 6.7 | 1.2 | .8 | .4 |
| Wyoming | 482.35 | 2.7 | 21.8 | 30.9 | 20.9 | 9.1 | 9.1 | 1.8 | 3.7 |
| Alaska | ([1]) | ---- | ---- | ---- | ---- | ---- | ---- | ---- | ---- |
| Hawaii | 495.45 | 12.4 | 17.0 | 21.6 | 14.4 | 15.7 | 9.1 | 7.2 | 2.6 |
| Puerto Rico | 397.73 | 11.6 | 30.3 | 22.3 | 11.6 | 5.3 | 3.6 | 3.6 | 2.7 |
| Total | 456.97 | 4.0 | 26.5 | 28.2 | 18.8 | 11.0 | 5.5 | 4.0 | 2.0 |
| EXISTING HOMES | | | | | | | | | |
| Alabama | 475.94 | 8.0 | 24.1 | 23.6 | 15.6 | 13.1 | 5.7 | 5.7 | 4.2 |
| Arizona | 498.15 | 4.7 | 21.2 | 24.5 | 15.4 | 14.0 | 7.1 | 4.6 | 8.5 |
| Arkansas | 455.56 | 7.5 | 28.8 | 24.7 | 19.0 | 9.0 | 5.0 | 4.0 | 2.0 |
| California | 500.48 | 2.5 | 21.4 | 26.0 | 18.8 | 12.8 | 7.8 | 6.7 | 4.0 |
| Colorado | 515.26 | 1.5 | 19.7 | 25.6 | 20.8 | 13.4 | 8.1 | 6.1 | 4.8 |
| Connecticut | 479.02 | 4.7 | 26.5 | 23.8 | 17.3 | 12.9 | 6.2 | 4.8 | 3.8 |
| Delaware | 490.70 | .6 | 23.3 | 28.7 | 18.7 | 11.3 | 10.0 | 4.7 | 2.7 |
| District of Columbia | 670.00 | ---- | 12.0 | 21.2 | 6.0 | 15.2 | 15.2 | 15.2 | 15.2 |
| Florida | 498.00 | 3.3 | 22.4 | 24.7 | 18.4 | 12.2 | 7.0 | 8.9 | 3.1 |
| Georgia | 514.23 | 5.0 | 19.3 | 22.5 | 23.0 | 13.8 | 7.0 | 5.6 | 3.8 |
| Idaho | 450.32 | 2.8 | 32.7 | 28.8 | 16.2 | 10.2 | 3.9 | 3.0 | 2.4 |
| Illinois | 515.24 | 1.5 | 17.1 | 28.1 | 21.8 | 13.7 | 7.8 | 5.5 | 4.5 |
| Indiana | 472.87 | 4.3 | 27.3 | 25.2 | 18.9 | 11.6 | 5.7 | 4.3 | 2.7 |
| Iowa | 459.76 | 4.4 | 26.9 | 31.3 | 18.2 | 9.5 | 4.5 | 3.1 | 2.1 |
| Kansas | 500.00 | 4.2 | 22.4 | 23.4 | 20.4 | 12.9 | 7.7 | 5.3 | 3.7 |
| Kentucky | 458.67 | 7.7 | 27.6 | 25.1 | 18.3 | 9.9 | 4.9 | 3.6 | 2.9 |
| Louisiana | 488.26 | 6.5 | 18.8 | 28.0 | 20.0 | 11.2 | 7.1 | 5.1 | 3.3 |
| Maine | 397.35 | 12.5 | 38.5 | 26.0 | 11.4 | 6.1 | 2.0 | 1.2 | 2.3 |
| Maryland | 499.02 | 4.0 | 25.8 | 20.4 | 18.4 | 14.6 | 7.8 | 6.8 | 2.2 |
| Massachusetts | 456.98 | 5.7 | 28.2 | 28.2 | 20.0 | 10.8 | 3.7 | 2.0 | 1.4 |
| Michigan | 479.76 | 1.6 | 26.0 | 28.1 | 17.7 | 11.4 | 6.2 | 5.3 | 3.7 |
| Minnesota | 477.34 | 2.0 | 23.7 | 31.5 | 21.0 | 10.9 | 4.9 | 2.9 | 3.1 |
| Mississippi | 442.86 | 9.1 | 30.7 | 23.9 | 15.3 | 10.2 | 2.3 | 5.7 | 2.8 |
| Missouri | 489.36 | 3.5 | 25.9 | 23.1 | 20.4 | 13.5 | 6.3 | 4.2 | 3.1 |
| Montana | 505.22 | 3.9 | 17.5 | 27.5 | 20.3 | 12.4 | 6.0 | 5.7 | 6.7 |
| Nebraska | 464.33 | 5.8 | 28.0 | 25.2 | 21.6 | 8.7 | 3.8 | 4.3 | 2.6 |
| Nevada | 677.42 | ---- | 8.4 | 10.8 | 16.3 | 18.7 | 10.3 | 10.8 | 24.7 |
| New Hampshire | 408.62 | 7.8 | 39.8 | 28.2 | 14.6 | 4.8 | 2.9 | ---- | 1.9 |
| New Jersey | 513.32 | 2.3 | 18.8 | 26.1 | 21.3 | 14.7 | 7.6 | 5.4 | 3.8 |
| New Mexico | 517.35 | 1.6 | 17.6 | 26.2 | 26.2 | 13.0 | 8.6 | 4.3 | 1.6 |
| New York | 484.96 | 2.2 | 23.4 | 28.7 | 18.9 | 12.3 | 5.4 | 5.8 | 3.3 |
| North Carolina | 491.67 | 8.2 | 20.4 | 23.4 | 17.9 | 14.8 | 6.2 | 5.8 | 3.3 |
| North Dakota | 464.86 | 3.4 | 25.9 | 31.9 | 19.0 | 10.3 | 5.2 | .9 | 3.4 |
| Ohio | 464.90 | 2.6 | 28.0 | 29.8 | 18.2 | 11.0 | 5.6 | 3.3 | 1.5 |
| Oklahoma | 455.34 | 8.8 | 27.2 | 25.3 | 17.0 | 10.3 | 4.8 | 3.5 | 3.1 |
| Oregon | 483.73 | 1.8 | 23.7 | 29.3 | 20.8 | 10.7 | 6.2 | 4.0 | 3.5 |
| Pennsylvania | 440.50 | 6.8 | 32.8 | 25.8 | 17.0 | 8.9 | 4.0 | 3.2 | 1.5 |
| Rhode Island | 400.69 | 10.3 | 39.5 | 21.9 | 11.9 | 7.3 | 4.9 | 3.3 | .9 |
| South Carolina | 449.53 | 10.8 | 24.0 | 30.6 | 18.9 | 6.6 | 6.0 | 1.7 | 1.4 |
| South Dakota | 467.16 | 6.1 | 22.9 | 31.3 | 15.4 | 13.5 | 3.3 | 4.7 | 2.8 |
| Tennessee | 453.52 | 8.7 | 28.2 | 24.5 | 17.9 | 10.0 | 5.3 | 3.6 | 1.8 |
| Texas | 461.49 | 6.3 | 27.0 | 27.1 | 17.3 | 10.8 | 5.8 | 3.9 | 1.8 |
| Utah | 459.41 | 3.4 | 27.6 | 32.0 | 14.1 | 8.8 | 4.0 | 5.6 | 4.5 |
| Vermont | 422.58 | 11.1 | 31.1 | 34.5 | 13.3 | 5.6 | 2.2 | 1.1 | 1.1 |
| Virginia | 485.94 | 6.9 | 23.5 | 22.8 | 17.3 | 13.1 | 6.1 | 6.9 | 3.4 |
| Washington | 481.94 | 2.4 | 24.4 | 28.3 | 18.3 | 12.0 | 6.3 | 4.7 | 3.6 |
| West Virginia | 457.87 | 7.3 | 24.6 | 31.3 | 16.8 | 11.6 | 2.3 | 3.8 | 2.3 |
| Wisconsin | 454.96 | 2.8 | 30.5 | 30.5 | 15.8 | 10.1 | 5.8 | 2.5 | 2.0 |
| Wyoming | 535.48 | 3.7 | 16.1 | 23.5 | 19.1 | 18.5 | 10.5 | 4.9 | 3.7 |
| Alaska | 875.00 | ---- | ---- | 8.6 | 17.1 | 11.4 | 8.6 | 20.0 | 34.3 |
| Hawaii | 573.61 | 7.0 | 12.3 | 15.2 | 21.1 | 14.6 | 11.7 | 10.5 | 7.6 |
| Puerto Rico | 612.50 | 2.0 | 4.0 | 22.0 | 20.0 | 16.0 | 10.0 | 12.0 | 14.0 |
| Total | 472.30 | 3.9 | 24.6 | 26.6 | 18.6 | 11.9 | 6.2 | 4.9 | 3.3 |

**TABLE II–68**

*Mortgagor's monthly income, selected metropolitan areas, 1-family homes, Sec. 203, 1955*

| Standard metropolitan area | Median monthly income | Mortgagor's effective monthly income—percentage distribution | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Less than $300 | $300 to $399 | $400 to $499 | $500 to $599 | $600 to $699 | $700 to $799 | $800 to $999 | $1,000 or more |
| NEW HOMES | | | | | | | | | |
| Akron, Ohio | $427.78 | ------ | 41.3 | 31.0 | 17.2 | 3.5 | 3.5 | ------ | 3.5 |
| Albany-Schenectady-Troy, N. Y | 416.67 | 5.9 | 38.2 | 35.2 | 5.9 | 8.8 | 3.0 | ------ | 3.0 |
| Albuquerque, N. Mex | 465.12 | 2.6 | 28.7 | 28.7 | 21.4 | 12.0 | 4.0 | 2.6 | ------ |
| Atlanta, Ga | 480.30 | 6.8 | 25.2 | 22.4 | 18.4 | 13.6 | 5.4 | 4.8 | 3.4 |
| Baltimore, Md | 427.66 | 7.0 | 37.7 | 19.3 | 17.6 | 12.7 | 3.3 | 2.0 | .4 |
| Birmingham, Ala | 445.16 | 9.6 | 30.1 | 22.8 | 17.6 | 7.4 | 7.4 | 4.4 | .7 |
| Buffalo, N. Y | 441.07 | .9 | 39.3 | 23.9 | 16.2 | 12.0 | 5.1 | 1.7 | .9 |
| Charlotte, N. C | 460.71 | 8.1 | 28.2 | 22.6 | 16.9 | 8.1 | 7.3 | 5.6 | 3.2 |
| Chicago, Ill | 489.18 | .4 | 16.3 | 37.4 | 23.3 | 11.5 | 5.4 | 4.1 | 1.6 |
| Cleveland, Ohio | 487.11 | .7 | 22.2 | 31.2 | 25.1 | 12.2 | 5.1 | 1.9 | 1.6 |
| Columbus, Ohio | 464.47 | 2.0 | 23.8 | 37.6 | 20.8 | 6.4 | 6.4 | 3.0 | ------ |
| Dallas, Tex | 461.30 | 2.3 | 31.3 | 26.8 | 18.4 | 14.9 | 3.7 | 1.9 | .7 |
| Dayton, Ohio | 444.85 | 1.3 | 32.2 | 36.8 | 15.7 | 9.4 | 3.8 | .8 | ------ |
| Denver, Colo | 541.86 | 1.4 | 13.4 | 25.4 | 23.5 | 18.0 | 9.3 | 4.9 | 4.1 |
| Des Moines, Iowa | 437.10 | 3.8 | 35.5 | 29.0 | 16.8 | 8.4 | 5.6 | .9 | ------ |
| Detroit, Mich | 490.93 | .5 | 20.0 | 32.4 | 22.3 | 11.4 | 7.2 | 4.5 | 1.7 |
| El Paso, Tex | 525.71 | 1.4 | 19.0 | 23.6 | 23.8 | 14.6 | 8.5 | 6.1 | 3.1 |
| Flint, Mich | 423.91 | 1.8 | 41.8 | 27.0 | 14.1 | 7.9 | 5.0 | 1.8 | .6 |
| Fort Wayne, Ind | 427.78 | 3.8 | 39.8 | 23.1 | 14.1 | 12.8 | 3.8 | 2.6 | ------ |
| Fort Worth, Tex | 402.75 | 6.5 | 42.8 | 27.1 | 12.7 | 7.2 | 3.0 | .5 | .2 |
| Fresno, Calif | 420.00 | 4.7 | 39.1 | 31.2 | 14.0 | 4.7 | 1.6 | 4.7 | ------ |
| Grand Rapids, Mich | 397.41 | 3.3 | 47.9 | 24.8 | 9.9 | 9.1 | 3.3 | 1.7 | ------ |
| Hartford, Conn | 497.73 | 1.2 | 23.5 | 25.9 | 23.5 | 17.6 | 7.1 | ------ | 1.2 |
| Houston, Tex | 468.21 | 3.6 | 24.2 | 32.6 | 18.5 | 11.5 | 5.8 | 2.8 | 1.0 |
| Indianapolis, Ind | 484.21 | 1.5 | 24.7 | 28.2 | 21.3 | 11.9 | 6.9 | 3.0 | 2.5 |
| Jacksonville, Fla | 457.32 | 9.9 | 25.5 | 25.5 | 19.2 | 7.5 | 7.5 | 3.7 | 1.2 |
| Kansas City, Kans.-Mo | 522.64 | .8 | 17.9 | 26.3 | 22.1 | 15.8 | 10.0 | 5.0 | 2.1 |
| Knoxville, Tenn | 456.00 | 4.5 | 27.3 | 32.5 | 14.9 | 7.8 | 7.1 | 5.2 | .7 |
| Little Rock-North Little Rock, Ark | 458.97 | 6.1 | 26.1 | 30.0 | 18.5 | 8.6 | 3.1 | 4.6 | 3.1 |
| Los Angeles-Long Beach, Calif | 473.33 | 1.9 | 25.3 | 31.1 | 17.7 | 11.8 | 5.2 | 5.1 | 1.9 |
| Louisville, Ky | 554.55 | 2.9 | 6.9 | 22.5 | 32.4 | 11.8 | 11.8 | 7.8 | 3.9 |
| Memphis, Tenn | 444.35 | 4.3 | 35.0 | 24.1 | 19.1 | 7.8 | 5.0 | 3.1 | 1.6 |
| Miami, Fla | 479.38 | 4.5 | 21.5 | 30.2 | 15.9 | 10.2 | 8.3 | 4.9 | 4.5 |
| Milwaukee, Wis | 401.35 | 4.8 | 44.8 | 29.6 | 12.0 | 5.6 | 2.4 | .8 | ------ |
| Minneapolis-St. Paul, Minn | 450.00 | 1.3 | 33.4 | 30.7 | 22.2 | 6.2 | 4.9 | 1.3 | ------ |
| New Orleans, La | 465.85 | 8.7 | 26.6 | 22.3 | 19.6 | 8.7 | 6.5 | 4.3 | 3.3 |
| New York-Northeastern New Jersey | 558.33 | .9 | 12.2 | 23.9 | 22.4 | 16.1 | 9.6 | 9.3 | 5.6 |
| Norfolk-Portsmouth, Va | 450.00 | 6.7 | 25.0 | 36.7 | 18.3 | 5.0 | 6.7 | 1.6 | ------ |
| Oklahoma City, Okla | 543.22 | 5.1 | 19.3 | 16.4 | 21.5 | 19.6 | 9.8 | 5.8 | 2.5 |
| Omaha, Nebr | 404.41 | 5.8 | 43.3 | 19.9 | 15.2 | 7.0 | 3.5 | 4.1 | .6 |
| Philadelphia, Pa | 469.85 | 2.7 | 26.8 | 29.3 | 20.9 | 10.9 | 3.8 | 4.2 | 1.4 |
| Phoenix, Ariz | 482.22 | 4.7 | 23.7 | 26.3 | 17.4 | 12.0 | 5.3 | 6.4 | 4.2 |
| Pittsburgh, Pa | 484.34 | .4 | 22.7 | 31.9 | 21.6 | 11.9 | 5.0 | 4.6 | 1.9 |
| Portland, Oreg | 513.56 | .8 | 20.1 | 26.0 | 23.2 | 16.5 | 6.7 | 5.1 | 1.6 |
| Richmond, Va | 413.04 | 7.0 | 40.0 | 23.0 | 13.0 | 10.0 | 3.0 | 2.0 | 2.0 |
| Rochester, N. Y | 458.82 | 2.6 | 21.0 | 44.7 | 13.2 | 7.9 | 5.3 | 5.3 | ------ |
| Sacramento, Calif | 542.31 | 1.1 | 17.8 | 22.3 | 20.7 | 15.5 | 8.9 | 8.7 | 5.0 |
| St. Louis, Mo | 493.37 | 1.9 | 20.7 | 29.3 | 20.5 | 13.1 | 5.6 | 6.4 | 2.5 |
| Salt Lake City, Utah | 450.88 | 1.4 | 34.9 | 26.9 | 17.5 | 7.5 | 5.7 | 5.2 | .9 |
| San Antonio, Tex | 490.28 | 2.7 | 18.6 | 31.9 | 23.0 | 10.6 | 9.7 | 3.5 | ------ |
| San Bernardino-Riverside-Ontario, Calif | 441.89 | 6.3 | 31.5 | 29.1 | 16.5 | 10.2 | 2.8 | 2.4 | 1.2 |
| San Diego, Calif | 440.22 | 3.1 | 35.4 | 28.6 | 18.0 | 6.8 | 2.5 | 3.7 | 1.9 |
| San Francisco-Oakland, Calif | 512.67 | .5 | 18.1 | 28.8 | 20.0 | 16.5 | 7.6 | 4.9 | 3.6 |
| San Jose, Calif | 473.95 | 1.4 | 26.9 | 29.3 | 19.3 | 10.0 | 6.0 | 4.8 | 2.3 |
| Seattle, Wash | 514.29 | 1.6 | 16.2 | 28.9 | 22.7 | 16.6 | 6.2 | 4.9 | 2.9 |
| Shreveport, La | 498.11 | 5.5 | 18.8 | 26.2 | 15.8 | 14.9 | 7.4 | 5.9 | 5.5 |
| South Bend, Ind | 442.60 | 5.2 | 33.7 | 26.0 | 19.5 | 7.8 | 5.2 | 2.6 | ------ |
| Spokane, Wash | 454.76 | ------ | 34.2 | 28.8 | 13.7 | 13.7 | 6.8 | 1.4 | 1.4 |
| Stockton, Calif | 485.10 | 4.4 | 25.4 | 23.7 | 24.6 | 12.3 | 5.3 | 2.6 | 1.7 |
| Syracuse, N. Y | 516.67 | 4.4 | 21.7 | 21.7 | 13.1 | 30.4 | 8.7 | ------ | ------ |
| Tacoma, Wash | 453.85 | 2.0 | 34.0 | 26.0 | 19.0 | 9.0 | 5.0 | 5.0 | ------ |
| Tampa-St. Petersburg, Fla | 412.60 | 13.1 | 33.9 | 24.3 | 15.3 | 7.3 | 2.6 | 2.6 | .9 |
| Toledo, Ohio | 496.15 | 2.1 | 21.3 | 27.7 | 20.2 | 11.7 | 8.5 | 7.4 | 1.1 |
| Topeka, Kans | 454.55 | 13.2 | 21.1 | 28.9 | 15.8 | 18.4 | 2.6 | ------ | ------ |
| Tulsa, Okla | 438.13 | 5.9 | 34.1 | 26.2 | 14.4 | 8.5 | 7.2 | 2.0 | 1.7 |
| Washington, D. C | 533.33 | 3.3 | 16.7 | 22.5 | 22.5 | 15.8 | 8.3 | 9.2 | 1.7 |
| Wichita, Kans | 531.82 | .6 | 18.1 | 25.4 | 18.6 | 16.4 | 10.7 | 7.9 | 2.3 |
| Youngstown, Ohio | 417.39 | 2.6 | 42.3 | 20.5 | 19.2 | 5.1 | 1.3 | ------ | ------ |





**TABLE II–68—Continued**

*Mortgagor's monthly income, selected metropolitan areas, 1-family homes, Sec. 203, 1955*—Continued

| Standard metropolitan area | Median monthly income | Mortgagor's effective monthly income—percentage distribution | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Less than $300 | $300 to $399 | $400 to $499 | $500 to $590 | $600 to $699 | $700 to $790 | $800 to $999 | $1,000 or more |
| EXISTING HOMES | | | | | | | | | |
| Akron, Ohio | $457.26 | 0.5 | 31.3 | 31.8 | 17.4 | 9.5 | 4.9 | 2.0 | 2.6 |
| Albany-Schenectady-Troy, N. Y | 517.69 | .7 | 21.1 | 24.0 | 23.6 | 14.6 | 8.4 | 5.1 | 2.5 |
| Albuquerque, N. Mex | 538.75 | .7 | 17.0 | 20.8 | 29.6 | 16.3 | 10.4 | 3.7 | 1.5 |
| Atlanta, Ga | 545.75 | 3.2 | 14.7 | 21.1 | 24.1 | 14.7 | 9.3 | 8.4 | 4.5 |
| Baltimore, Md | 420.37 | 7.3 | 38.4 | 20.8 | 15.4 | 10.0 | 4.2 | 3.1 | .8 |
| Birmingham, Ala | 485.19 | 5.4 | 24.1 | 24.1 | 16.2 | 13.0 | 7.1 | 8.0 | 3.1 |
| Buffalo, N. Y | 448.33 | 2.2 | 32.1 | 32.5 | 15.8 | 8.9 | 4.6 | 2.2 | 1.7 |
| Charlotte, N. C | 547.50 | 4.7 | 14.1 | 20.0 | 23.5 | 17.6 | 7.1 | 5.9 | 7.1 |
| Chicago, Ill | 532.13 | 1.1 | 13.9 | 27.9 | 22.2 | 15.9 | 8.4 | 6.1 | 4.5 |
| Cleveland, Ohio | 477.82 | 2.1 | 24.7 | 29.8 | 18.9 | 12.5 | 6.4 | 3.7 | 1.9 |
| Columbus, Ohio | 456.05 | 4.0 | 30.0 | 28.4 | 18.4 | 9.1 | 5.4 | 3.8 | .9 |
| Dallas, Tex | 441.78 | 6.3 | 33.8 | 23.6 | 20.0 | 10.4 | 3.6 | 1.8 | .5 |
| Dayton, Ohio | 482.69 | 2.6 | 19.1 | 34.2 | 17.1 | 17.1 | 7.6 | 2.0 | .3 |
| Denver, Colo | 525.38 | 1.8 | 10.1 | 24.0 | 20.0 | 13.9 | 8.9 | 7.1 | 5.2 |
| Des Moines, Iowa | 483.96 | 1.9 | 20.1 | 33.3 | 22.0 | 9.4 | 7.6 | 4.4 | 1.3 |
| Detroit, Mich | 495.98 | .5 | 21.4 | 29.2 | 18.7 | 12.1 | 7.4 | 6.3 | 4.4 |
| El Paso, Tex | 537.50 | ------ | 5.9 | 35.3 | 23.5 | 19.6 | 5.9 | 5.9 | 3.9 |
| Flint, Mich | 444.16 | 1.0 | 37.7 | 25.7 | 13.7 | 11.0 | 3.3 | 3.6 | 4.0 |
| Fort Wayne, Ind | 476.09 | 3.6 | 33.8 | 16.6 | 23.0 | 11.5 | 4.3 | 5.8 | 1.4 |
| Fort Worth, Tex | 396.69 | 14.4 | 36.8 | 24.9 | 12.9 | 6.8 | 2.7 | 1.0 | .5 |
| Fresno, Calif | 456.90 | 6.1 | 28.7 | 26.7 | 14.9 | 11.8 | 3.7 | 4.7 | 3.4 |
| Grand Rapids, Mich | 446.55 | 2.6 | 35.6 | 25.4 | 17.8 | 8.4 | 4.7 | 4.1 | 1.4 |
| Hartford, Conn | 502.63 | 3.7 | 23.4 | 22.5 | 17.4 | 16.5 | 6.4 | 7.3 | 2.8 |
| Houston, Tex | 499.77 | 3.3 | 18.6 | 28.1 | 19.7 | 13.5 | 8.3 | 6.2 | 2.3 |
| Indianapolis, Ind | 512.31 | 1.6 | 20.7 | 25.1 | 21.3 | 12.7 | 8.0 | 6.0 | 4.6 |
| Jacksonville, Fla | 522.73 | 3.3 | 18.0 | 23.3 | 21.0 | 15.7 | 8.6 | 8.6 | .9 |
| Kansas City, Kans.-Mo | 509.24 | 3.0 | 22.1 | 22.8 | 23.1 | 14.0 | 7.3 | 4.4 | 3.3 |
| Knoxville, Tenn | 505.00 | 4.1 | 19.5 | 25.2 | 24.4 | 12.2 | 7.3 | 5.7 | 1.6 |
| Little Rock-North Little Rock, Ark | 475.00 | 3.9 | 26.9 | 25.6 | 17.3 | 10.3 | 6.4 | 6.4 | 3.2 |
| Los Angeles-Long Beach, Calif | 533.10 | 1.2 | 16.3 | 25.7 | 20.3 | 14.1 | 8.5 | 8.2 | 5.7 |
| Louisville, Ky | 469.10 | 5.1 | 28.4 | 23.9 | 20.4 | 10.7 | 4.0 | 4.0 | 3.5 |
| Memphis, Tenn | 428.77 | 9.5 | 34.2 | 21.7 | 15.2 | 10.1 | 4.2 | 3.6 | 1.5 |
| Miami, Fla | 476.92 | 1.7 | 25.8 | 29.2 | 13.5 | 12.4 | 5.6 | 7.9 | 3.9 |
| Milwaukee, Wis | 475.00 | .8 | 25.2 | 31.0 | 18.5 | 13.5 | 5.9 | 1.7 | 2.5 |
| Minneapolis-St. Paul, Minn | 477.35 | 1.3 | 23.5 | 32.5 | 20.5 | 11.3 | 5.0 | 3.0 | 2.9 |
| New Orleans, La | 493.64 | 3.0 | 17.3 | 30.7 | 21.8 | 10.1 | 8.4 | 5.0 | 2.8 |
| New York-Northeastern New Jersey | 534.91 | .7 | 14.7 | 27.0 | 21.9 | 15.6 | 7.6 | 7.6 | 4.9 |
| Norfolk-Portsmouth, Va | 485.96 | 4.8 | 25.8 | 22.6 | 18.2 | 15.9 | 5.1 | 4.8 | 2.8 |
| Oklahoma City, Okla | 468.90 | 8.8 | 24.0 | 24.0 | 18.9 | 11.6 | 5.5 | 3.0 | 3.3 |
| Omaha, Nebr | 454.32 | 4.4 | 31.8 | 25.5 | 19.8 | 7.2 | 4.4 | 5.0 | 1.9 |
| Philadelphia, Pa | 422.73 | 7.1 | 37.1 | 25.6 | 14.7 | 7.0 | 4.6 | 2.7 | 1.2 |
| Phoenix, Ariz | 495.79 | 4.2 | 20.7 | 26.2 | 14.9 | 11.6 | 7.5 | 4.7 | 10.2 |
| Pittsburgh, Pa | 497.95 | 2.2 | 18.4 | 30.0 | 24.3 | 13.8 | 3.7 | 5.6 | 2.0 |
| Portland, Oreg | 471.01 | 2.4 | 26.5 | 29.7 | 18.9 | 10.8 | 5.9 | 3.7 | 2.1 |
| Richmond, Va | 457.26 | 10.9 | 26.7 | 21.7 | 17.2 | 13.7 | 3.9 | 3.1 | 2.8 |
| Rochester, N. Y | 445.96 | 2.9 | 32.7 | 31.4 | 15.9 | 11.1 | 3.5 | 1.9 | .6 |
| Sacramento, Calif | 520.70 | 2.6 | 24.6 | 18.4 | 20.8 | 15.4 | 7.7 | 7.3 | 3.2 |
| St. Louis, Mo | 497.98 | 1.9 | 25.2 | 23.4 | 19.7 | 13.6 | 7.2 | 4.9 | 4.1 |
| Salt Lake City, Utah | 473.00 | 2.1 | 22.0 | 35.5 | 13.5 | 10.3 | 4.2 | 7.4 | 5.0 |
| San Antonio, Tex | 449.30 | 7.4 | 30.3 | 25.0 | 10.9 | 12.3 | 6.0 | 5.6 | 2.5 |
| San Bernardino-Riverside-Ontario, Calif | 490.68 | 5.4 | 22.4 | 24.5 | 19.9 | 12.4 | 6.6 | 7.1 | 1.7 |
| San Diego, Calif | 477.39 | 1.9 | 24.2 | 30.9 | 19.9 | 10.2 | 5.9 | 4.0 | 3.0 |
| San Francisco-Oakland, Calif | 488.30 | 2.5 | 23.5 | 27.2 | 17.0 | 12.5 | 8.0 | 6.3 | 3.0 |
| San Jose, Calif | 536.04 | 1.1 | 17.9 | 23.6 | 20.5 | 13.9 | 10.7 | 7.9 | 4.4 |
| Seattle, Wash | 500.16 | 2.1 | 22.0 | 25.8 | 19.3 | 13.0 | 7.5 | 6.1 | 4.2 |
| Shreveport, La | 503.13 | 7.0 | 16.5 | 26.0 | 16.0 | 13.5 | 8.0 | 6.5 | 6.5 |
| South Bend, Ind | 475.71 | 3.8 | 29.3 | 22.3 | 20.4 | 11.5 | 8.3 | 2.5 | 1.9 |
| Spokane, Wash | 451.54 | 4.7 | 31.2 | 27.4 | 16.9 | 10.1 | 3.8 | 3.8 | 2.1 |
| Stockton, Calif | 476.47 | 4.5 | 27.4 | 23.6 | 18.8 | 11.5 | 5.2 | 5.2 | 3.8 |
| Syracuse, N. Y | 483.33 | 3.2 | 20.4 | 20.9 | 17.6 | 11.2 | 7.5 | 5.9 | 4.3 |
| Tacoma, Wash | 474.16 | 2.5 | 24.5 | 31.1 | 20.6 | 10.1 | 5.6 | 3.5 | 2.1 |
| Tampa-St. Petersburg, Fla | 507.14 | 4.7 | 21.0 | 22.8 | 20.5 | 7.0 | 7.6 | 12.3 | 4.1 |
| Toledo, Ohio | 487.10 | .5 | 21.7 | 32.0 | 23.7 | 8.2 | 6.7 | 4.6 | 2.6 |
| Topeka, Kans | 455.77 | 6.6 | 30.7 | 22.8 | 18.4 | 11.8 | 3.1 | 4.4 | 2.2 |
| Tulsa, Okla | 436.80 | 8.9 | 30.7 | 28.0 | 14.2 | 8.3 | 3.2 | 3.9 | 2.8 |
| Washington, D. C | 623.81 | .2 | 8.5 | 19.0 | 18.0 | 18.0 | 13.5 | 16.0 | 6.8 |
| Wichita, Kans | 515.18 | 2.2 | 17.5 | 27.1 | 20.8 | 15.3 | 7.4 | 5.6 | 4.1 |
| Youngstown, Ohio | 461.21 | 2.8 | 27.1 | 32.8 | 10.2 | 9.0 | 6.2 | 2.3 | .6 |

ing-home mortgagors in the Section 203 transactions insured in 1955. Annual effective incomes for most of the occupant mortgagors—64 percent of the new-home and 61 percent of the existing-home buyers—were in a range from $4,000 to $6,999 (before taxes). In the higher income brackets, the proportion of existing-home mortgagors was somewhat higher than was reported for new-home purchasers. About one-ninth of both the new- and existing-home mortgagors had incomes of less than $4,000.

Incomes of FHA new-home mortgagors averaged about 6 percent higher in 1955 than in 1954, but the income level of existing-home mortgagors remained almost unchanged. As revealed by Table 66, there was a decline in the proportion of new-home mortgagors earning less than $5,000, counterbalanced by increased proportions in the higher-income ranges. Changes in the existing-home distribution were very minor. The upward trend in the incomes of FHA new-home mortgagors was in the same direction as the change in nonfarm family income during the same period, although the rate of increase for FHA mortgagors was somewhat higher.

Table 67 shows by States and Territories the medians and percentage distributions of the monthly effective incomes of owner-occupant mortgagors in the FHA new- and existing-home transactions insured under Section 203 during 1955. In most States, the income distribution of existing-home buyers was subject to slightly more variation and included somewhat higher proportions in the higher income brackets than was true for new-home buyers. As evidenced by the medians, incomes of existing-home mortgagors were higher than those of new-home owners in all but 13 States. In the continental United States, Nevada had the highest median incomes for both new- ($566) and existing-home owners ($677). Maine reported the lowest median incomes—$382 for new-home and $397 for existing-home mortgagors.

In most States the majority of new- and existing-home mortgagors, reported monthly incomes of $300 to $499. Mortgagors with incomes below $300 monthly occurred in 10 percent or more of the new-home transactions in 6 States (principally in the South) and in the existing-home in 4 States. On the other hand, at least one-tenth of the new-home mortgagors in 5 States and of the existing-home mortgagors in 10 States had monthly incomes of $800 or more.

Comparable data on mortgagor's monthly incomes are presented for selected metropolitan areas in Table 68. The observations made with respect to the State tables apply to the metropolitan areas as well—namely, that monthly incomes in the $300 and $400 ranges predominated in most areas in both new- and existing-home transactions; that new-home distributions tended to be more concentrated; and that, within the majority of the individual areas, median incomes of new-home mortgagors were less than those of existing-home owners. Also evident is variation in the income distribution reported for different areas within the same State.





CHARACTERISTICS BY MORTGAGOR'S MONTHLY INCOME.—Selected characteristics of the 1955 Section 203 transactions involving occupant-mortgagors are grouped and presented according to mortgagor income levels in Table 69 (transaction and property characteristics) and Table 70 (financial characteristics). A major use of these data may be demonstrated by delineating the characteristics of a particular income group, for example, those mortgagors earning $450 to $499 monthly. This group of new-home buyers paid an average sale price of $12,161 for a 5-room home containing 1,046 square feet. Total transaction requirements—sale price plus closing costs of $250—averaged $12,411. The average FHA-estimated property value was $12,133, or more than twice the average annual income. The mortgage obligation for this income group averaged $10,343, or 85 percent of the property value, and was to be repaid over a term of nearly 26 years at the approximate monthly rate of $76 (including $12 in property taxes, as well as debt service and insurance premiums). The over-all average hous-

**TABLE II–69**

*Transaction and property characteristics by mortgagor's income, 1-family homes, Sec. 203, 1955*

| Mortgagor's effective monthly income | Percentage distribution | Average | | | | | | | Percent ratio of loan to value | Ratio of property value to income |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Mortgagor's annual income | Total requirements [1] | Sale price [1] | Property value | Mortgage amount | Calculated area (square feet) | Number of rooms | | |
| NEW HOMES | | | | | | | | | | |
| Less than $250 | 0.6 | $2,583 | $8,517 | $8,331 | $8,303 | $7,302 | 846 | 4.6 | 87.0 | 3.25 |
| $250 to $299 | 3.4 | 3,270 | 9,102 | 8,969 | 9,031 | 7,984 | 877 | 4.7 | 88.4 | 2.76 |
| $300 to $349 | 11.4 | 3,875 | 10,068 | 9,855 | 9,941 | 8,676 | 933 | 4.9 | 87.3 | 2.57 |
| $350 to $399 | 15.1 | 4,450 | 10,900 | 10,675 | 10,716 | 9,265 | 971 | 5.0 | 86.5 | 2.41 |
| $400 to $449 | 16.7 | 5,025 | 11,766 | 11,526 | 11,493 | 9,849 | 1,024 | 5.1 | 85.7 | 2.29 |
| $450 to $499 | 11.5 | 5,613 | 12,411 | 12,161 | 12,133 | 10,343 | 1,046 | 5.1 | 85.2 | 2.16 |
| $500 to $549 | 11.6 | 6,203 | 12,954 | 12,695 | 12,666 | 10,740 | 1,086 | 5.2 | 84.8 | 2.04 |
| $550 to $599 | 7.2 | 6,840 | 13,401 | 13,132 | 13,068 | 11,046 | 1,102 | 5.2 | 84.5 | 1.91 |
| $600 to $649 | 6.5 | 7,395 | 13,717 | 13,447 | 13,420 | 11,288 | 1,130 | 5.2 | 84.1 | 1.81 |
| $650 to $699 | 4.5 | 8,009 | 14,246 | 13,964 | 13,896 | 11,677 | 1,161 | 5.3 | 84.0 | 1.74 |
| $700 to $799 | 5.5 | 8,856 | 15,121 | 14,825 | 14,730 | 12,312 | 1,200 | 5.4 | 83.6 | 1.66 |
| $800 to $899 | 3.0 | 10,048 | 16,247 | 15,916 | 15,763 | 13,040 | 1,269 | 5.5 | 82.7 | 1.57 |
| $900 to $999 | 1.0 | 11,178 | 16,719 | 16,308 | 16,355 | 13,415 | 1,299 | 5.5 | 82.0 | 1.46 |
| $1,000 or more | 2.0 | 14,859 | 17,474 | 17,098 | 16,979 | 13,907 | 1,353 | 5.6 | 81.9 | 1.14 |
| Total | 100.0 | 5,969 | 12,367 | 12,113 | 12,113 | 10,315 | 1,040 | 5.1 | 85.2 | 2.03 |
| EXISTING HOMES | | | | | | | | | | |
| Less than $250 | 0.6 | 2,647 | 7,718 | 7,803 | 7,900 | 6,474 | 930 | 4.7 | 81.9 | 2.98 |
| $250 to $299 | 3.3 | 3,309 | 8,889 | 8,658 | 8,609 | 7,248 | 918 | 4.8 | 84.2 | 2.69 |
| $300 to $349 | 10.5 | 3,886 | 9,901 | 9,665 | 9,571 | 8,040 | 943 | 4.8 | 84.0 | 2.40 |
| $350 to $399 | 14.1 | 4,446 | 10,744 | 10,504 | 10,353 | 8,642 | 988 | 5.0 | 83.5 | 2.36 |
| $400 to $449 | 15.5 | 5,025 | 11,581 | 11,339 | 11,099 | 9,218 | 1,028 | 5.1 | 83.1 | 2.28 |
| $450 to $499 | 11.1 | 5,631 | 12,315 | 12,045 | 11,778 | 9,704 | 1,075 | 5.2 | 82.4 | 2.01 |
| $500 to $549 | 11.3 | 6,210 | 12,847 | 12,563 | 12,255 | 10,093 | 1,107 | 5.3 | 82.4 | 1.97 |
| $550 to $599 | 7.3 | 6,846 | 13,341 | 13,004 | 12,751 | 10,457 | 1,137 | 5.3 | 82.0 | 1.86 |
| $600 to $649 | 6.9 | 7,408 | 13,638 | 13,544 | 13,134 | 10,746 | 1,162 | 5.4 | 81.8 | 1.77 |
| $650 to $699 | 5.0 | 8,019 | 14,478 | 14,181 | 13,732 | 11,183 | 1,195 | 5.5 | 81.4 | 1.71 |
| $700 to $799 | 6.2 | 8,844 | 15,501 | 15,189 | 14,659 | 11,872 | 1,264 | 5.6 | 81.0 | 1.66 |
| $800 to $899 | 3.4 | 10,020 | 16,831 | 16,481 | 15,854 | 12,752 | 1,353 | 5.7 | 80.4 | 1.58 |
| $900 to $999 | 1.5 | 11,222 | 18,090 | 17,745 | 16,877 | 13,525 | 1,436 | 5.8 | 80.1 | 1.50 |
| $1,000 or more | 3.3 | 14,850 | 19,257 | 18,948 | 18,239 | 14,441 | 1,539 | 6.0 | 79.2 | 1.23 |
| Total | 100.0 | 6,223 | 12,558 | 12,281 | 12,033 | 9,899 | 1,096 | 5.2 | 82.3 | 1.93 |

[1] Based on purchase transactions only.

ing expense (covering mortgage payment and cost of household utilities and home repairs) was about $97.50, or over one-fifth of the mortgagor's monthly income.

As in previous years, although the level of sale prices, property values, and structure sizes, mortgage amounts and payments, and housing expenses mounted with advances in mortgagor's income, the rate of increase was comparatively slower. For example, the average income of mortgagors in the $650 to $699 group was more than double that in the $300 to $349 group, but the sale prices, property values, mortgage amounts, mortgage payments, and housing expenses of the higher-income mortgagors were only 1.3 or 1.4 times as much. The steady declines in the ratio of property value to income shown in the last column of Table 69 and in the ratios of monthly payments and housing expense to income shown in the last two columns of Table 70 (and depicted in Chart 24) further substantiate the disproportionate relationships between increases in income and the other items.

**TABLE 11–70**

*Financial characteristics by mortgagor's income, 1-family homes, Sec. 203, 1955*

| Mortgagor's effective monthly income | Percentage distribution | Average monthly income | Average | | Monthly average | | | Percent of income | |
|---|---|---|---|---|---|---|---|---|---|
| | | | Mortgage amount | Term of mortgage (years) | Property taxes | Total mortgage payment | Prospective housing expense | Mortgage payment | Housing expense |
| NEW HOMES | | | | | | | | | |
| Less than $250 | 0.6 | $215.27 | $7,302 | 25.3 | $6.42 | $52.28 | $70.46 | 24.3 | 32.7 |
| $250 to $299 | 3.4 | 272.49 | 7,984 | 25.5 | 7.61 | 57.52 | 76.33 | 21.1 | 28.0 |
| $300 to $349 | 11.4 | 322.88 | 8,676 | 25.6 | 9.37 | 63.39 | 83.34 | 19.6 | 25.8 |
| $350 to $399 | 15.1 | 370.85 | 9,265 | 25.7 | 10.45 | 68.10 | 88.39 | 18.4 | 23.8 |
| $400 to $449 | 16.7 | 418.72 | 9,849 | 25.7 | 11.33 | 72.09 | 93.76 | 17.2 | 22.4 |
| $450 to $499 | 11.5 | 467.78 | 10,343 | 25.7 | 11.87 | 75.97 | 97.53 | 16.2 | 20.8 |
| $500 to $549 | 11.6 | 516.88 | 10,740 | 25.7 | 12.61 | 79.19 | 101.30 | 15.3 | 19.6 |
| $550 to $599 | 7.2 | 560.97 | 11,046 | 25.7 | 13.30 | 81.37 | 104.17 | 14.3 | 18.3 |
| $600 to $649 | 6.5 | 616.22 | 11,288 | 25.7 | 13.58 | 83.09 | 107.07 | 13.6 | 17.4 |
| $650 to $699 | 4.5 | 667.40 | 11,677 | 25.7 | 14.08 | 86.42 | 110.26 | 12.9 | 16.5 |
| $700 to $799 | 5.5 | 737.96 | 12,312 | 25.5 | 14.80 | 91.62 | 116.30 | 12.4 | 15.8 |
| $800 to $899 | 3.0 | 837.36 | 13,040 | 25.6 | 16.77 | 97.44 | 122.84 | 11.6 | 14.7 |
| $900 to $999 | 1.0 | 931.51 | 13,415 | 25.6 | 17.70 | 101.11 | 127.26 | 10.9 | 13.7 |
| $1,000 or more | 2.0 | 1,238.23 | 13,907 | 25.2 | 18.23 | 107.94 | 134.78 | 8.7 | 10.9 |
| Total | 100.0 | 497.45 | 10,315 | 25.6 | 12.00 | 76.08 | 98.02 | 15.3 | 19.7 |
| EXISTING HOMES | | | | | | | | | |
| Less than $250 | 0.6 | 220.56 | 6,474 | 21.6 | 6.89 | 51.34 | 70.20 | 23.3 | 31.8 |
| $250 to $299 | 3.3 | 275.79 | 7,248 | 22.3 | 8.06 | 56.61 | 76.65 | 20.5 | 27.8 |
| $300 to $349 | 10.5 | 323.82 | 8,040 | 22.7 | 9.41 | 62.52 | 83.45 | 19.3 | 25.8 |
| $350 to $399 | 14.1 | 370.51 | 8,642 | 22.8 | 10.33 | 67.06 | 89.10 | 18.1 | 24.0 |
| $400 to $449 | 15.5 | 418.76 | 9,218 | 22.9 | 11.09 | 71.46 | 93.88 | 17.1 | 22.4 |
| $450 to $499 | 11.1 | 469.26 | 9,704 | 22.9 | 11.77 | 75.14 | 98.46 | 16.0 | 21.0 |
| $500 to $549 | 11.3 | 517.50 | 10,093 | 22.8 | 12.22 | 78.24 | 102.06 | 15.1 | 19.7 |
| $550 to $599 | 7.3 | 570.49 | 10,457 | 22.8 | 12.77 | 81.07 | 105.28 | 14.2 | 18.5 |
| $600 to $649 | 6.9 | 617.36 | 10,746 | 22.7 | 13.33 | 83.09 | 107.65 | 13.6 | 17.4 |
| $650 to $699 | 5.0 | 668.27 | 11,183 | 22.7 | 13.89 | 87.46 | 111.92 | 13.1 | 16.7 |
| $700 to $799 | 6.2 | 737.04 | 11,872 | 22.8 | 14.88 | 92.62 | 118.39 | 12.6 | 16.1 |
| $800 to $899 | 3.4 | 834.99 | 12,752 | 22.7 | 16.44 | 100.47 | 120.81 | 12.0 | 15.2 |
| $900 to $999 | 1.5 | 935.13 | 13,525 | 22.4 | 17.05 | 106.07 | 133.07 | 11.3 | 14.3 |
| $1,000 or more | 3.3 | 1,237.52 | 14,441 | 22.3 | 19.46 | 115.75 | 145.53 | 9.4 | 11.8 |
| Total | 100.0 | 518.65 | 9,899 | 22.7 | 12.12 | 77.15 | 100.58 | 14.9 | 19.4 |





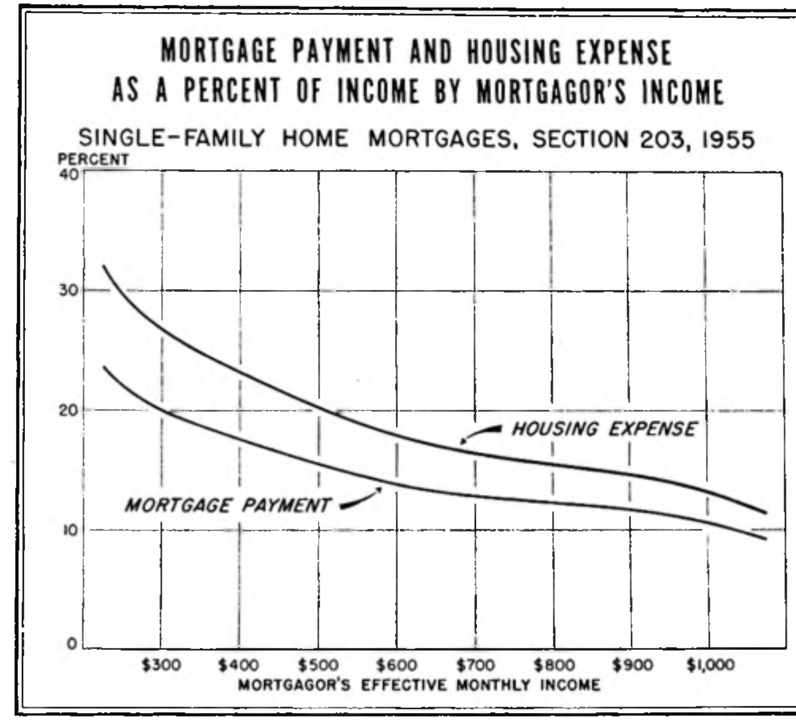


**CHART 11–24**

Although this pattern of relationships probably also occurs in non-FHA transactions, the FHA experience may differ somewhat for these reasons: Relatively few buyers of more expensive homes used FHA-insured financing since they might more readily secure the required financing with conventional loans; second, since most operative-builder production of homes for sale is concentrated in the lower and middle price ranges where the most favorable FHA financing terms apply, it is probable that the FHA transactions included comparatively larger proportions of these properties. The higher-income family purchases of these homes are probably not representative of all home purchases by this income group.

Table 69 discloses that in most of the corresponding income groups total requirements, sale prices, property values, and mortgage amounts averaged higher for new-home mortgagors than for existing. Reflecting legislative prescription, ratios of loan to value were lower for existing-home transactions in all mortgagor income classes. The ratio of property value to income, in line with the trend in property value, averaged higher for new-home mortgagors except where monthly incomes were $800 or more.

Mirroring a consistently shorter remaining economic life of the existing properties, the terms of existing-home mortgages, as shown in Table 70, were lower in all income classes. The combination of the shorter repayment period and the lower average mortgage amount resulted in average existing-home mortgage payments which in most income classes varied only slightly from the new-home payments. Probably as a result of higher costs of household operation and maintenance and repair expenses, housing expenses averaged higher for existing homes in most of the income classes, although the divergence was minor in most income groups below $650.

The share of the new-home mortgagor's income required for mortgage payment averaged 15.3 percent—somewhat higher than the existing-home ratio of 14.9 percent. For existing-home mortgagors earning $650 or more monthly, however, the mortgage payment proportion was higher than for the new-home owners. On the other hand, housing expense-income ratios were higher for existing-home mortgagors in nearly all income classes above $350 monthly.

**TABLE II–71**

*Financial characteristics of occupant transactions, by States, 1-family homes, Sec. 203, 1955*

| State | Percentage distribution | Average | | | | Monthly average | | | Percent ratio of housing expense to income |
|---|---|---|---|---|---|---|---|---|---|
| | | Monthly effective income | Property value | Mortgage amount | Term of mortgage (years) | Property taxes | Total mortgage payment | Prospective housing expense | |
| NEW HOMES | | | | | | | | | |
| Alabama | 1.2 | $479.01 | $11,688 | $10,125 | 24.6 | $5.53 | $69.97 | $89.18 | 18.6 |
| Arizona | 2.5 | 529.88 | 11,014 | 9,524 | 27.2 | 18.91 | 76.56 | 99.97 | 18.9 |
| Arkansas | 1.1 | 489.51 | 11,028 | 9,583 | 24.0 | 5.09 | 71.47 | 90.34 | 18.5 |
| California | 14.4 | 515.36 | 12,036 | 10,381 | 26.0 | 14.51 | 77.28 | 97.38 | 18.9 |
| Colorado | 1.6 | 541.01 | 12,671 | 10,790 | 26.6 | 15.96 | 81.57 | 105.01 | 19.4 |
| Connecticut | 1.0 | 507.57 | 13,369 | 11,127 | 28.1 | 15.02 | 79.89 | 103.59 | 20.4 |
| Delaware | .2 | 507.42 | 12,741 | 10,872 | 26.4 | 5.68 | 70.28 | 97.48 | 19.2 |
| District of Columbia | (1) | (2) | (2) | (2) | (2) | (2) | (2) | (2) | (2) |
| Florida | 4.1 | 471.67 | 10,696 | 9,514 | 25.2 | 5.00 | 65.91 | 86.72 | 18.4 |
| Georgia | 1.8 | 461.53 | 10,584 | 9,331 | 24.6 | 4.46 | 65.16 | 83.29 | 18.0 |
| Idaho | .3 | 509.36 | 12,817 | 10,875 | 24.5 | 10.41 | 78.41 | 108.06 | 21.2 |
| Illinois | 2.6 | 474.37 | 12,552 | 10,637 | 24.8 | 11.04 | 76.81 | 97.07 | 20.5 |
| Indiana | 2.9 | 461.72 | 11,454 | 9,962 | 24.5 | 8.09 | 71.46 | 99.59 | 21.6 |
| Iowa | 1.5 | 432.75 | 11,154 | 9,557 | 23.6 | 10.15 | 71.63 | 93.96 | 21.7 |
| Kansas | 1.6 | 520.83 | 11,794 | 10,296 | 25.4 | 15.19 | 83.18 | 99.68 | 19.1 |
| Kentucky | .6 | 525.94 | 12,780 | 10,043 | 25.1 | 10.23 | 70.02 | 98.42 | 18.7 |
| Louisiana | 2.3 | 509.61 | 12,659 | 10,768 | 25.1 | 5.91 | 73.78 | 90.55 | 17.8 |
| Maine | .2 | 418.77 | 9,688 | 8,527 | 23.9 | 11.25 | 69.58 | 85.60 | 20.4 |
| Maryland | 1.1 | 476.85 | 11,825 | 9,034 | 26.7 | 13.07 | 73.50 | 96.48 | 20.2 |
| Massachusetts | .8 | 468.97 | 11,350 | 9,746 | 27.2 | 18.26 | 76.76 | 103.70 | 22.1 |
| Michigan | 8.4 | 502.74 | 13,725 | 11,388 | 27.0 | 14.42 | 82.95 | 104.84 | 20.9 |
| Minnesota | .9 | 461.90 | 13,400 | 11,061 | 26.4 | 13.57 | 81.48 | 104.57 | 22.6 |
| Mississippi | .8 | 458.88 | 10,725 | 9,433 | 24.2 | 5.55 | 67.38 | 80.17 | 17.5 |
| Missouri | 2.1 | 543.57 | 14,084 | 11,013 | 25.2 | 9.89 | 80.84 | 102.56 | 18.9 |
| Montana | .3 | 569.41 | 13,945 | 11,547 | 24.2 | 12.04 | 85.59 | 109.31 | 19.2 |
| Nebraska | 1.2 | 451.69 | 11,213 | 9,738 | 24.7 | 15.05 | 78.71 | 94.39 | 20.9 |
| Nevada | .7 | 645.96 | 11,604 | 9,931 | 25.5 | 9.77 | 73.22 | 97.33 | 15.1 |
| New Hampshire | .1 | 424.11 | 10,584 | 9,121 | 25.2 | 16.82 | 73.68 | 102.46 | 24.2 |
| New Jersey | 2.0 | 523.87 | 11,929 | 9,873 | 26.9 | 13.00 | 70.70 | 97.73 | 18.7 |
| New Mexico | .9 | 487.15 | 10,027 | 9,148 | 26.1 | 7.87 | 65.17 | 89.88 | 18.5 |
| New York | 5.2 | 578.57 | 14,096 | 11,309 | 27.6 | 21.76 | 88.33 | 115.55 | 20.0 |
| North Carolina | 1.8 | 464.58 | 10,355 | 9,212 | 23.7 | 7.01 | 66.34 | 91.56 | 19.7 |
| North Dakota | .2 | 565.20 | 11,787 | 10,048 | 21.2 | 13.63 | 82.21 | 107.18 | 19.0 |
| Ohio | 4.5 | 477.61 | 13,242 | 11,008 | 24.5 | 10.93 | 79.46 | 104.70 | 21.9 |
| Oklahoma | 2.7 | 502.66 | 11,158 | 9,904 | 25.1 | 7.54 | 71.01 | 87.99 | 17.5 |
| Oregon | 1.1 | 521.27 | 12,377 | 10,481 | 25.3 | 13.20 | 77.55 | 105.85 | 20.3 |
| Pennsylvania | 5.0 | 492.81 | 12,406 | 10,199 | 27.2 | 14.28 | 75.00 | 97.18 | 19.7 |
| Rhode Island | .4 | 434.27 | 11,541 | 9,697 | 24.9 | 12.05 | 72.88 | 97.66 | 22.5 |
| South Carolina | .8 | 440.10 | 10,686 | 9,435 | 23.9 | 4.11 | 66.03 | 87.73 | 19.9 |
| South Dakota | .8 | 484.05 | 11,109 | 9,536 | 20.6 | 14.93 | 81.28 | 103.04 | 21.4 |
| Tennessee | 2.7 | 473.20 | 11,406 | 10,017 | 25.9 | 8.46 | 72.35 | 93.54 | 19.8 |
| Texas | 8.9 | 496.59 | 10,728 | 9,594 | 24.9 | 10.64 | 72.57 | 91.16 | 18.4 |
| Utah | 1.3 | 474.63 | 12,834 | 10,813 | 25.3 | 9.98 | 75.61 | 98.89 | 20.8 |

[1] Less than 0.05 percent.

[2] Inadequate sample.





**TABLE II–71—Continued**

*Financial characteristics of occupant transactions, by States, 1-family homes, Sec. 203, 1955*—Continued

| State | Percentage distribution | Average | | | | Monthly average | | | Percent ratio of housing expense to income |
|---|---|---|---|---|---|---|---|---|---|
| | | Monthly effective income | Property value | Mortgage amount | Term of mortgage (years) | Property taxes | Total mortgage payment | Prospective housing expense | |
| NEW HOMES—continued | | | | | | | | | |
| Vermont | 0.1 | $421.26 | $10,606 | $9,448 | 23.9 | $12.30 | $71.82 | $100.74 | 23.9 |
| Virginia | 1.0 | 451.88 | 11,183 | 9,759 | 25.2 | 6.83 | 67.28 | 90.88 | 20.1 |
| Washington | 2.2 | 521.81 | 12,035 | 10,782 | 24.6 | 10.60 | 77.45 | 110.36 | 21.1 |
| West Virginia | .2 | 477.36 | 13,400 | 10,834 | 21.7 | 3.40 | 70.32 | 94.25 | 19.7 |
| Wisconsin | .8 | 420.24 | 12,901 | 10,525 | 25.1 | 18.08 | 81.73 | 107.07 | 25.7 |
| Wyoming | .3 | 521.78 | 11,300 | 9,936 | 23.1 | 11.81 | 75.63 | 97.56 | 18.7 |
| Alaska | (1) | (2) | (2) | (2) | (2) | (2) | (2) | (2) | (2) |
| Hawaii | .5 | 522.76 | 15,440 | 10,558 | 22.7 | 7.34 | 79.28 | 101.23 | 19.4 |
| Puerto Rico | .3 | 450.71 | 10,656 | 8,883 | 20.2 | 14.24 | 74.98 | 88.91 | 19.7 |
| Total | 100.0 | 497.45 | 12,113 | 10,315 | 25.6 | 12.00 | 76.08 | 98.02 | 19.7 |
| EXISTING HOMES | | | | | | | | | |
| Alabama | 1.0 | 516.39 | 12,032 | 9,973 | 22.9 | 6.03 | 71.23 | 91.78 | 17.8 |
| Arizona | 1.0 | 578.48 | 10,665 | 8,743 | 22.6 | 18.86 | 76.97 | 99.03 | 17.1 |
| Arkansas | .7 | 480.94 | 10,438 | 8,735 | 22.0 | 5.15 | 65.93 | 88.37 | 18.4 |
| California | 15.0 | 546.61 | 12,069 | 10,000 | 23.0 | 14.86 | 79.12 | 99.70 | 18.2 |
| Colorado | .8 | 555.61 | 12,594 | 10,534 | 24.5 | 16.54 | 83.02 | 104.36 | 18.8 |
| Connecticut | 2.3 | 524.34 | 13,675 | 11,066 | 25.0 | 15.83 | 84.28 | 109.31 | 20.8 |
| Delaware | .3 | 528.31 | 13,153 | 11,065 | 25.3 | 6.20 | 74.11 | 101.65 | 19.2 |
| District of Columbia | .1 | 601.00 | 14,753 | 11,848 | 22.9 | 12.61 | 89.70 | 117.55 | 17.0 |
| Florida | 1.3 | 537.07 | 11,382 | 9,710 | 23.6 | 5.81 | 69.84 | 93.08 | 17.3 |
| Georgia | 1.9 | 546.10 | 12,602 | 10,337 | 23.4 | 6.62 | 74.34 | 95.95 | 17.6 |
| Idaho | 1.0 | 485.61 | 10,616 | 8,785 | 21.2 | 9.20 | 68.62 | 96.00 | 19.9 |
| Illinois | 2.9 | 547.47 | 13,672 | 10,865 | 21.6 | 13.44 | 86.05 | 108.60 | 19.8 |
| Indiana | 3.5 | 504.21 | 11,591 | 9,526 | 21.5 | 8.54 | 73.42 | 103.26 | 20.5 |
| Iowa | 1.5 | 490.33 | 11,778 | 9,620 | 22.1 | 11.43 | 76.40 | 100.37 | 20.5 |
| Kansas | 2.4 | 539.81 | 11,370 | 9,600 | 22.3 | 13.72 | 80.17 | 100.82 | 18.7 |
| Kentucky | 1.2 | 490.65 | 11,791 | 9,702 | 23.4 | 9.60 | 73.27 | 92.62 | 18.9 |
| Louisiana | 1.4 | 532.24 | 12,430 | 10,253 | 23.4 | 6.16 | 72.89 | 89.72 | 16.9 |
| Maine | .6 | 431.90 | 9,656 | 7,979 | 21.4 | 10.49 | 65.01 | 86.54 | 20.0 |
| Maryland | .9 | 528.79 | 12,971 | 10,270 | 24.1 | 14.09 | 81.30 | 108.03 | 20.4 |
| Massachusetts | 1.4 | 481.97 | 11,253 | 9,398 | 25.1 | 18.78 | 77.42 | 100.89 | 20.9 |
| Michigan | 7.0 | 524.38 | 12,965 | 10,368 | 22.8 | 14.18 | 82.03 | 102.94 | 19.6 |
| Minnesota | 1.5 | 505.57 | 13,640 | 10,831 | 24.0 | 15.54 | 85.46 | 109.65 | 21.7 |
| Mississippi | .3 | 483.41 | 10,313 | 8,710 | 22.8 | 6.18 | 65.00 | 78.25 | 16.2 |
| Missouri | 4.0 | 523.87 | 12,649 | 10,137 | 22.3 | 9.57 | 77.77 | 99.17 | 18.9 |
| Montana | .6 | 558.31 | 12,674 | 9,933 | 20.9 | 12.53 | 79.88 | 102.80 | 18.4 |
| Nebraska | 1.1 | 487.89 | 10,916 | 9,174 | 21.1 | 15.70 | 78.60 | 100.46 | 20.6 |
| Nevada | .3 | 814.84 | 14,383 | 11,398 | 20.9 | 12.36 | 92.21 | 122.12 | 15.0 |
| New Hampshire | .2 | 430.99 | 9,833 | 8,237 | 22.7 | 14.88 | 69.08 | 99.26 | 23.0 |
| New Jersey | 2.8 | 550.72 | 13,116 | 10,545 | 24.7 | 16.92 | 82.63 | 109.75 | 19.9 |
| New Mexico | .3 | 525.80 | 10,717 | 9,270 | 23.4 | 8.73 | 69.66 | 96.11 | 18.3 |
| New York | 5.1 | 530.09 | 12,422 | 10,124 | 23.5 | 18.18 | 82.97 | 112.60 | 21.2 |
| North Carolina | .9 | 520.96 | 11,756 | 9,710 | 21.9 | 8.34 | 73.67 | 100.84 | 19.4 |
| North Dakota | .2 | 496.02 | 12,345 | 9,965 | 21.7 | 15.43 | 83.24 | 109.70 | 22.1 |
| Ohio | 6.3 | 492.85 | 13,186 | 10,696 | 21.7 | 10.56 | 81.43 | 106.85 | 21.7 |
| Oklahoma | 2.0 | 490.37 | 10,122 | 8,816 | 22.7 | 6.75 | 66.48 | 83.36 | 17.0 |
| Oregon | 2.6 | 526.14 | 11,035 | 9,030 | 21.4 | 12.02 | 72.82 | 102.15 | 19.4 |
| Pennsylvania | 3.1 | 471.32 | 11,091 | 9,219 | 23.8 | 12.67 | 70.86 | 93.17 | 19.8 |
| Rhode Island | .6 | 444.86 | 11,746 | 9,534 | 23.6 | 13.78 | 74.75 | 101.67 | 22.9 |
| South Carolina | .6 | 468.73 | 10,411 | 8,831 | 22.6 | 3.99 | 64.40 | 85.49 | 18.2 |
| South Dakota | .4 | 499.51 | 10,431 | 8,297 | 18.9 | 14.07 | 74.69 | 99.33 | 19.9 |
| Tennessee | 1.5 | 479.08 | 10,948 | 9,404 | 23.9 | 8.88 | 70.53 | 90.91 | 18.9 |
| Texas | 5.9 | 492.28 | 9,895 | 8,706 | 23.0 | 10.28 | 68.95 | 86.40 | 17.6 |
| Utah | 1.0 | 503.83 | 13,077 | 10,651 | 23.2 | 10.58 | 77.68 | 101.07 | 20.1 |
| Vermont | .2 | 429.31 | 10,177 | 8,526 | 21.3 | 11.98 | 69.39 | 97.30 | 22.7 |
| Virginia | 2.2 | 526.87 | 12,521 | 10,338 | 23.0 | 8.53 | 76.46 | 100.37 | 19.1 |
| Washington | 6.0 | 525.63 | 11,668 | 9,579 | 21.6 | 8.13 | 71.82 | 103.65 | 19.7 |
| West Virginia | .6 | 484.12 | 11,837 | 9,512 | 19.9 | 3.26 | 70.03 | 90.43 | 18.7 |
| Wisconsin | .7 | 485.93 | 13,379 | 10,772 | 23.2 | 18.73 | 86.75 | 114.63 | 23.6 |
| Wyoming | .3 | 553.56 | 11,553 | 9,578 | 21.0 | 12.10 | 77.24 | 101.27 | 18.3 |
| Alaska | .1 | 893.94 | 19,523 | 15,858 | 20.3 | 15.44 | 130.81 | 183.37 | 20.5 |
| Hawaii | .3 | 605.40 | 16,086 | 11,599 | 20.3 | 7.41 | 88.67 | 109.56 | 18.1 |
| Puerto Rico | .1 | 763.86 | 15,995 | 11,444 | 21.2 | 22.13 | 99.67 | 118.30 | 15.5 |
| Total | 100.0 | 518.55 | 12,033 | 9,899 | 22.7 | 12.12 | 77.15 | 100.58 | 19.4 |

**TABLE II–72**

*Financial characteristics of occupant transactions, selected metropolitan areas, 1-family homes, Sec. 203, 1955*

| Standard metropolitan area | As percent of United States total | Average: Monthly effective income | Average: Property value | Average: Mortgage amount | Average: Term of mortgage (years) | Monthly average: Property taxes | Monthly average: Total mortgage payment | Monthly average: Prospective housing expense | Percent ratio of housing expense to income |
|---|---|---|---|---|---|---|---|---|---|
| NEW HOMES | | | | | | | | | |
| Akron, Ohio | 0.1 | $473.36 | $14,084 | $11,607 | 24.5 | $11.14 | $84.41 | $106.83 | 22.6 |
| Albany-Schenectady-Troy, N. Y | .1 | 451.68 | 10,236 | 8,983 | 24.4 | 13.97 | 70.64 | 96.03 | 21.3 |
| Albuquerque, N. Mex | .5 | 478.59 | 10,204 | 9,294 | 27.3 | 8.99 | 65.38 | 90.92 | 19.0 |
| Atlanta, Ga | .5 | 544.70 | 12,406 | 10,706 | 24.8 | 6.04 | 73.93 | 94.79 | 17.4 |
| Baltimore, Md | .8 | 457.28 | 11,707 | 8,643 | 27.0 | 13.54 | 72.90 | 95.74 | 20.9 |
| Birmingham, Ala | .4 | 467.73 | 12,173 | 10,432 | 24.7 | 6.45 | 71.59 | 91.77 | 19.6 |
| Buffalo, N. Y | .4 | 476.87 | 12,454 | 10,608 | 28.0 | 16.14 | 77.95 | 104.88 | 22.0 |
| Charlotte, N. C | .4 | 500.54 | 11,724 | 10,228 | 25.5 | 7.94 | 71.85 | 98.82 | 19.7 |
| Chicago, Ill | 1.7 | 514.34 | 13,968 | 11,524 | 25.4 | 12.57 | 83.22 | 108.23 | 21.0 |
| Cleveland, Ohio | 1.0 | 509.13 | 15,547 | 12,193 | 25.6 | 16.99 | 91.93 | 114.74 | 22.5 |
| Columbus, Ohio | .6 | 481.68 | 13,398 | 11,204 | 24.6 | 8.48 | 77.84 | 109.96 | 22.8 |
| Dallas, Tex | 1.3 | 479.11 | 10,738 | 9,621 | 25.7 | 9.83 | 70.49 | 89.42 | 18.7 |
| Dayton, Ohio | 1.2 | 460.15 | 11,414 | 9,894 | 23.6 | 9.25 | 72.27 | 95.97 | 20.9 |
| Denver, Colo | 1.1 | 565.63 | 13,333 | 11,236 | 27.1 | 16.78 | 84.51 | 106.96 | 18.9 |
| Des Moines, Iowa | .3 | 458.41 | 11,515 | 10,000 | 23.4 | 10.89 | 75.45 | 97.55 | 21.3 |
| Detroit, Mich | 6.0 | 522.04 | 14,126 | 11,647 | 27.5 | 15.76 | 85.18 | 107.20 | 20.5 |
| El Paso, Tex | .9 | 551.43 | 10,898 | 9,836 | 24.3 | 11.59 | 75.02 | 100.39 | 18.2 |
| Flint, Mich | 1.1 | 455.86 | 12,686 | 10,835 | 26.7 | 12.94 | 78.43 | 97.54 | 21.4 |
| Fort Wayne, Ind | .2 | 456.76 | 11,732 | 10,133 | 24.7 | 9.86 | 73.81 | 100.87 | 22.1 |
| Fort Worth, Tex | 1.3 | 426.76 | 9,378 | 8,588 | 24.8 | 11.02 | 65.57 | 87.17 | 20.4 |
| Fresno, Calif | .2 | 438.09 | 10,461 | 9,313 | 23.3 | 9.69 | 69.85 | 90.41 | 20.6 |
| Grand Rapids, Mich | .4 | 441.20 | 12,731 | 10,523 | 25.2 | 9.53 | 74.74 | 98.62 | 22.4 |
| Hartford, Conn | .3 | 509.28 | 13,761 | 11,409 | 28.7 | 16.02 | 81.93 | 106.07 | 20.8 |
| Houston, Tex | 1.6 | 492.02 | 11,338 | 10,034 | 26.0 | 10.58 | 75.01 | 91.77 | 18.7 |
| Indianapolis, Ind | .6 | 522.98 | 12,401 | 10,659 | 23.9 | 8.75 | 77.34 | 106.17 | 20.3 |
| Jacksonville, Fla | .5 | 480.40 | 10,303 | 9,178 | 25.8 | 1.59 | 59.49 | 81.81 | 17.0 |
| Kansas City, Kans.-Mo | .7 | 544.53 | 13,300 | 11,196 | 25.0 | 10.42 | 82.00 | 101.90 | 18.7 |
| Knoxville, Tenn | .5 | 490.27 | 10,791 | 9,562 | 24.6 | 8.22 | 70.68 | 91.68 | 18.7 |
| Little Rock-North Little Rock, Ark | .4 | 498.58 | 11,929 | 10,122 | 24.1 | 5.76 | 73.76 | 94.65 | 19.0 |
| Los Angeles-Long Beach, Calif | 4.1 | 507.71 | 11,562 | 10,157 | 26.0 | 13.51 | 74.83 | 92.67 | 18.3 |
| Louisville, Ky | .3 | 587.75 | 14,385 | 12,053 | 25.9 | 13.24 | 87.97 | 109.22 | 18.6 |
| Memphis, Tenn | .8 | 471.39 | 11,867 | 10,347 | 27.4 | 8.14 | 71.32 | 92.49 | 19.6 |
| Miami, Fla | .8 | 529.36 | 12,352 | 10,677 | 25.4 | 7.44 | 76.73 | 98.80 | 18.7 |
| Milwaukee, Wis | .4 | 418.62 | 12,974 | 10,507 | 25.4 | 19.59 | 82.00 | 107.77 | 25.7 |
| Minneapolis-St. Paul, Minn | .7 | 463.26 | 13,455 | 11,120 | 27.2 | 14.39 | 82.20 | 104.95 | 22.7 |
| New Orleans, La | .6 | 498.35 | 13,300 | 11,119 | 26.3 | 5.76 | 73.80 | 89.69 | 18.0 |
| New York-Northeastern New Jersey | 4.3 | 602.90 | 14,630 | 11,588 | 28.0 | 23.54 | 91.36 | 118.57 | 19.7 |
| Norfolk-Portsmouth, Va | .2 | 464.27 | 11,362 | 10,053 | 25.7 | 5.87 | 68.21 | 90.95 | 19.6 |
| Oklahoma City, Okla | .9 | 548.47 | 12,415 | 10,757 | 25.5 | 8.18 | 76.44 | 92.68 | 16.9 |
| Omaha, Nebr | .5 | 452.16 | 11,529 | 9,976 | 24.4 | 15.33 | 81.71 | 98.50 | 21.8 |
| Philadelphia, Pa | 5.0 | 503.23 | 12,148 | 9,967 | 27.5 | 13.94 | 72.25 | 96.69 | 19.2 |
| Phoenix, Ariz | 2.1 | 533.07 | 11,146 | 9,619 | 27.5 | 19.74 | 77.62 | 101.31 | 19.0 |
| Pittsburgh, Pa | .8 | 516.90 | 14,147 | 11,341 | 26.1 | 17.76 | 80.15 | 109.32 | 21.1 |
| Portland, Oreg | .8 | 531.75 | 12,777 | 10,712 | 25.5 | 13.32 | 78.99 | 107.06 | 20.1 |
| Richmond, Va | .3 | 454.18 | 11,035 | 9,705 | 25.1 | 6.63 | 66.29 | 89.11 | 19.6 |
| Rochester, N. Y | .1 | 489.33 | 13,801 | 11,150 | 26.6 | 13.20 | 80.43 | 110.97 | 22.6 |
| Sacramento, Calif | 1.4 | 573.15 | 12,649 | 10,795 | 26.1 | 15.68 | 80.77 | 100.18 | 17.5 |
| St. Louis, Mo | 1.8 | 529.75 | 13,908 | 10,823 | 25.5 | 9.83 | 77.90 | 101.25 | 19.1 |
| Salt Lake City, Utah | .7 | 489.03 | 13,626 | 11,408 | 25.6 | 10.23 | 79.70 | 103.80 | 21.2 |
| San Antonio, Tex | .4 | 510.82 | 12,217 | 10,437 | 25.0 | 14.51 | 80.12 | 92.35 | 18.1 |
| San Bernardino-Riverside-Ontario, Calif | .8 | 463.07 | 9,958 | 8,975 | 24.8 | 12.85 | 68.55 | 85.67 | 18.5 |
| San Diego, Calif | .5 | 475.20 | 12,750 | 10,449 | 23.9 | 17.97 | 83.33 | 100.15 | 21.1 |
| San Francisco-Oakland, Calif | 3.5 | 549.64 | 13,250 | 11,148 | 26.9 | 15.34 | 81.68 | 104.83 | 19.1 |
| San Jose, Calif | 1.8 | 506.23 | 12,866 | 11,013 | 27.3 | 15.01 | 80.74 | 103.20 | 20.4 |
| Seattle, Wash | 1.0 | 543.16 | 13,561 | 11,255 | 24.7 | 11.87 | 81.47 | 114.94 | 21.2 |
| Shreveport, La | .6 | 547.06 | 12,773 | 10,953 | 25.1 | 7.23 | 76.05 | 93.79 | 17.1 |
| South Bend, Ind | .2 | 461.53 | 11,289 | 9,960 | 24.2 | 9.35 | 74.34 | 103.27 | 22.4 |
| Spokane, Wash | .2 | 478.15 | 12,672 | 10,656 | 26.2 | 10.13 | 74.14 | 103.04 | 21.5 |
| Stockton, Calif | .4 | 493.96 | 10,778 | 9,504 | 25.5 | 16.01 | 74.18 | 92.66 | 18.8 |
| Syracuse, N. Y | .1 | 514.09 | 12,975 | 10,731 | 26.5 | 15.04 | 80.29 | 104.39 | 20.3 |
| Tacoma, Wash | .3 | 479.02 | 12,660 | 10,320 | 24.6 | 10.68 | 74.95 | 106.69 | 22.3 |
| Tampa-St. Petersburg, Fla | 1.0 | 442.16 | 9,873 | 8,833 | 25.2 | 4.60 | 60.74 | 80.99 | 18.3 |
| Toledo, Ohio | .3 | 530.67 | 15,065 | 12,256 | 25.4 | 11.09 | 86.38 | 110.35 | 20.8 |
| Topeka, Kans | .1 | 464.24 | 11,332 | 9,803 | 26.5 | 14.76 | 76.32 | 92.61 | 19.9 |
| Tulsa, Okla | .9 | 490.38 | 10,579 | 9,559 | 25.5 | 8.24 | 69.30 | 88.16 | 18.0 |
| Washington, D. C | .4 | 550.18 | 13,340 | 10,834 | 26.6 | 13.40 | 81.36 | 106.60 | 19.4 |
| Wichita, Kans | .6 | 550.58 | 12,032 | 10,642 | 26.7 | 18.16 | 83.84 | 101.10 | 18.1 |
| Youngstown, Ohio | .2 | 429.28 | 11,946 | 10,162 | 24.6 | 10.32 | 73.62 | 94.04 | 21.9 |





**TABLE II–72—Continued**

*Financial characteristics of occupant transactions, selected metropolitan areas, 1-family homes, Sec. 203, 1955*—Continued

| Standard metropolitan area | As percent of United States total | Average: Monthly effective income | Average: Property value | Average: Mortgage amount | Average: Term of mortgage (years) | Monthly average: Property taxes | Monthly average: Total mortgage payment | Monthly average: Prospective housing expense | Percent ratio of housing expense to income |
|---|---|---|---|---|---|---|---|---|---|
| EXISTING HOMES | | | | | | | | | |
| Akron, Ohio | 0.7 | $495.37 | $13,193 | $10,535 | 21.2 | $12.01 | $82.90 | $107.78 | 21.8 |
| Albany-Schenectady-Troy, N. Y | .5 | 544.98 | 12,735 | 10,405 | 22.2 | 18.39 | 86.67 | 115.27 | 21.2 |
| Albuquerque, N. Mex | .2 | 537.56 | 10,932 | 9,459 | 23.6 | 9.39 | 70.93 | 97.81 | 18.2 |
| Atlanta, Ga | .8 | 585.42 | 13,934 | 11,351 | 24.1 | 8.32 | 80.89 | 103.46 | 17.7 |
| Baltimore, Md | .5 | 460.18 | 10,984 | 8,483 | 23.3 | 12.58 | 71.83 | 96.18 | 20.9 |
| Birmingham, Ala | .4 | 527.57 | 12.287 | 10,203 | 23.0 | 7.22 | 72.97 | 94.36 | 17.9 |
| Buffalo, N. Y | .8 | 481.24 | 12,167 | 9,915 | 24.1 | 15.75 | 78.55 | 109.93 | 22.8 |
| Charlotte, N. C | .2 | 571.32 | 13,089 | 10,952 | 23.8 | 9.85 | 80.20 | 109.21 | 19.1 |
| Chicago, Ill | 1.9 | 561.76 | 14,150 | 11,123 | 21.7 | 14.36 | 88.47 | 114.94 | 20.5 |
| Cleveland, Ohio | 1.4 | 508.16 | 14,388 | 11,350 | 22.6 | 13.61 | 87.75 | 112.77 | 22.2 |
| Columbus, Ohio | 1.6 | 478.85 | 12,337 | 10,396 | 21.5 | 8.37 | 77.26 | 104.11 | 21.7 |
| Dallas, Tex | 1.2 | 459.76 | 9.559 | 8,585 | 23.6 | 9.08 | 65.63 | 83.28 | 18.1 |
| Dayton, Ohio | .5 | 504.20 | 12,607 | 10,389 | 20.7 | 9.63 | 79.89 | 104.25 | 20.7 |
| Denver, Colo | .6 | 566.97 | 12,863 | 10,727 | 24.6 | 16.23 | 83.91 | 105.23 | 18.6 |
| Des Moines Iowa | .3 | 508.80 | 11,922 | 9,868 | 22.2 | 12.89 | 81.69 | 102.14 | 20.1 |
| Detroit, Mich | 3.9 | 546.52 | 13,273 | 10,529 | 23.1 | 16.64 | 85.06 | 104.35 | 19.1 |
| El Paso, Tex | .1 | 569.00 | 9,766 | 8,831 | 22.7 | 11.55 | 70.08 | 92.55 | 16.3 |
| Flint, Mich | .5 | 496.29 | 12,208 | 10,168 | 23.6 | 12.32 | 77.75 | 95.38 | 19.2 |
| Fort Wayne, Ind | .3 | 498.70 | 11,680 | 9,510 | 21.6 | 9.66 | 73.94 | 103.62 | 20.8 |
| Fort Worth, Tex | .7 | 422.45 | 8,222 | 7,467 | 22.3 | 10.07 | 60.88 | 81.70 | 19.3 |
| Fresno, Calif | .5 | 496.50 | 11,346 | 9,434 | 22.5 | 11.43 | 73.77 | 95.27 | 19.2 |
| Grand Rapids, Mich | .6 | 484.02 | 12,760 | 10,300 | 22.8 | 9.30 | 76.65 | 102.01 | 21.1 |
| Hartford, Conn | .4 | 553.10 | 13,753 | 11,203 | 26.3 | 17.72 | 84.05 | 108.61 | 19.6 |
| Houston, Tex | 1.4 | 537.41 | 10,538 | 9,217 | 22.7 | 10.58 | 74.02 | 90.20 | 16.8 |
| Indianapolis, Ind | 1.1 | 550.40 | 12.305 | 10,120 | 20.9 | 9.50 | 79.45 | 110.24 | 20.0 |
| Jacksonville, Fla | .4 | 535.72 | 10,581 | 9,385 | 24.1 | 1.87 | 62.60 | 86.92 | 16.2 |
| Kansas City, Kans.-Mo | 2.4 | 537.44 | 12,354 | 10,133 | 21.6 | 10.39 | 80.29 | 101.01 | 18.8 |
| Knoxville, Tenn | .2 | 515.46 | 11,360 | 9,676 | 23.8 | 9.13 | 73.04 | 94.38 | 18.3 |
| Little Rock-North Little Rock, Ark | .3 | 512.58 | 11,036 | 9,421 | 22.6 | 6.12 | 70.63 | 93.02 | 18.1 |
| Los Angeles-Long Beach, Calif | 3.8 | 580.30 | 12,591 | 10,357 | 22.3 | 15.61 | 83.13 | 101.70 | 17.5 |
| Louisville, Ky | .7 | 490.60 | 12,233 | 10,215 | 24.1 | 11.02 | 76.07 | 96.77 | 19.4 |
| Memphis, Tenn | .6 | 464.17 | 10,659 | 9,301 | 24.5 | 9.04 | 68.08 | 87.37 | 18.8 |
| Miami, Fla | .3 | 526.99 | 11,829 | 9,981 | 23.4 | 7.85 | 74.45 | 94.61 | 18.0 |
| Milwaukee, Wis | .2 | 504.14 | 14,364 | 11,560 | 24.3 | 21.02 | 91.28 | 119.28 | 23.7 |
| Minneapolis-St. Paul, Minn | .9 | 506.65 | 13,877 | 11,104 | 25.1 | 16.42 | 86.52 | 110.02 | 21.7 |
| New Orleans, La | .3 | 533.69 | 14,287 | 11,521 | 24.1 | 6.88 | 80.90 | 95.60 | 17.9 |
| New York-Northeastern New Jersey | 3.7 | 578.65 | 13,456 | 10,924 | 24.9 | 20.55 | 88.54 | 115.48 | 20.0 |
| Norfolk-Portsmouth, Va | .5 | 518.66 | 11,778 | 9,888 | 21.5 | 7.55 | 73.82 | 96.70 | 18.6 |
| Oklahoma City, Okla | .6 | 499.27 | 10,469 | 9,090 | 22.4 | 6.64 | 68.70 | 84.53 | 16.9 |
| Omaha, Nebr | .6 | 487.40 | 10,741 | 8,204 | 20.7 | 15.18 | 78.21 | 100.39 | 20.6 |
| Philadelphia, Pa | 2.2 | 457.15 | 10,270 | 8,650 | 24.3 | 12.68 | 66.82 | 90.46 | 20.0 |
| Phoenix, Ariz | .7 | 574.38 | 10,811 | 9,087 | 23.4 | 20.58 | 79.53 | 101.84 | 17.7 |
| Pittsburgh, Pa | .7 | 526.75 | 13,103 | 10,631 | 23.6 | 16.06 | 82.93 | 103.42 | 19.6 |
| Portland, Oreg | 1.7 | 507.43 | 10,855 | 8,969 | 21.6 | 11.29 | 71.29 | 100.33 | 19.8 |
| Richmond, Va | .5 | 482.70 | 11,082 | 9,399 | 23.9 | 8.05 | 66.97 | 90.32 | 18.7 |
| Rochester, N. Y | .6 | 468.58 | 11,472 | 9,197 | 22.7 | 14.03 | 73.78 | 108.03 | 23.1 |
| Sacramento, Calif | 1.4 | 543.68 | 11,306 | 9,515 | 23.4 | 15.10 | 75.85 | 94.78 | 17.4 |
| St. Louis, Mo | 2.1 | 541.30 | 13,476 | 10,048 | 23.3 | 10.01 | 70.57 | 104.25 | 19.3 |
| Salt Lake City, Utah | .5 | 526.28 | 13,737 | 11,251 | 23.8 | 11.13 | 80.86 | 103.90 | 19.7 |
| San Antonio, Tex | .5 | 509.18 | 10,958 | 9,364 | 23.1 | 13.06 | 74.80 | 87.65 | 17.2 |
| San Bernardino-Riverside-Ontario, Calif | .4 | 518.48 | 11,959 | 9,934 | 23.6 | 14.87 | 77.70 | 96.76 | 18.7 |
| San Diego, Calif | .7 | 513.04 | 11,838 | 9,718 | 22.5 | 17.89 | 81.31 | 97.72 | 19.0 |
| San Francisco-Oakland, Calif | 4.2 | 531.92 | 12,185 | 10,068 | 23.5 | 14.10 | 78.05 | 101.02 | 19.0 |
| San Jose, Calif | 1.0 | 570.81 | 13.850 | 11,324 | 24.3 | 16.02 | 86.58 | 110.78 | 19.4 |
| Seattle, Wash | 2.9 | 546.02 | 12,374 | 10,150 | 21.8 | 8.79 | 75.93 | 107.70 | 19.7 |
| Shreveport, La | .4 | 589.66 | 12,040 | 10,154 | 23.8 | 7.62 | 73.55 | 92.24 | 15.6 |
| South Bend, Ind | .3 | 498.16 | 10,943 | 9,020 | 20.1 | 8.50 | 71.69 | 103.31 | 20.7 |
| Spokane, Wash | .4 | 482.61 | 10,994 | 9,172 | 22.6 | 8.37 | 68.18 | 96.54 | 20.0 |
| Stockton, Calif | .5 | 514.60 | 10,555 | 8,906 | 23.4 | 16.36 | 73.80 | 92.30 | 17.9 |
| Syracuse, N. Y | .3 | 532.91 | 13,191 | 10,770 | 23.4 | 16.14 | 86.02 | 114.93 | 21.6 |
| Tacoma, Wash | .5 | 502.24 | 10,665 | 8,780 | 21.7 | 8.63 | 66.40 | 98.95 | 19.7 |
| Tampa-St. Petersburg, Fla | .3 | 560.99 | 12,016 | 9,922 | 22.7 | 7.98 | 74.97 | 100.64 | 17.9 |
| Toledo, Ohio | .4 | 519.61 | 14,091 | 11,255 | 22.8 | 11.05 | 83.95 | 109.32 | 21.0 |
| Topeka, Kans | .4 | 480.29 | 10,177 | 8,875 | 23.7 | 14.95 | 72.89 | 89.68 | 18.3 |
| Tulsa, Okla | .8 | 476.01 | 9,745 | 8,707 | 23.5 | 7.58 | 65.28 | 83.28 | 17.5 |
| Washington, D. C | .8 | 651.20 | 16,320 | 13,100 | 25.2 | 14.97 | 96.04 | 125.97 | 19.3 |
| Wichita, Kans | .5 | 561.00 | 11,234 | 9,602 | 22.4 | 16.62 | 85.05 | 99.69 | 17.8 |
| Youngstown, Ohio | .3 | 478.88 | 13,160 | 10,349 | 21.6 | 11.06 | 80.35 | 102.93 | 21.5 |

Average data on the financial characteristics of the Section 203 1-family transactions insured in 1955 are presented in Table 71 by States and in Table 72 by selected metropolitan areas. Inasmuch as the data are based on only those transactions which involve owner-occupant mortgagors, the averages of certain items differ slightly from those appearing in the other State and metropolitan area tables.

Monthly income, property value, and mortgage term have been discussed on a State location basis in previous paragraphs, while mortgage amount data are discussed in a subsequent section of this report in connection with the State table showing characteristics of purchase transactions.

The average prospective monthly housing expenses for new homes ranged from a low of $80 in Mississippi to a high of over $115 in New York, and for existing properties from $78 in Mississippi to $122 in Nevada. In nearly one-half of the States, the average housing expenses reported for new homes ranged from $90 to $99 and for existing homes from $100 to $109. Nearly one-third of the States had new-home expenses averaging $100 to $109 and existing-home expenses of $90 to $99. Lowest average expenses for both new and existing homes tended to occur in the Southern States. Existing-home expenses averaged higher than new in 25 States and lower in the other 23, with no geographical pattern apparent.

The portion of mortgagor's income required, on the average, for housing expense ranged from about 25 percent in Wisconsin downward to 15 percent in Nevada, reflecting the substantially higher than average incomes of FHA mortgagors in Nevada and the somewhat lower than average incomes of those in Wisconsin. In two-thirds of the States the ratio of housing expense to income for both new and existing homes was bracketed between 18.0 and 20.9 percent, with the ratios tending to be higher in the northern section of the nation.

Over three-fourths of housing expense is accounted for by the monthly payment, in both new- and existing-home transactions. Average total mortgage payments for Section 203 new-home mortgages insured in 1955 ranged from $65 in Georgia to $88 in New York and for existing homes from $64 in South Carolina to $92 in Nevada. New-home payments in most States averaged from $70 to $79 monthly, with average payments of $65 to $69 indicated in one-fifth of the States and $80 to $89 in another fifth.

Existing-home averages tended to be somewhat less concentrated—one-half of the States having average payments of $70 to $79, nearly one-fourth payments of $60 to $69, and another fourth payments of $80 to $89. Most of the States having average payments below $70 were located in the South and those with payments of $80 or more in the North. In individual States, new-home payments generally averaged lower than existing-home.

As indicated by Table 71, the size of the mortgage payment was largely determined by the principal amount of mortgage and the mortgage term. The highest average payments are generally found in those States with





the largest average mortgage amounts. On the other hand, higher than average payments also occurred in States with lower than average maturities, notably North Dakota and South Dakota, despite the lower average mortgage amounts reported for those States.

Property taxes also influence the level of monthly payment. For example, New York, with an average new-home mortgage amount about $200 lower than that of Montana and a mortgage term averaging 41 months longer, reported a higher average payment largely because its property taxes average nearly $10 higher than in Montana. Property taxes were lowest in West Virginia, averaging $3.40 monthly on new homes and $3.26 for existing properties. They were highest in New York for new homes ($21.76 monthly) and in Arizona for existing homes ($18.86 monthly). In most States, new-home taxes averaged from $9 to $14.99 monthly, with a fourth of the States reporting taxes of $5 to $8.99, and one-sixth taxes of $15 to $18.99. Existing-home tax averages were more dispersed—22 States having averages of $9 to $14.99, 14 States averages of $5 to $8.99, and 10 States averages of $15 to $18.99. The portion of the monthly payment required for property taxes in new-home transactions ranged from 4 percent in West Virginia to 25 percent in Arizona and New York; and in existing-home cases from 5 percent in West Virginia to 25 percent in Arizona. The property-tax share of monthly payment in most States was between 12 and 20 percent.

Since tax amounts are influenced by the value of the typical properties in various States, a better indicator of the geographical variation in property taxes is the tax rate, i. e., ratio of taxes to property value. The lowest tax rates were those of West Virginia, while the highest occurred in Arizona. In most States the average tax rates, on an annual basis, were in a range of $8 to $15.99 per $1,000. Low tax rates in a number of Southern States probably reflect the influence of homestead exemption acts.

In addition to monthly payment, housing expense includes an amount for estimated utility, repair, and maintenance expenses—averaging $22 monthly for new homes and $23 for existing. This component of housing expense, ranging from an average of $13 in Mississippi to over $30 in Washington, for both new and existing homes, tended to be lower in the Southern States, principally because of lower heating costs. In most States the average amount was between $20 and $25.

Comparable data on the financial characteristics of Section 203 owner-occupant transactions insured in 1955 are presented for selected metropolitan areas in Table 72. As indicated in previous metropolitan area tables, the data for the areas within a State exhibit considerable variation from one another and from the over-all State total.

HOUSING EXPENSE BY MORTGAGOR'S MONTHLY INCOME.—In determining whether a mortgage obligation will be within the mortgagor's financial ability to pay, the FHA credit analysis involves consideration of the relationship

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TABLE 11–73

*Housing expense by mortgagor's income, 1-family homes, Sec. 203, 1955*

| Mortgagor's effective monthly income | Percentage distribution | Median monthly housing expense | Monthly housing expense—percentage distributions: Less than $60 | $60 to $69 | $70 to $79 | $80 to $89 | $90 to $99 | $100 to $109 | $110 to $119 | $120 to $129 | $130 to $139 | $140 to $149 | $150 or more | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **NEW HOMES** | | | | | | | | | | | | | | |
| Less than $250 | 0.6 | $69.03 | 11.7 | 40.6 | 35.5 | 9.2 | 1.5 | 1.5 | --- | --- | --- | --- | --- | 100.0 |
| $250 to $299 | 3.4 | 76.39 | 2.8 | 20.2 | 43.2 | 26.1 | 6.8 | .5 | 0.4 | --- | --- | --- | --- | 100.0 |
| $300 to $349 | 11.4 | 83.88 | .8 | 6.8 | 27.0 | 30.7 | 21.3 | 3.9 | .5 | (1) | --- | --- | --- | 100.0 |
| $350 to $399 | 15.1 | 88.92 | .7 | 4.1 | 16.3 | 32.4 | 20.6 | 14.4 | 2.3 | 0.2 | (1) | (1) | (1) | 100.0 |
| $400 to $449 | 16.7 | 94.67 | .4 | 2.6 | 11.3 | 22.3 | 28.6 | 24.4 | 9.2 | 1.0 | 0.1 | --- | 0.1 | 100.0 |
| $450 to $499 | 11.5 | 98.99 | .5 | 2.0 | 8.9 | 18.3 | 22.6 | 24.6 | 18.2 | 4.1 | .5 | 0.1 | .2 | 100.0 |
| $500 to $549 | 11.6 | 102.53 | .3 | 1.7 | 6.9 | 15.1 | 20.2 | 22.9 | 20.1 | 10.0 | 2.4 | .3 | .1 | 100.0 |
| $550 to $599 | 7.2 | 104.86 | .3 | 1.5 | 5.7 | 13.0 | 18.7 | 20.3 | 19.4 | 12.4 | 6.0 | 1.5 | .3 | 100.0 |
| $600 to $649 | 6.5 | 106.52 | .2 | .9 | 5.8 | 13.2 | 17.3 | 19.3 | 18.2 | 12.9 | 8.1 | 3.1 | 1.0 | 100.0 |
| $650 to $699 | 4.5 | 110.41 | .1 | .8 | 3.5 | 10.5 | 16.4 | 17.9 | 18.8 | 15.3 | 8.6 | 5.7 | 2.4 | 100.0 |
| $700 to $799 | 5.5 | 115.11 | (1) | .3 | 1.9 | 8.6 | 13.2 | 17.8 | 16.0 | 15.5 | 11.1 | 8.4 | 7.2 | 100.0 |
| $800 to $899 | 3.0 | 121.96 | --- | .8 | 2.1 | 4.6 | 10.0 | 13.2 | 15.9 | 17.1 | 12.1 | 9.8 | 14.4 | 100.0 |
| $900 to $999 | 1.0 | 124.00 | --- | .3 | .6 | 6.5 | 5.3 | 11.5 | 20.2 | 14.0 | 11.5 | 9.0 | 21.1 | 100.0 |
| $1,000 or more | 2.0 | 130.60 | .2 | .3 | 1.6 | 4.6 | 6.5 | 9.3 | 11.0 | 15.9 | 9.3 | 11.3 | 30.0 | 100.0 |
| Total | 100.0 | 96.03 | .6 | 3.4 | 12.1 | 21.0 | 21.3 | 17.4 | 11.6 | 6.0 | 3.0 | 1.7 | 1.9 | 100.0 |
| **EXISTING HOMES** | | | | | | | | | | | | | | |
| Less than $250 | .6 | 70.23 | 19.4 | 30.8 | 35.9 | 10.2 | 2.6 | 1.1 | --- | --- | --- | --- | --- | 100.0 |
| $250 to $299 | 3.3 | 76.70 | 4.9 | 19.4 | 38.3 | 27.2 | 7.8 | 1.7 | .5 | .2 | --- | --- | --- | 100.0 |
| $300 to $349 | 10.5 | 84.18 | 1.8 | 8.7 | 24.6 | 35.8 | 22.7 | 5.8 | .5 | .1 | (1) | --- | --- | 100.0 |
| $350 to $399 | 14.1 | 89.89 | 1.1 | 4.9 | 16.0 | 28.3 | 30.0 | 15.8 | 3.3 | .4 | .1 | (1) | .1 | 100.0 |
| $400 to $449 | 15.5 | 94.83 | .8 | 3.4 | 12.0 | 21.2 | 26.0 | 22.8 | 11.4 | 2.0 | .2 | .1 | .1 | 100.0 |
| $450 to $499 | 11.1 | 99.38 | .7 | 2.9 | 9.1 | 16.5 | 22.1 | 23.7 | 16.7 | 6.6 | 1.1 | .3 | .3 | 100.0 |
| $500 to $549 | 11.3 | 102.39 | .7 | 2.0 | 7.5 | 14.8 | 20.1 | 20.7 | 18.1 | 11.3 | 3.9 | .6 | .3 | 100.0 |
| $550 to $599 | 7.3 | 105.12 | .3 | 1.4 | 6.6 | 12.9 | 18.9 | 19.1 | 17.6 | 12.8 | 7.2 | 2.2 | 1.0 | 100.0 |
| $600 to $649 | 6.9 | 107.36 | .3 | 1.7 | 5.1 | 12.3 | 17.5 | 17.8 | 16.9 | 12.3 | 9.5 | 4.3 | 2.3 | 100.0 |
| $650 to $699 | 5.0 | 110.42 | .2 | 1.0 | 4.1 | 10.9 | 14.6 | 18.6 | 15.6 | 12.9 | 9.4 | 7.0 | 5.1 | 100.0 |
| $700 to $799 | 6.2 | 117.80 | .2 | .7 | 3.2 | 7.8 | 11.1 | 15.3 | 15.0 | 14.7 | 11.8 | 8.4 | 11.8 | 100.0 |
| $800 to $899 | 3.4 | 125.52 | .2 | .5 | 1.9 | 5.3 | 9.5 | 11.8 | 13.8 | 12.7 | 13.7 | 9.5 | 21.1 | 100.0 |
| $900 to $999 | 1.5 | 133.05 | --- | .1 | 2.2 | 3.4 | 6.7 | 11.0 | 10.6 | 13.0 | 9.9 | 10.2 | 32.9 | 100.0 |
| $1,000 or more | 3.3 | 145.15 | (1) | .2 | 1.3 | 2.7 | 4.0 | 7.0 | 9.1 | 9.5 | 10.6 | 10.8 | 44.8 | 100.0 |
| Total | 100.0 | 97.49 | 1.0 | 3.8 | 11.4 | 18.6 | 20.2 | 16.7 | 11.3 | 6.7 | 4.0 | 2.3 | 4.0 | 100.0 |

[1] Less than 0.05 percent.





between the mortgagor's prospective housing expense and his effective income.

Table 73 shows the medians and percentage distribution of prospective monthly housing expense within the various income brackets of the occupant-mortgagors involved in Section 203 transactions insured in 1955. As indicated by the medians, families of higher incomes generally purchased more expensive homes, entailing higher housing expenses resulting from the larger monthly payments and higher costs of household operation. For new-home mortgagors, median housing expenses ranged from $70 for those earning less than $250 monthly to $131 for those with incomes of $1,000 or more, and for existing-home mortgagors the comparable range of expenses was from $70 to $145.

Housing expenses varied considerably in all income classes, with the spread increasing as incomes rose. This is vividly demonstrated by Chart 25. In many instances, the relatively low housing expenses reported for some higher-income mortgagors reflected the purchase of moderate-priced homes or the undertaking of smaller mortgage obligations by these families.

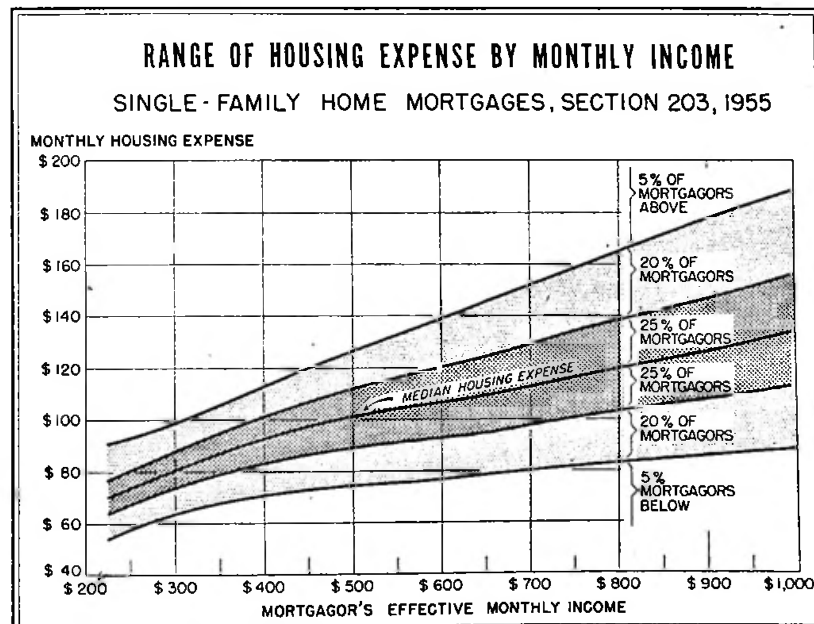


CHART 11–25

Although the median housing expenses involved in existing-home transactions exceeded the new in nearly all individual income groups, the differences were insignificant in most income classes below $700.

### Purchase Transaction Characteristics

Purchase of a home for personal long-term occupancy is, by far, the predominant reason for mortgage financing in Section 203 1-family transactions. In 1955, 87 percent of the new-home and 86 percent of the existing-home transactions involved purchases by occupant mortgagors.

This portion of the report is devoted to an analysis of selected characteristics of these purchase transactions. The data are presented on a national basis by amounts of total requirements in Table 74, by States in Table 75, and by selected metropolitan areas in Table 76. The distribution of mortgage amounts by groups of total requirements is shown in Table 77.

CHARACTERISTICS BY TOTAL REQUIREMENTS.—Averages of total requirements, sale prices, FHA-estimated property values, mortgage amounts, mortgagors' annual effective incomes, and current investments (i. e., cash required over and above the mortgage amounts, but exclusive of prepayable recurring expenses) for the Section 203 purchase-transactions insured in 1955

**TABLE II–74**

*Purchase transaction characteristics by total requirements, 1-family homes, Sec. 203, 1955*

| Total requirements | Percentage distribution | Average | | | | | | Mortgage as percent of | | Current investments as percent of income |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Total requirements | Sale price | Property value | Mortgage amount | Mortgagor's annual income | Current investment[1] | Property value | Total requirements | |
| NEW HOMES | | | | | | | | | | |
| Less than $7,000 | 0.4 | $6,530 | $6,413 | $6,649 | $6,020 | $4,328 | $510 | 90.5 | 92.2 | 11.8 |
| $7,000 to $7,999 | 2.8 | 7,487 | 7,329 | 7,466 | 6,921 | 4,406 | 566 | 92.7 | 92.4 | 12.8 |
| $8,000 to $8,999 | 9.9 | 8,490 | 8,312 | 8,432 | 7,815 | 4,743 | 675 | 92.7 | 92.0 | 14.2 |
| $9,000 to $9,999 | 13.7 | 9,442 | 9,256 | 9,297 | 8,603 | 5,026 | 839 | 92.5 | 91.1 | 16.7 |
| $10,000 to $10,999 | 11.8 | 10,477 | 10,258 | 10,270 | 9,240 | 5,366 | 1,237 | 89.9 | 88.2 | 23.1 |
| $11,000 to $11,999 | 11.3 | 11,443 | 11,209 | 11,195 | 9,809 | 5,592 | 1,634 | 87.6 | 85.7 | 29.2 |
| $12,000 to $12,999 | 11.1 | 12,484 | 12,231 | 12,123 | 10,373 | 5,839 | 2,111 | 85.6 | 83.1 | 36.2 |
| $13,000 to $13,999 | 10.4 | 13,459 | 13,189 | 13,059 | 10,946 | 6,236 | 2,513 | 83.8 | 81.3 | 40.3 |
| $14,000 to $14,999 | 8.2 | 14,470 | 14,193 | 13,996 | 11,572 | 6,477 | 2,898 | 82.7 | 80.0 | 44.7 |
| $15,000 to $15,999 | 7.0 | 15,451 | 15,151 | 14,892 | 12,111 | 6,874 | 3,340 | 81.3 | 78.4 | 48.6 |
| $16,000 to $16,999 | 5.0 | 16,420 | 16,065 | 15,737 | 12,635 | 7,338 | 3,785 | 80.3 | 76.9 | 51.6 |
| $17,000 to $17,999 | 3.0 | 17,450 | 17,109 | 16,676 | 13,442 | 7,994 | 4,008 | 80.6 | 77.0 | 50.1 |
| $18,000 to $19,999 | 3.3 | 18,841 | 18,457 | 17,828 | 14,209 | 8,741 | 4,632 | 79.7 | 75.4 | 53.0 |
| $20,000 or more | 2.1 | 22,232 | 21,720 | 20,622 | 16,148 | 10,214 | 6,084 | 78.3 | 72.6 | 59.6 |
| Total | 100.0 | 12,367 | 12,113 | 12,008 | 10,287 | 5,975 | 2,080 | 85.7 | 83.2 | 34.8 |
| EXISTING HOMES | | | | | | | | | | |
| Less than $7,000 | 2.3 | 6,278 | 6,071 | 6,238 | 5,358 | 4,368 | 920 | 85.9 | 85.3 | 21.1 |
| $7,000 to $7,999 | 4.4 | 7,550 | 7,340 | 7,394 | 6,556 | 4,680 | 994 | 88.7 | 86.8 | 21.2 |
| $8,000 to $8,999 | 9.1 | 8,527 | 8,315 | 8,314 | 7,383 | 4,928 | 1,144 | 88.8 | 86.6 | 23.2 |
| $9,000 to $9,999 | 11.2 | 9,476 | 9,246 | 9,184 | 8,089 | 5,193 | 1,387 | 88.1 | 85.4 | 26.7 |
| $10,000 to $10,999 | 12.0 | 10,485 | 10,253 | 10,105 | 8,720 | 5,430 | 1,765 | 86.3 | 83.2 | 32.5 |
| $11,000 to $11,999 | 10.9 | 11,480 | 11,236 | 10,995 | 9,347 | 5,671 | 2,133 | 85.0 | 81.4 | 37.6 |
| $12,000 to $12,999 | 10.9 | 12,490 | 12,233 | 11,915 | 9,940 | 5,963 | 2,550 | 83.4 | 79.6 | 42.8 |
| $13,000 to $13,999 | 9.7 | 13,476 | 13,208 | 12,836 | 10,560 | 6,255 | 2,916 | 82.3 | 78.4 | 46.6 |
| $14,000 to $14,999 | 7.6 | 14,462 | 14,178 | 13,749 | 11,181 | 6,594 | 3,281 | 81.3 | 77.3 | 49.8 |
| $15,000 to $15,999 | 5.8 | 15,440 | 15,139 | 14,616 | 11,791 | 7,059 | 3,649 | 80.7 | 76.4 | 51.7 |
| $16,000 to $16,999 | 4.5 | 16,455 | 16,120 | 15,514 | 12,405 | 7,409 | 4,050 | 80.0 | 75.4 | 54.7 |
| $17,000 to $17,999 | 3.3 | 17,460 | 17,086 | 16,416 | 13,085 | 8,078 | 4,375 | 79.7 | 74.9 | 54.2 |
| $18,000 to $19,999 | 3.9 | 18,841 | 18,470 | 17,644 | 13,991 | 8,627 | 4,850 | 79.3 | 74.3 | 56.2 |
| $20,000 or more | 4.4 | 23,166 | 22,661 | 21,005 | 16,437 | 10,768 | 6,729 | 78.3 | 71.0 | 62.5 |
| Total | 100.0 | 12,558 | 12,281 | 11,949 | 9,952 | 6,177 | 2,606 | 83.3 | 79.2 | 42.2 |

[1] Total requirements less mortgage amount.





are presented by total requirement groups in Table 74. Also shown are the ratios of mortgage amount to property value and to total requirements, and the ratio of current investment to mortgagor's income.

Not only did current investments (downpayments plus closing costs) of the Section 203 home purchasers in 1955 increase as the amount of total requirements moved upward, but the rate of increase was higher and current investments represented proportionately larger shares of total requirements in the higher-priced brackets. For example, average total requirements for the $17,000 new homes was twice that of the $8,000 group, but the average current investment was nearly 6 times larger and the ratio of current investment to total requirements nearly 3 times more.

Inasmuch as the downpayments made by most home buyers are largely from savings accumulated out of their incomes, the relationship of current investments of home buyers to their incomes is particularly noteworthy. In 1955, current investments averaged about 35 percent of income for new-home buyers and 42 percent for existing-home purchasers. In 1954, before the lower downpayment provisions of the Housing Act of 1954 became effective, investments of buyers averaged 38 percent in the new-home and 51 percent in the existing-home transactions.

Reflecting primarily the proportionately smaller downpayments permissible in new-home transactions and to a lesser extent the lower level of new-home closing costs, current investments of new-home buyers were consistently lower than those of existing-home buyers in corresponding total requirement classes. More significantly, new-home current investments constituted smaller proportions of the buyers' incomes than in the existing-home transactions, with the divergence between the new and existing ratios narrowing considerably in the total requirements groups of $15,000 or more.

The State averages of selected characteristics of FHA home purchase transactions insured during 1955 are shown in Table 75. Prices paid by home buyers in the continental United States ranged from an average of $9,447 in Maine to $14,424 in New York for new homes, and from $9,629 in Maine to $14,568 in Nevada for existing homes. In most States, the new-home average prices were bracketed between $10,000 and $13,000, with about one-fourth of the States each reporting averages in the $10,000, $11,000, and $12,000 ranges. Existing-home prices in the majority of the States were also in the $10,000 to $12,999 range, but most of these—nearly one-third—had averages in the $12,000 price class, with one-fourth reporting averages in the $11,000 class and one-sixth averages in the $10,000 class. In another one-sixth of the States, the existing-home price averages were in the $13,000 class. Generally speaking, price levels of both new and existing homes tended to be lower in the Southern States. Within most individual States, existing-home prices were higher than the new.

Closing costs, as derived by differencing total requirements and sale price, averaged $254 for new homes and $277 for existing, the latter average reflecting to a limited extent the inclusion of costs of minor repairs. The lowest average closing costs were reported in North Dakota ($120) for new homes and in Vermont ($127) for existing homes; the highest in Missouri for new homes ($429) and in Delaware for existing properties ($444). The level of closing costs is related to the amount of the mortgage and the number and the amount of the items which may be included, such as financing charges, recording fees and taxes, costs of credit reports, property surveys, title examination and insurance, and other charges or fees which are customary in the particular locality. Also affecting the level of closing costs was the tendency on the part of builders in some communities to absorb part or all of the closing costs in the sale price in order to promote the sale of their properties. New-home closing costs averaged from $200 to $299 in one-half of the States, with nearly one-fourth having averages of $150 to

**TABLE 11–75**

*Purchase transaction characteristics, by States, 1-family homes, Sec. 203, 1955*

| State | Percentage distribution | Average | | | | | | Mortgage as percent of | | Current investment as percent of income |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Total requirements | Sale price | Property value | Mortgage amount | Mortgagor's annual income | Current investment [1] | Property value | Total requirements | |
| NEW HOMES | | | | | | | | | | |
| Alabama | 1.0 | $11,858 | $11,484 | $11,330 | $10,071 | $5,622 | $1,787 | 88.9 | 84.9 | 31.8 |
| Arizona | 2.6 | 11,129 | 10,954 | 10,987 | 9,581 | 6,273 | 1,548 | 87.2 | 86.1 | 24.7 |
| Arkansas | .9 | 10,866 | 10,582 | 10,546 | 9,300 | 5,800 | 1,566 | 88.2 | 85.4 | 27.3 |
| California | 14.3 | 12,414 | 12,185 | 11,924 | 10,406 | 6,141 | 2,008 | 87.3 | 83.8 | 32.7 |
| Colorado | 1.8 | 12,875 | 12,705 | 12,633 | 10,780 | 6,472 | 2,095 | 85.3 | 83.7 | 32.4 |
| Connecticut | 1.0 | 13,493 | 13,337 | 13,168 | 10,987 | 6,061 | 2,506 | 83.4 | 81.4 | 41.3 |
| Delaware | .2 | 13,070 | 12,730 | 12,637 | 10,878 | 6,139 | 2,192 | 86.1 | 83.2 | 35.7 |
| District of Columbia | (2) | (3) | (3) | (3) | (3) | (3) | (3) | (3) | (3) | (3) |
| Florida | 4.2 | 11,065 | 10,800 | 10,525 | 9,432 | 5,595 | 1,633 | 80.6 | 85.2 | 29.2 |
| Georgia | 1.7 | 10,181 | 9,953 | 10,045 | 9,025 | 5,256 | 1,156 | 89.8 | 88.6 | 22.0 |
| Idaho | .2 | 12,637 | 12,409 | 12,262 | 10,618 | 5,949 | 2,019 | 86.6 | 84.0 | 33.9 |
| Illinois | 2.7 | 12,558 | 12,369 | 12,256 | 10,467 | 5,694 | 2,091 | 85.4 | 83.3 | 36.7 |
| Indiana | 2.8 | 11,649 | 11,469 | 11,320 | 9,903 | 5,465 | 1,746 | 87.5 | 85.0 | 31.9 |
| Iowa | 1.3 | 11,233 | 11,045 | 10,994 | 9,563 | 5,160 | 1,670 | 87.0 | 85.1 | 32.4 |
| Kansas | 1.6 | 12,147 | 11,805 | 11,694 | 10,307 | 6,294 | 1,840 | 88.1 | 84.9 | 29.2 |
| Kentucky | .6 | 13,175 | 12,892 | 12,743 | 10,905 | 6,245 | 2,270 | 85.6 | 82.8 | 36.3 |
| Louisiana | 2.0 | 12,427 | 12,109 | 12,247 | 10,652 | 6,009 | 1,775 | 87.0 | 85.7 | 29.5 |
| Maine | .2 | 9,608 | 9,447 | 9,306 | 8,434 | 4,749 | 1,174 | 90.6 | 87.8 | 24.7 |
| Maryland | 1.2 | 10,682 | 10,412 | 11,648 | 8,897 | 5,636 | 1,785 | 76.4 | 83.3 | 31.7 |
| Massachusetts | .8 | 11,404 | 11,233 | 11,372 | 9,840 | 5,683 | 1,564 | 86.5 | 86.3 | 27.5 |
| Michigan | 9.2 | 14,116 | 13,897 | 13,736 | 11,429 | 6,040 | 2,687 | 83.2 | 81.0 | 44.5 |
| Minnesota | .9 | 13,740 | 13,459 | 13,320 | 11,081 | 5,463 | 2,659 | 83.2 | 80.6 | 48.7 |
| Mississippi | .7 | 10,917 | 10,689 | 10,525 | 9,373 | 5,394 | 1,544 | 89.1 | 85.9 | 28.6 |
| Missouri | 2.3 | 14,601 | 14,172 | 14,154 | 11,052 | 6,499 | 3,549 | 78.1 | 75.7 | 54.6 |
| Montana | .2 | 14,638 | 14,290 | 13,977 | 11,654 | 6,552 | 2,984 | 83.4 | 79.6 | 45.5 |
| Nebraska | .9 | 11,526 | 11,238 | 10,974 | 9,656 | 5,377 | 1,870 | 88.0 | 83.8 | 34.8 |
| Nevada | .4 | 11,151 | 10,933 | 10,925 | 9,370 | 7,771 | 1,781 | 85.8 | 84.0 | 22.9 |
| New Hampshire | (2) | (3) | (3) | (3) | (3) | (3) | (3) | (3) | (3) | (3) |
| New Jersey | 2.2 | 12,414 | 12,018 | 11,932 | 9,917 | 6,304 | 2,497 | 83.1 | 79.9 | 39.6 |
| New Mexico | 1.0 | 10,328 | 10,149 | 9,920 | 9,085 | 5,701 | 1,243 | 91.5 | 88.0 | 21.5 |
| New York | 5.7 | 14,711 | 14,424 | 14,161 | 11,355 | 6,982 | 3,356 | 80.2 | 77.2 | 48.1 |
| North Carolina | 1.6 | 10,490 | 10,253 | 10,053 | 9,093 | 5,492 | 1,397 | 90.5 | 86.7 | 25.4 |
| North Dakota | .2 | 12,040 | 11,920 | 11,479 | 9,965 | 7,121 | 2,075 | 86.8 | 82.8 | 29.1 |
| Ohio | 4.6 | 13,516 | 13,247 | 13,244 | 11,100 | 5,748 | 2,416 | 83.8 | 82.1 | 42.0 |
| Oklahoma | 2.9 | 11,464 | 11,207 | 11,105 | 9,885 | 5,997 | 1,579 | 89.0 | 86.2 | 26.3 |
| Oregon | 1.1 | 12,532 | 12,338 | 12,209 | 10,502 | 6,256 | 2,030 | 85.0 | 83.8 | 32.4 |
| Pennsylvania | 5.3 | 12,861 | 12,499 | 12,337 | 10,175 | 5,026 | 2,686 | 82.5 | 79.1 | 45.3 |
| Rhode Island | .3 | 11,663 | 11,445 | 11,412 | 9,805 | 5,288 | 1,858 | 85.9 | 84.1 | 35.1 |
| South Carolina | .6 | 10,417 | 10,179 | 10,169 | 9,182 | 5,220 | 1,235 | 90.3 | 88.1 | 23.7 |
| South Dakota | .7 | 10,962 | 10,804 | 10,629 | 9,351 | 5,778 | 1,611 | 88.0 | 85.3 | 27.9 |
| Tennessee | 2.7 | 11,740 | 11,465 | 11,312 | 9,998 | 5,681 | 1,742 | 88.4 | 85.2 | 30.7 |
| Texas | 9.6 | 10,928 | 10,716 | 10,691 | 9,584 | 5,936 | 1,344 | 89.6 | 87.7 | 22.6 |

See footnotes at end of table.





**TABLE 11–75—Continued**

*Purchase transaction characteristics, by States, 1-family homes, Sec. 203, 1955—Continued*

| State | Percentage distribution | Average | | | | | | Mortgage as percent of | | Current investment as percent of income |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Total requirements | Sale price | Property value | Mortgage amount | Mortgagor's annual income | Current investment [1] | Property value | Total requirements | |
| NEW HOMES—con. | | | | | | | | | | |
| Utah | 1.3 | $12,865 | $12,617 | $12,530 | $10,747 | $5,490 | $2,118 | 85.8 | 83.5 | 38.6 |
| Vermont | (2) | (3) | (3) | (3) | (3) | (3) | (3) | (3) | (3) | (3) |
| Virginia | 1.0 | 11,538 | 11,255 | 11,214 | 9,855 | 5,477 | 1,683 | 87.9 | 85.4 | 30.7 |
| Washington | 1.9 | 12,919 | 12,695 | 12,684 | 10,898 | 6,264 | 2,021 | 85.9 | 84.4 | 32.3 |
| West Virginia | .1 | 13,997 | 13,640 | 13,016 | 11,173 | 5,814 | 2,824 | 85.8 | 79.8 | 48.6 |
| Wisconsin | .7 | 12,817 | 12,597 | 12,681 | 10,413 | 4,979 | 2,404 | 82.1 | 81.2 | 48.3 |
| Wyoming | .3 | 11,157 | 10,797 | 10,505 | 9,424 | 5,893 | 1,733 | 89.7 | 84.5 | 29.4 |
| Alaska | (2) | (3) | (3) | (3) | (3) | (3) | (3) | (3) | (3) | (3) |
| Hawaii | .2 | 13,177 | 12,825 | 16,035 | 10,685 | 6,521 | 2,492 | 66.6 | 81.1 | 38.2 |
| Puerto Rico | .3 | 9,983 | 9,519 | 9,197 | 8,304 | 4,846 | 1,679 | 90.3 | 83.2 | 34.6 |
| Total | 100.0 | 12,367 | 12,113 | 12,008 | 10,287 | 5,975 | 2,080 | 85.7 | 83.2 | 34.8 |
| EXISTING HOMES | | | | | | | | | | |
| Alabama | 1.0 | 12,501 | 12,145 | 11,939 | 10,073 | 6,228 | 2,428 | 84.4 | 80.6 | 39.0 |
| Arizona | .7 | 11,055 | 10,817 | 10,386 | 8,895 | 6,684 | 2,160 | 85.6 | 80.5 | 32.8 |
| Arkansas | .7 | 10,520 | 10,164 | 10,143 | 8,735 | 5,654 | 1,785 | 86.1 | 83.0 | 31.6 |
| California | 14.3 | 13,013 | 12,750 | 12,053 | 10,142 | 6,514 | 2,871 | 84.1 | 77.9 | 44.1 |
| Colorado | .8 | 13,152 | 12,969 | 12,466 | 10,522 | 6,545 | 2,630 | 84.4 | 80.0 | 40.2 |
| Connecticut | 2.3 | 14,237 | 14,057 | 13,595 | 11,119 | 6,244 | 3,118 | 81.8 | 78.1 | 49.9 |
| Delaware | .3 | 13,757 | 13,313 | 13,142 | 11,079 | 6,308 | 2,678 | 84.3 | 80.5 | 42.5 |
| District of Columbia | (2) | 16,351 | 15,928 | 15,610 | 12,907 | 9,222 | 3,444 | 82.7 | 78.9 | 37.3 |
| Florida | 1.3 | 12,054 | 11,726 | 11,285 | 9,733 | 6,426 | 2,321 | 86.2 | 80.7 | 36.1 |
| Georgia | 2.0 | 12,756 | 12,404 | 12,462 | 10,314 | 6,486 | 2,442 | 82.8 | 80.9 | 37.7 |
| Idaho | .9 | 10,699 | 10,525 | 10,369 | 8,765 | 5,600 | 1,934 | 84.5 | 81.9 | 34.0 |
| Illinois | 3.0 | 14,250 | 13,969 | 13,417 | 10,838 | 6,531 | 3,412 | 80.8 | 76.1 | 52.2 |
| Indiana | 3.3 | 12,318 | 12,120 | 11,579 | 9,651 | 6,011 | 2,667 | 83.3 | 78.3 | 44.4 |
| Iowa | 1.3 | 12,319 | 12,121 | 11,743 | 9,754 | 5,897 | 2,565 | 83.1 | 79.2 | 43.5 |
| Kansas | 2.4 | 12,239 | 11,929 | 11,348 | 9,696 | 6,465 | 2,543 | 85.4 | 79.2 | 39.3 |
| Kentucky | 1.3 | 12,350 | 12,072 | 11,773 | 9,840 | 5,013 | 2,510 | 83.6 | 79.7 | 42.4 |
| Louisiana | 1.4 | 12,519 | 12,198 | 12,222 | 10,243 | 6,209 | 2,276 | 83.8 | 81.8 | 36.7 |
| Maine | .6 | 9,870 | 9,629 | 9,681 | 8,140 | 5,222 | 1,739 | 84.1 | 82.4 | 33.3 |
| Maryland | .9 | 12,616 | 12,247 | 12,605 | 10,054 | 6,169 | 2,562 | 79.8 | 79.7 | 41.5 |
| Massachusetts | 1.4 | 11,313 | 11,100 | 11,122 | 9,394 | 5,779 | 1,919 | 84.5 | 83.0 | 33.2 |
| Michigan | 7.1 | 13,565 | 13,352 | 12,912 | 10,451 | 6,214 | 3,114 | 80.9 | 77.0 | 50.1 |
| Minnesota | 1.3 | 14,006 | 13,737 | 13,537 | 10,956 | 6,027 | 3,050 | 80.9 | 78.2 | 50.6 |
| Mississippi | .3 | 10,707 | 10,438 | 10,162 | 8,736 | 5,796 | 1,971 | 86.0 | 81.6 | 34.0 |
| Missouri | 4.3 | 12,942 | 12,607 | 12,541 | 10,162 | 6,256 | 2,780 | 81.0 | 78.5 | 44.4 |
| Montana | .5 | 13,253 | 12,800 | 12,522 | 10,224 | 6,676 | 3,029 | 81.6 | 77.1 | 45.4 |
| Nebraska | 1.1 | 11,855 | 11,562 | 10,810 | 9,234 | 5,766 | 2,621 | 85.4 | 77.9 | 45.5 |
| Nevada | .3 | 14,872 | 14,568 | 13,658 | 11,202 | 8,789 | 3,670 | 82.0 | 75.3 | 41.8 |
| New Hampshire | .2 | 9,850 | 9,674 | 9,769 | 8,298 | 5,219 | 1,552 | 84.9 | 84.2 | 29.7 |
| New Jersey | 3.0 | 13,834 | 13,463 | 13,083 | 10,626 | 6,599 | 3,208 | 81.2 | 76.8 | 48.6 |
| New Mexico | .3 | 11,621 | 11,445 | 10,602 | 9,308 | 6,095 | 2,313 | 87.8 | 80.1 | 37.9 |
| New York | 5.5 | 12,908 | 12,565 | 12,355 | 10,145 | 6,307 | 2,763 | 82.1 | 78.6 | 43.8 |
| North Carolina | .9 | 12,035 | 11,740 | 11,608 | 9,693 | 6,240 | 2,342 | 83.5 | 80.5 | 37.5 |
| North Dakota | .2 | 12,950 | 12,646 | 12,270 | 10,025 | 5,987 | 2,925 | 81.7 | 77.4 | 48.9 |
| Ohio | 6.7 | 13,782 | 13,476 | 13,156 | 10,756 | 5,900 | 3,026 | 81.7 | 78.0 | 51.3 |
| Oklahoma | 2.2 | 10,570 | 10,322 | 10,050 | 8,843 | 5,872 | 1,727 | 88.0 | 83.7 | 29.4 |
| Oregon | 2.6 | 11,059 | 10,907 | 10,924 | 9,061 | 6,211 | 1,998 | 82.9 | 81.9 | 32.2 |
| Pennsylvania | 3.2 | 11,673 | 11,336 | 10,878 | 9,166 | 5,567 | 2,507 | 84.3 | 78.5 | 45.0 |
| Rhode Island | .6 | 12,004 | 11,645 | 11,692 | 9,604 | 5,321 | 2,400 | 82.1 | 80.0 | 45.1 |
| South Carolina | .7 | 10,618 | 10,310 | 10,195 | 8,768 | 5,545 | 1,850 | 86.0 | 82.6 | 33.4 |
| South Dakota | .3 | 11,262 | 11,032 | 10,417 | 8,763 | 6,121 | 2,499 | 84.1 | 77.8 | 40.8 |
| Tennessee | 1.5 | 11,321 | 11,051 | 10,839 | 9,410 | 5,736 | 1,911 | 86.8 | 83.1 | 33.3 |
| Texas | 6.6 | 10,221 | 10,007 | 9,870 | 8,709 | 5,902 | 1,512 | 88.2 | 85.2 | 25.6 |
| Utah | .8 | 13,570 | 13,268 | 13,079 | 10,866 | 6,093 | 2,704 | 83.1 | 80.1 | 44.4 |
| Vermont | .2 | 10,351 | 10,224 | 10,185 | 8,624 | 5,035 | 1,727 | 84.7 | 83.3 | 34.3 |
| Virginia | 2.3 | 12,937 | 12,622 | 12,313 | 10,255 | 6,225 | 2,682 | 83.3 | 70.3 | 43.1 |
| Washington | 5.4 | 11,896 | 11,686 | 11,662 | 9,744 | 6,193 | 2,152 | 83.6 | 81.9 | 34.7 |
| West Virginia | .6 | 12,767 | 12,428 | 11,602 | 9,630 | 5,816 | 3,137 | 83.0 | 75.4 | 53.9 |
| Wisconsin | .7 | 13,815 | 13,603 | 13,421 | 10,823 | 5,862 | 2,992 | 80.6 | 78.3 | 51.0 |
| Wyoming | .3 | 13,074 | 12,847 | 11,557 | 9,739 | 6,503 | 3,335 | 84.3 | 74.5 | 51.3 |
| Alaska | .1 | 10,555 | 19,050 | 18,481 | 15,591 | 9,902 | 3,964 | 84.4 | 79.7 | 39.8 |
| Hawaii | .2 | 15,395 | 15,112 | 15,724 | 11,699 | 6,802 | 3,696 | 74.4 | 76.0 | 53.6 |
| Puerto Rico | .1 | 14,733 | 13,679 | 13,131 | 10,404 | 6,618 | 4,329 | 79.2 | 70.6 | 65.4 |
| Total | 100.0 | 12,558 | 12,281 | 11,049 | 9,952 | 6,177 | 2,606 | 83.3 | 79.2 | 42.2 |

[1] Total requirements less mortgage amount. [2] Less than 0.05 percent. [3] Inadequate sample.

**TABLE II–76**

***Purchase transaction characteristics, selected metropolitan areas, 1-family homes, Sec. 203, 1955***

| Standard metropolitan area | As percent of United States total | Average | | | | | | Mortgage as percent of | | Current investment as percent of income |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Total requirements | Sale price | Property value | Mortgage amount | Mortgagor's annual income | Current investment[1] | Property value | Total requirements | |
| **NEW HOMES** | | | | | | | | | | |
| Akron, Ohio | 0.1 | $14,664 | $14,378 | $14,097 | $11,668 | $5,754 | $2,996 | 82.8 | 79.6 | 52.1 |
| Albany-Schenectady-Troy, N. Y | .1 | 9,905 | 9,790 | 9,654 | 8,707 | 5,057 | 1,198 | 90.2 | 87.9 | 23.7 |
| Albuquerque, N. Mex | .5 | 10,374 | 10,197 | 10,132 | 9,251 | 5,714 | 1,123 | 91.3 | 89.2 | 19.7 |
| Atlanta, Ga | .4 | 12,050 | 11,725 | 11,659 | 10,269 | 5,882 | 1,781 | 88.1 | 85.2 | 30.3 |
| Baltimore, Md | .9 | 10,323 | 10,089 | 11,654 | 8,602 | 5,450 | 1,721 | 73.8 | 83.3 | 31.6 |
| Birmingham, Ala | .3 | 12,351 | 12,006 | 11,813 | 10,377 | 5,568 | 1,974 | 87.8 | 84.0 | 35.5 |
| Buffalo, N. Y | .4 | 13,048 | 12,648 | 12,473 | 10,663 | 5,746 | 2,385 | 85.5 | 81.7 | 41.5 |
| Charlotte, N. C | .4 | 11,867 | 11,586 | 11,440 | 10,131 | 5,815 | 1,736 | 88.6 | 85.4 | 29.9 |
| Chicago, Ill | 1.9 | 14,087 | 13,900 | 13,714 | 11,378 | 6,134 | 2,709 | 83.0 | 80.8 | 44.2 |
| Cleveland, Ohio | 1.0 | 16,072 | 15,731 | 15,591 | 12,246 | 6,126 | 3,826 | 78.5 | 76.2 | 62.5 |
| Columbus, Ohio | .7 | 14,191 | 13,860 | 13,676 | 11,679 | 5,678 | 2,512 | 85.4 | 82.3 | 43.6 |
| Dallas, Tex | 1.5 | 10,875 | 10,663 | 10,702 | 9,597 | 5,747 | 1,278 | 89.7 | 88.2 | 22.2 |
| Dayton, Ohio | 1.3 | 11,485 | 11,242 | 11,397 | 9,889 | 5,531 | 1,596 | 86.8 | 86.1 | 28.9 |
| Denver, Colo | 1.3 | 13,500 | 13,323 | 13,286 | 11,207 | 6,753 | 2,293 | 84.4 | 83.0 | 34.0 |
| Des Moines, Iowa | .3 | 11,550 | 11,356 | 11,295 | 9,893 | 5,426 | 1,657 | 87.6 | 85.7 | 30.5 |
| Detroit, Mich | 6.8 | 14,552 | 14,328 | 14,145 | 11,672 | 6,263 | 2,880 | 82.5 | 80.2 | 46.0 |
| El Paso, Tex | 1.0 | 11,468 | 11,225 | 10,884 | 9,824 | 6,619 | 1,644 | 90.3 | 85.7 | 24.8 |
| Flint, Mich | 1.2 | 12,992 | 12,782 | 12,633 | 10,855 | 5,439 | 2,137 | 85.9 | 83.6 | 39.3 |
| Fort Wayne, Ind | .2 | 12,061 | 11,971 | 11,549 | 10,018 | 5,471 | 2,043 | 86.7 | 83.1 | 37.3 |
| Fort Worth, Tex | 1.4 | 9,578 | 9,343 | 9,377 | 8,589 | 5,112 | 989 | 91.6 | 89.7 | 19.3 |
| Fresno, Calif | .1 | 10,375 | 10,251 | 10,103 | 9,221 | 5,032 | 1,154 | 91.3 | 88.9 | 22.9 |
| Grand Rapids, Mich | .3 | 12,420 | 12,231 | 12,156 | 10,321 | 5,158 | 2,099 | 84.9 | 83.1 | 40.7 |
| Hartford, Conn | .3 | 14,120 | 13,918 | 13,763 | 11,428 | 6,141 | 2,692 | 83.0 | 80.9 | 43.8 |
| Houston, Tex | 1.7 | 11,393 | 11,271 | 11,347 | 10,050 | 5,900 | 1,343 | 88.6 | 88.2 | 22.8 |
| Indianapolis, Ind | .6 | 12,903 | 12,687 | 12,352 | 10,624 | 6,024 | 2,279 | 86.0 | 82.3 | 37.8 |
| Jacksonville, Fla | .5 | 10,836 | 10,555 | 10,189 | 9,149 | 5,748 | 1,687 | 89.8 | 84.4 | 29.3 |
| Kansas City, Kans.-Mo | .8 | 13,879 | 13,560 | 13,208 | 11,202 | 6,504 | 2,677 | 84.8 | 80.7 | 41.2 |
| Knoxville, Tenn | .5 | 11,009 | 10,743 | 10,412 | 9,353 | 5,805 | 1,656 | 89.8 | 85.0 | 28.5 |
| Little Rock-North Little Rock, Ark | .3 | 12,093 | 11,725 | 11,641 | 9,941 | 6,007 | 2,152 | 85.4 | 82.2 | 35.8 |
| Los Angeles-Long Beach, Calif | 4.4 | 12,038 | 11,820 | 11,470 | 10,151 | 6,063 | 1,887 | 88.5 | 84.3 | 31.1 |
| Louisville, Ky | .3 | 14,975 | 14,654 | 14,323 | 12,011 | 7,025 | 2,964 | 83.9 | 80.2 | 42.2 |
| Memphis, Tenn | .9 | 12,237 | 11,961 | 11,872 | 10,388 | 5,723 | 1,849 | 87.5 | 84.9 | 32.3 |
| Miami, Fla | .9 | 13,160 | 12,849 | 12,215 | 10,602 | 6,290 | 2,558 | 86.8 | 80.6 | 40.7 |
| Milwaukee, Wis | .4 | 12,945 | 12,768 | 12,917 | 10,463 | 5,000 | 2,482 | 81.0 | 80.8 | 49.6 |
| Minneapolis-St. Paul, Minn | .7 | 13,803 | 13,504 | 13,387 | 11,102 | 5,512 | 2,701 | 82.9 | 80.4 | 49.0 |
| New Orleans, La | .5 | 13,446 | 13,152 | 13,250 | 11,340 | 6,116 | 2,106 | 85.6 | 84.3 | 34.4 |
| New York-Northeastern New Jersey | 4.8 | 15,245 | 14,962 | 14,648 | 11,604 | 7,242 | 3,641 | 79.2 | 76.1 | 50.3 |
| Norfolk-Portsmouth, Va | .2 | 11,697 | 11,484 | 11,420 | 10,100 | 5,580 | 1,597 | 88.4 | 86.3 | 28.6 |
| Oklahoma City, Okla | .9 | 12,767 | 12,435 | 12,402 | 10,774 | 6,566 | 1,993 | 86.9 | 84.4 | 30.4 |
| Omaha, Nebr | .4 | 12,140 | 11,825 | 11,285 | 9,884 | 5,430 | 2,256 | 87.6 | 81.4 | 41.5 |
| Philadelphia, Pa | 5.7 | 12,672 | 12,307 | 12,146 | 9,968 | 6,041 | 2,704 | 82.1 | 78.7 | 44.8 |
| Phoenix, Ariz | 2.3 | 11,270 | 11,090 | 11,157 | 9,702 | 6,307 | 1,568 | 87.0 | 86.1 | 24.9 |
| Pittsburgh, Pa | .7 | 14,718 | 14,228 | 14,186 | 11,530 | 6,312 | 3,188 | 81.3 | 78.3 | 50.5 |
| Portland, Oreg | .7 | 13,076 | 12,890 | 12,750 | 10,816 | 6,410 | 2,260 | 84.8 | 82.7 | 35.3 |
| Richmond, Va | .3 | 11,380 | 11,074 | 11,060 | 9,804 | 5,454 | 1,576 | 88.6 | 86.2 | 28.9 |
| Rochester, N. Y | .1 | 14,020 | 13,684 | 13,052 | 11,284 | 5,894 | 2,736 | 80.9 | 80.5 | 46.4 |
| Sacramento, Calif | 1.3 | 12,895 | 12,682 | 12,470 | 10,816 | 6,785 | 2,079 | 86.7 | 83.9 | 30.6 |
| St. Louis, Mo | 2.0 | 14,224 | 13,800 | 13,903 | 10,806 | 6,346 | 3,418 | 77.7 | 76.0 | 53.9 |
| Salt Lake City, Utah | .7 | 14,039 | 13,773 | 13,609 | 11,602 | 5,805 | 2,437 | 85.3 | 82.6 | 42.0 |
| San Antonio, Tex | .4 | 12,386 | 12,162 | 12,246 | 10,503 | 6,064 | 1,883 | 85.8 | 84.8 | 31.1 |
| San Bernardino-Riverside-Ontario, Calif | .8 | 10,149 | 9,956 | 9,825 | 8,957 | 5,496 | 1,192 | 91.2 | 88.3 | 21.7 |
| San Diego, Calif | .2 | 14,557 | 13,518 | 13,109 | 11,020 | 5,964 | 3,537 | 84.1 | 75.7 | 59.3 |
| San Francisco-Oakland, Calif | 3.5 | 13,916 | 13,665 | 13,261 | 11,246 | 6,567 | 2,670 | 84.8 | 80.8 | 40.7 |
| San Jose, Calif | 1.8 | 12,949 | 12,729 | 12,747 | 11,026 | 6,025 | 1,923 | 86.5 | 85.1 | 31.9 |
| Seattle, Wash | .8 | 13,538 | 13,307 | 13,262 | 11,331 | 6,547 | 2,207 | 85.4 | 83.7 | 33.7 |
| Shreveport, La | .6 | 12,420 | 12,196 | 12,205 | 10,637 | 6,315 | 1,783 | 87.2 | 85.6 | 28.2 |
| South Bend, Ind | .2 | 11,497 | 11,164 | 11,261 | 9,936 | 5,568 | 1,561 | 88.2 | 86.4 | 28.0 |
| Spokane, Wash | .2 | 12,993 | 12,791 | 12,683 | 10,857 | 5,684 | 2,136 | 85.6 | 83.6 | 37.6 |
| Stockton, Calif | .4 | 11,120 | 10,935 | 10,788 | 9,649 | 5,952 | 1,471 | 89.4 | 86.8 | 24.7 |
| Syracuse, N. Y | .1 | 12,971 | 12,763 | 12,505 | 10,650 | 6,099 | 2,321 | 85.2 | 82.1 | 38.1 |
| Tacoma, Wash | .2 | 12,223 | 11,994 | 12,222 | 10,413 | 5,749 | 1,810 | 85.2 | 85.2 | 31.5 |
| Tampa-St. Petersburg, Fla | .9 | 9,806 | 9,402 | 9,418 | 8,573 | 5,138 | 1,233 | 91.0 | 87.4 | 24.0 |
| Toledo, Ohio | .3 | 15,289 | 15,027 | 15,085 | 12,505 | 6,569 | 2,784 | 82.9 | 81.8 | 42.4 |
| Topeka, Kans | .1 | 11,502 | 11,002 | 11,035 | 9,803 | 5,447 | 1,699 | 88.8 | 85.2 | 31.2 |
| Tulsa, Okla | 1.1 | 10,932 | 10,741 | 10,564 | 9,550 | 5,842 | 1,382 | 90.4 | 87.4 | 23.7 |
| Washington, D. C | .4 | 13,272 | 12,814 | 13,106 | 10,651 | 6,643 | 2,621 | 81.3 | 80.3 | 39.5 |
| Wichita, Kans | .6 | 12,369 | 12,007 | 11,941 | 10,610 | 6,782 | 1,759 | 88.9 | 85.8 | 25.9 |
| Youngstown, Ohio | .3 | 11,899 | 11,788 | 11,728 | 10,099 | 5,107 | 1,800 | 86.1 | 84.9 | 35.2 |

[1] Total requirements less mortgage amount.





**TABLE II–76—Continued**

***Purchase transaction characteristics, selected metropolitan areas, 1-family homes, Sec. 203, 1955—Continued***

| Standard metropolitan area | As percent of United States total | Average | | | | | | Mortgage as percent of | | Current investment as percent of income |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Total requirements | Sale price | Property value | Mortgage amount | Mortgagor's annual income | Current investment[1] | Property value | Total requirements | |
| **EXISTING HOMES** | | | | | | | | | | |
| Akron, Ohio | 0.7 | $13,574 | $13,289 | $13,185 | $10,613 | $5,939 | $2,961 | 80.5 | 78.2 | 49.9 |
| Albany-Schenectady-Troy, N. Y | .5 | 12,991 | 12,821 | 12,739 | 10,442 | 6,554 | 2,549 | 82.0 | 80.4 | 38.9 |
| Albuquerque, N. Mex | .2 | 11,789 | 11,615 | 10,811 | 9,538 | 6,239 | 2,251 | 88.2 | 80.9 | 36.1 |
| Atlanta, Ga | .9 | 14,089 | 13,715 | 13,834 | 11,325 | 6,935 | 2,764 | 81.9 | 80.4 | 39.9 |
| Baltimore, Md | .5 | 10,451 | 10,190 | 10,992 | 8,509 | 5,520 | 1,942 | 77.4 | 81.4 | 35.1 |
| Birmingham, Ala | .4 | 12,725 | 12,300 | 12,210 | 10,287 | 6,335 | 2,438 | 84.3 | 80.8 | 38.5 |
| Buffalo, N. Y | .9 | 12,557 | 12,133 | 12,087 | 9,908 | 5,748 | 2,649 | 82.0 | 78.9 | 46.1 |
| Charlotte, N. C | .2 | 13,501 | 13,175 | 12,971 | 10,935 | 6,880 | 2,566 | 84.3 | 81.0 | 37.2 |
| Chicago, Ill | 1.9 | 14,980 | 14,644 | 13,938 | 11,189 | 6,724 | 3,791 | 80.3 | 74.7 | 56.4 |
| Cleveland, Ohio | 1.5 | 15,231 | 14,889 | 14,450 | 11,493 | 6,126 | 3,738 | 79.5 | 75.5 | 61.0 |
| Columbus, Ohio | 1.8 | 12,951 | 12,625 | 12,266 | 10,379 | 5,711 | 2,572 | 84.6 | 80.1 | 45.0 |
| Dallas, Tex | 1.3 | 9,922 | 9,672 | 9,526 | 8,565 | 5,516 | 1,357 | 89.9 | 86.3 | 24.6 |
| Dayton, Ohio | .6 | 13,617 | 13,319 | 12,645 | 10,425 | 6,019 | 3,192 | 82.4 | 76.6 | 53.0 |
| Denver, Colo | .6 | 13,357 | 13,160 | 12,694 | 10,701 | 6,681 | 2,656 | 84.3 | 80.1 | 39.8 |
| Des Moines, Iowa | .3 | 12,614 | 12,432 | 12,136 | 10,287 | 6,181 | 2,327 | 84.8 | 81.6 | 37.6 |
| Detroit, Mich | 4.0 | 14,082 | 13,860 | 13,254 | 10,630 | 6,464 | 3,452 | 80.2 | 75.5 | 53.4 |
| El Paso, Tex | .1 | 11,144 | 10,925 | 9,700 | 8,792 | 6,768 | 2,352 | 90.6 | 78.9 | 34.8 |
| Flint, Mich | .6 | 12,775 | 12,544 | 12,069 | 10,162 | 5,846 | 2,613 | 84.2 | 79.5 | 44.7 |
| Fort Wayne, Ind | .2 | 12,525 | 12,277 | 11,538 | 9,471 | 5,917 | 3,054 | 82.1 | 75.6 | 51.6 |
| Fort Worth, Tex | .8 | 8,650 | 8,426 | 8,202 | 7,462 | 5,061 | 1,188 | 91.0 | 86.3 | 23.5 |
| Fresno, Calif | .5 | 11,663 | 11,426 | 11,293 | 9,540 | 5,936 | 2,123 | 84.5 | 81.8 | 35.8 |
| Grand Rapids, Mich | .6 | 13,212 | 12,981 | 12,841 | 10,406 | 5,776 | 2,806 | 81.0 | 78.8 | 48.6 |
| Hartford, Conn | .4 | 14,484 | 14,335 | 13,671 | 11,251 | 6,529 | 3,233 | 82.3 | 77.7 | 49.5 |
| Houston, Tex | 1.5 | 10,703 | 10,544 | 10,562 | 9,249 | 6,470 | 1,454 | 87.6 | 86.4 | 22.5 |
| Indianapolis, Ind | 1.0 | 13,562 | 13,361 | 12,622 | 10,393 | 6,637 | 3,169 | 82.3 | 76.6 | 47.7 |
| Jacksonville, Fla | .4 | 11,255 | 10,914 | 10,560 | 9,388 | 6,389 | 1,867 | 88.9 | 83.4 | 29.2 |
| Kansas City, Kans.-Mo | 2.6 | 12,734 | 12,431 | 12,290 | 10,163 | 6,396 | 2,571 | 82.7 | 79.8 | 40.2 |
| Knoxville, Tenn | .2 | 11,745 | 11,478 | 11,223 | 9,662 | 6,173 | 2,083 | 86.1 | 82.3 | 33.7 |
| Little Rock-North Little Rock, Ark | .3 | 11,369 | 10,992 | 10,991 | 9,485 | 6,041 | 1,884 | 86.3 | 83.4 | 31.2 |
| Los Angeles-Long Beach, Calif | 3.2 | 14,477 | 14,172 | 12,693 | 10,644 | 6,984 | 3,833 | 83.9 | 73.5 | 54.9 |
| Louisville, Ky | .7 | 12,821 | 12,551 | 12,199 | 10,231 | 5,997 | 2,590 | 83.9 | 79.8 | 43.2 |
| Memphis, Tenn | .7 | 11,010 | 10,753 | 10,583 | 9,302 | 5,522 | 1,708 | 87.9 | 84.5 | 30.9 |
| Miami, Fla | .3 | 12,873 | 12,569 | 11,717 | 10,095 | 6,251 | 2,778 | 86.2 | 78.4 | 44.4 |
| Milwaukee, Wis | .2 | 15,057 | 14,850 | 14,515 | 11,689 | 6,144 | 3,368 | 80.5 | 77.6 | 54.8 |
| Minneapolis-St. Paul, Minn | .9 | 14,305 | 14,020 | 13,846 | 11,222 | 6,025 | 3,083 | 81.0 | 78.4 | 51.2 |
| New Orleans, La | .3 | 14,306 | 13,926 | 14,018 | 11,432 | 6,241 | 2,874 | 81.6 | 79.9 | 46.1 |
| New York-Northeastern New Jersey | 4.0 | 14,222 | 13,864 | 13,403 | 10,964 | 6,875 | 3,258 | 81.8 | 77.1 | 47.4 |
| Norfolk-Portsmouth, Va | .5 | 12,200 | 11,945 | 11,551 | 9,781 | 6,184 | 2,419 | 84.7 | 80.2 | 39.1 |
| Oklahoma City, Okla | .6 | 10,886 | 10,561 | 10,502 | 9,163 | 6,010 | 1,723 | 87.3 | 84.2 | 28.7 |
| Omaha, Nebr | .6 | 11,988 | 11,695 | 10,703 | 9,169 | 5,770 | 2,810 | 85.7 | 76.5 | 48.9 |
| Philadelphia, Pa | 2.4 | 11,111 | 10,723 | 10,183 | 8,638 | 5,460 | 2,473 | 84.8 | 77.7 | 45.3 |
| Phoenix, Ariz | .5 | 11,239 | 11,009 | 10,587 | 9,130 | 6,665 | 2,109 | 86.2 | 81.2 | 31.6 |
| Pittsburgh, Pa | .7 | 13,247 | 12,946 | 12,749 | 10,580 | 6,180 | 2,667 | 83.0 | 79.9 | 43.2 |
| Portland, Oreg | 1.8 | 10,930 | 10,760 | 10,805 | 9,035 | 6,014 | 1,895 | 83.6 | 82.7 | 31.5 |
| Richmond, Va | .6 | 11,411 | 11,142 | 10,957 | 9,315 | 5,762 | 2,066 | 85.3 | 81.9 | 35.9 |
| Rochester, N. Y | .6 | 11,741 | 11,320 | 11,415 | 9,206 | 5,585 | 2,535 | 80.6 | 78.4 | 45.4 |
| Sacramento, Calif | 1.3 | 11,761 | 11,573 | 11,303 | 9,638 | 6,467 | 2,123 | 85.3 | 81.9 | 32.8 |
| St. Louis, Mo | 2.3 | 13,819 | 13,441 | 13,337 | 10,659 | 6,470 | 3,160 | 79.9 | 77.1 | 48.8 |
| Salt Lake City, Utah | .4 | 14,454 | 14,114 | 13,828 | 11,513 | 6,360 | 2,941 | 83.3 | 79.7 | 46.2 |
| San Antonio, Tex | .6 | 11,036 | 10,838 | 10,950 | 9,390 | 6,128 | 1,646 | 85.7 | 85.1 | 26.9 |
| San Bernardino-Riverside-Ontario, Calif | .4 | 12,927 | 12,569 | 12,048 | 10,131 | 6,118 | 2,796 | 84.1 | 78.4 | 45.7 |
| San Diego, Calif | .6 | 13,234 | 12,867 | 11,841 | 9,895 | 6,014 | 3,339 | 83.6 | 74.8 | 55.5 |
| San Francisco-Oakland, Calif | 4.3 | 12,962 | 12,706 | 12,094 | 10,159 | 6,351 | 2,803 | 84.0 | 78.4 | 44.1 |
| San Jose, Calif | 1.0 | 14,376 | 14,148 | 13,954 | 11,481 | 6,843 | 2,895 | 82.3 | 79.9 | 42.3 |
| Seattle, Wash | 2.6 | 12,657 | 12,450 | 12,404 | 10,324 | 6,428 | 2,333 | 83.2 | 81.6 | 36.3 |
| Shreveport, La | .4 | 12,233 | 11,969 | 11,809 | 10,229 | 6,726 | 2,004 | 86.0 | 83.6 | 29.8 |
| South Bend, Ind | .3 | 11,709 | 11,519 | 10,930 | 9,159 | 5,934 | 2,550 | 83.8 | 78.2 | 45.0 |
| Spokane, Wash | .3 | 11,458 | 11,241 | 11,173 | 9,571 | 5,802 | 1,887 | 85.7 | 83.5 | 32.5 |
| Stockton, Calif | .6 | 10,793 | 10,556 | 10,432 | 9,013 | 6,148 | 1,780 | 86.4 | 83.5 | 29.0 |
| Syracuse, N. Y | .4 | 13,405 | 13,195 | 13,204 | 10,827 | 6,428 | 2,578 | 82.0 | 80.8 | 40.1 |
| Tacoma, Wash | .5 | 10,888 | 10,704 | 10,694 | 8,977 | 5,886 | 1,911 | 83.9 | 82.4 | 32.5 |
| Tampa-St. Petersburg, Fla | .3 | 12,614 | 12,253 | 12,048 | 10,038 | 6,775 | 2,576 | 83.3 | 79.6 | 38.0 |
| Toledo, Ohio | .4 | 14,403 | 14,059 | 13,890 | 11,209 | 6,117 | 3,194 | 80.7 | 77.8 | 52.2 |
| Topeka, Kans | .4 | 11,156 | 10,881 | 10,027 | 8,845 | 5,827 | 2,311 | 88.2 | 79.3 | 39.7 |
| Tulsa, Okla | .9 | 10,343 | 10,155 | 9,726 | 8,719 | 5,696 | 1,624 | 89.6 | 84.3 | 28.5 |
| Washington, D. C | .8 | 17,086 | 16,599 | 16,221 | 13,166 | 7,701 | 3,920 | 81.2 | 77.1 | 50.9 |
| Wichita, Kans | .5 | 12,214 | 11,871 | 11,040 | 9,626 | 6,674 | 2,588 | 87.2 | 78.8 | 38.8 |
| Youngstown, Ohio | .3 | 13,735 | 13,424 | 13,211 | 10,595 | 5,845 | 3,140 | 80.2 | 77.1 | 53.7 |

$199, and one-fifth averages of $300 or more. Existing-home closing costs averaged $300 to $399 in 20 States, $200 to $299 in 18 States, and $150 to $199 in 8 States.

Average current investments (downpayments plus closing costs) were lowest for new-home buyers in Georgia ($1,156) and for existing-home buyers in Texas ($1,512), and highest in Missouri ($3,549) for new homes and in Nevada ($3,670) for existing homes. In 7 of 10 States, current investments of new-home buyers averaged from $1,500 to $2,499. Existing-home averages were less concentrated, with half of the States reporting averages of $2,000 to $2,999, one-fourth averages of $1,500 to $1,999, and roughly one-fifth averages of $3,000 to $3,499.

Mortgage amounts accounted for varying proportions of total transaction requirements in the various States, ranging from 76 percent in Missouri to 89 percent in Georgia for new-home transactions, and from 74 percent in Wyoming to 85 percent in Texas for existing-construction cases. For new-home transactions in most States, the average ratios of mortgage to total requirements were in the relatively narrow range of 83 to 85.9 percent. The existing-home average ratios were more dispersed, 7 of 10 States reporting averages in the range from 77 to 81.9 percent. In line with the higher loan-to-value ratios for new construction permitted under the law, new-home mortgages represented larger proportions of total requirements than existing-home mortgages in all but two States.

Inasmuch as FHA-estimated property value is generally less than sale price and almost invariably lower than total requirements, the average loan-to-value ratios exceeded the ratios of loan to total requirements in every instance except for new-home mortgages in Maryland and Hawaii. In these two areas, many of the transactions involve leasehold estates with the land being leased and the mortgagors paying ground rent. FHA property valuations include the land, but since title to the land is not passed to the mortgagor, the sale price, and hence total requirements, exclude it. In determination of the maximum mortgage amount for leasehold cases, the value of the leased fee (usually the land price) is deducted from the mortgage amount obtained by applying the applicable loan-to-value ratio to the property value including land.

The ratio of buyer's current investment to annual effective income ranged in new-home transactions from 22 percent in New Mexico to 55 percent in Missouri and in existing-home cases from 26 percent in Texas to 54 percent in West Virginia. New-home investments averaged from 25 to 35 percent of income in half of the States, and higher in most of the remaining States. The existing-home investment-to-income ratios were higher than the new in nearly every State, ranging mainly from 30 to 50 percent.

Comparable data on the 1955 Section 203 purchase transactions are available for selected metropolitan areas in Table 76.





**TABLE II-77**

*Amount of mortgage by total requirements for purchase transactions, 1-family homes, Sec. 203, 1955*

| Total requirements | Percentage distribution | Median amount of mortgage | Amount of mortgage—percentage distributions: Less than $5,000 | $5,000 to $5,999 | $6,000 to $6,999 | $7,000 to $7,999 | $8,000 to $8,999 | $9,000 to $9,999 | $10,000 to $10,999 | $11,000 to $11,999 | $12,000 to $12,999 | $13,000 to $13,999 | $14,000 to $14,999 | $15,000 to $16,999 | $17,000 to $19,999 | $20,000 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| NEW HOMES | | | | | | | | | | | | | | | | | |
| Less than $7,000 | 0.4 | $5,985 | 0.8 | 50.8 | 48.4 | | | | | | | | | | | | 100.0 |
| $7,000 to $7,999 | 2.8 | 6,941 | .1 | .4 | 55.9 | 43.6 | | | | | | | | | | | 100.0 |
| $8,000 to $8,999 | 0.9 | 7,672 | .3 | .3 | .9 | 63.2 | 35.3 | | | | | | | | | | 100.0 |
| $9,000 to $9,999 | 13.7 | 8,728 | .2 | (1) | .5 | 3.8 | 82.3 | 13.2 | | | | | | | | | 100.0 |
| $10,000 to $10,999 | 11.8 | 9,345 | .2 | .1 | .6 | 1.5 | 16.5 | 80.2 | 0.9 | | | | | | | | 100.0 |
| $11,000 to $11,999 | 11.3 | 10,063 | .2 | .5 | .6 | 1.4 | 4.9 | 30.4 | 55.9 | 0.1 | | | | | | | 100.0 |
| $12,000 to $12,999 | 11.1 | 10,654 | .4 | .3 | .5 | 1.6 | 3.1 | 13.8 | 55.2 | 25.0 | 0.1 | | | | | | 100.0 |
| $13,000 to $13,999 | 10.4 | 11,297 | .2 | .5 | .6 | 1.1 | 2.9 | 6.0 | 22.6 | 60.1 | 6.0 | | | | | | 100.0 |
| $14,000 to $14,999 | 8.2 | 12,279 | .1 | .4 | .3 | 1.2 | 1.7 | 3.9 | 11.8 | 20.2 | 50.9 | 0.5 | | | | | 100.0 |
| $15,000 to $15,999 | 7.0 | 12,505 | .1 | .3 | .3 | 1.3 | 1.6 | 2.2 | 8.2 | 16.3 | 38.9 | 30.8 | | | | | 100.0 |
| $16,000 to $16,999 | 6.0 | 13,153 | .2 | .3 | .4 | 1.1 | 1.5 | 2.1 | 5.1 | 8.3 | 23.3 | 49.8 | 7.8 | 0.1 | | | 100.0 |
| $17,000 to $17,999 | 3.0 | 13,873 | .2 | .1 | .1 | .3 | 1.3 | .5 | 3.8 | 5.3 | 12.4 | 29.8 | 43.3 | 2.9 | | | 100.0 |
| $18,000 to $19,999 | 3.3 | 14,726 | .1 | .2 | .8 | .1 | 1.0 | 1.8 | 2.2 | 3.4 | 5.0 | 13.0 | 30.8 | 41.5 | 0.1 | | 100.0 |
| $20,000 or more | 2.1 | 15,658 | | .5 | .3 | .2 | .2 | .7 | 2.0 | 1.4 | 2.7 | 2.5 | 7.8 | 48.2 | 28.8 | 4.7 | 100.0 |
| Total | 100.0 | 10,081 | .2 | .5 | 2.2 | 8.9 | 18.3 | 18.2 | 17.0 | 13.3 | 9.3 | 6.1 | 2.9 | 2.4 | .6 | .1 | 100.0 |
| EXISTING HOMES | | | | | | | | | | | | | | | | | |
| Less than $7,000 | 2.3 | 5,532 | 24.3 | 57.6 | 18.1 | | | | | | | | | | | | 100.0 |
| $7,000 to $7,999 | 4.4 | 6,674 | .5 | 8.5 | 71.3 | 19.7 | | | | | | | | | | | 100.0 |
| $8,000 to $8,999 | 9.1 | 7,519 | .2 | 1.1 | 15.1 | 69.9 | 13.7 | | | | | | | | | | 100.0 |
| $9,000 to $9,999 | 11.2 | 8,220 | .2 | .4 | 3.2 | 25.1 | 68.5 | 2.6 | | | | | | | | | 100.0 |
| $10,000 to $10,999 | 12.0 | 8,852 | | .2 | 1.0 | 7.5 | 51.4 | 39.0 | 0.9 | | | | | | | | 100.0 |
| $11,000 to $11,999 | 10.9 | 9,545 | (1) | .1 | .6 | 2.4 | 17.3 | 65.5 | 13.8 | 0.3 | | | | | | | 100.0 |
| $12,000 to $12,999 | 10.9 | 10,153 | (1) | .1 | .4 | 1.3 | 6.8 | 30.8 | 57.3 | 3.0 | 0.3 | | | | | | 100.0 |
| $13,000 to $13,999 | 9.7 | 10,782 | | (1) | .1 | .7 | 3.3 | 12.1 | 45.0 | 38.0 | .7 | 0.1 | | | | | 100.0 |
| $14,000 to $14,999 | 7.0 | 11,420 | | (1) | .1 | .3 | 1.5 | 5.0 | 22.3 | 53.5 | 17.1 | .1 | 0.1 | | | | 100.0 |
| $15,000 to $15,999 | 5.8 | 12,102 | | | .1 | .6 | .9 | 2.3 | 10.3 | 30.6 | 51.5 | 3.5 | (1) | 0.2 | | | 100.0 |
| $16,000 to $16,999 | 4.5 | 12,670 | .1 | .1 | .1 | .1 | .8 | 2.0 | 5.4 | 14.6 | 30.5 | 36.3 | .7 | .3 | | | 100.0 |
| $17,000 to $17,999 | 3.3 | 13,387 | | | | .3 | .3 | .6 | 3.7 | 6.8 | 22.7 | 40.4 | 24.4 | .4 | 0.4 | | 100.0 |
| $18,000 to $19,999 | 3.9 | 14,320 | | | .1 | .1 | .3 | .6 | 1.6 | 2.8 | 8.8 | 22.1 | 42.3 | 21.2 | .1 | | 100.0 |
| $20,000 or more | 4.4 | 16,491 | | | | .2 | .2 | (1) | .6 | .6 | 2.3 | 4.6 | 10.1 | 42.1 | 32.4 | 6.9 | 100.0 |
| Total | 100.0 | 9,697 | .6 | 1.9 | 5.5 | 11.5 | 18.3 | 17.3 | 15.0 | 10.9 | 7.3 | 4.2 | 3.0 | 2.7 | 1.5 | .3 | 100.0 |

(1) Less than 0.05 percent.

AMOUNT OF MORTGAGE BY TOTAL REQUIREMENTS.—FHA home buyers in 1955 generally obtained mortgage financing in amounts at or near the maximums available under the law. This is evident from the distribution pattern of the mortgage amounts in each total requirements group shown in Table 77.

Influenced primarily by the applicable maximum loan-to-value ratios, the median mortgage amounts increased as the amounts of total requirements rose. The rate of increase, however, tended to slacken in the higher requirement groups, especially those amounting to $12,000 or more. This stemmed from a more widespread distribution of the mortgage amounts as requirements increased, reflecting the fact that buyers of the higher-priced homes were frequently able to make larger downpayments and hence required relatively smaller amounts of mortgage financing. Another factor was the higher mortgage amounts allowed on the higher-cost properties in Alaska, Hawaii, and Guam, tending to expand the mortgage amount distributions into the higher-amount categories.

Median mortgage amounts for new-home transactions exceeded those of existing homes in nearly all of the corresponding total requirements groups. This was in line with the higher loan-to-value ratios permitted on new construction. The exception was the group of $20,000 or more, where the comparatively higher property values in the existing-home transactions warranted higher mortgage amounts.

## Technical Notes

SIZE OF SAMPLE.—Data presented in this section of the report are based on 33,200 new-home and 58,100 existing-home cases. These cases represent a 40-percent sample of the cases insured under Section 203 (b) during the first 10 months of 1955, selected on the basis of case number in order to assure random distribution.

DEFINITION OF TERMS.—Throughout this report the use of technical terms is in keeping with the following definitions established for use in the FHA underwriting system in connection with the appraisal of properties and the evaluation of mortgage risk:

*Calculated Area* is the area of spaces in the main building above basement or foundations, measured at the outside surfaces of exterior walls. Garage space, finished spaces in attics, and areas with ceiling heights of less than 5 feet are excluded.

*Market Price of Site* is the FHA-estimated price for an equivalent site including street improvements or utilities, rough grading, terracing, and retaining walls, if any.

*Mortgagor's Effective Income* is the FHA-estimated amount of the mortgagor's earning capacity (before deductions for Federal income taxes) that is likely to prevail during approximately the first third of the mortgage term.

*Number of Rooms* excludes bathrooms, toilet compartments, closets, halls, storage and similar spaces.

*Property Value* is the FHA-estimated price that typical buyers would be warranted in paying for the property (including the house, all other physical improvements, and land) for long-term use or investment, assuming the buyers to be well informed and acting intelligently, voluntarily, and without necessity.





*Prospective Monthly Housing Expense* includes total monthly mortgage payment for the first year and the FHA-estimated cost of monthly maintenance and repair, and heating and utility expenses.

*Rental Value* is estimated by FHA on the basis of typical year-round tenant occupancy, excluding any premium obtainable because of local housing shortages or newness of the individual property.

*Replacement Cost of Property* is the FHA-estimated cost of the building (in new condition) and other physical improvements, market price of site, and miscellaneous allowable costs for the typical owner.

*Sale Price* is the price stated in the sale agreement, adjusted to exclude any portion of closing costs, prepayable expenses, or costs of non-real estate items which the agreement indicates will be assumed by the seller.

*Taxes and Assessments* include property taxes and any continuing non-prepayable special assessments, as estimated by FHA.

*Total Monthly Mortgage Payment* includes monthly payment for the first year to principal, interest, FHA insurance premium, hazard insurance premium, taxes and special assessments, and miscellaneous items including ground rent, if any.

*Total Requirements* include the total amount, including mortgage funds, necessary to close the transaction less any prepayable expenses such as unaccrued taxes, insurance premiums, and similar items.

## CHARACTERISTICS OF MULTIFAMILY HOUSING MORTGAGE TRANSACTIONS

This discussion of multifamily housing characteristics is based on those projects for which the FHA issued commitments during 1955 for the insurance of mortgages secured by newly constructed rental or cooperative housing. During the year there were 85 such commitments issued, involving a total of 8,900 dwelling units. Of these, 6,900 units were in rental projects—3,700 processed under Section 207, 800 under Section 220 urban renewal, and 2,500 under Section 803, including 1,700 units in Wherry housing projects and 800 units in Capehart housing projects. Some 2,000 units were covered by commitments issued under the Section 213 cooperative housing program—1,500 units in management-type projects and 500 in sales-type projects. Not included in this analysis are 4 commitments issued under Section 207 pursuant to Section 223 to refinance the sale of certain public housing (600 units) and 1 commitment issued to refinance a Section 608 project mortgage. No commitment activity was reported under either the Section 221 relocation housing program or the Section 908 defense housing program.

### Trends of Typical Multifamily Housing Transactions

The typical rental housing project approved for mortgage insurance by the FHA during 1955 included 69 dwelling units. The typical unit contained 4.7 rooms, rented for $94.27, and secured a mortgage of $7,850 which represented 81.8 percent of the estimated replacement cost.

**TABLE II–78**

*Characteristics of multifamily housing transactions, by section, 1955*

| Item | Total rental and cooperative housing | Rental housing | | | | Cooperative housing, Sec. 213 | | |
|---|---|---|---|---|---|---|---|---|
| | | Total | Sec. 207 | Sec. 220 | Sec. 803 | Total | Management type | Sales type |
| Projects: | | | | | | | | |
| Median size (in units) | 68.0 | 69.0 | 49.2 | 254.0 | 275.0 | 57.5 | 112.5 | 45.0 |
| Average size (in units) | 104.6 | 115.6 | 76.2 | 254.0 | 275.0 | 78.8 | 113.7 | 41.1 |
| Units: | | | | | | | | |
| Median size (in rooms) [1] | 4.9 | 4.7 | 4.6 | 3.8 | 5.2 | 5.4 | 5.2 | 5.8 |
| Median monthly rental | (2) | $94.27 | $120.27 | $123.39 | $73.81 | (2) | (2) | (2) |
| Median mortgage amount [3] | $8,518 | $7,850 | $8,506 | $8,681 | $7,622 | $10,150 | $10,248 | $7,339 |
| Median mortgage-cost ratio | 82.8 | 81.8 | 79.0 | 88.2 | 87.7 | 90.1 | 84.5 | 94.4 |

The following footnotes apply to this and to all subsequent tables in this section of the report:
[1] In determining the number of rooms per unit, baths, closets, halls, and similar spaces were excluded.
[2] Not available.
[3] Amount of mortgage allocable to dwelling use.

The characteristics for each of the several programs for which commitments to insure were approved by FHA during the year are presented in Table 78. In comparison with other rental housing, Section 803 projects were larger—typically containing 275 dwelling units with 5.2 rooms, rented for considerably less—$73.81, and secured a smaller mortgage of $7,622. This results from the high proportion (86 percent) of dwelling units consisting of 1-family structures committed under this program and the fact that no land cost is involved for those projects built on land leased from the Department of Defense. In contrast, projects approved under Section 207 and Section 220 showed differences due, in part, to the relatively large numbers of units in elevator structures—56 percent and 100 percent, respectively—with generally smaller but higher rental units. Under the Section 220 program, the commitments issued by FHA in 1955 covered sections 1, 2, and 3 of the New York City development known as Delano Village. Despite differences in size of typical projects for Section 207 (49 units with 4.6 rooms) and Section 220 (254 units with 3.8 rooms), the median monthly rental varied only slightly from $120.27 under Section 207 to $123.39 under Section 220. The unit mortgage of $8,681 for Section 220 was somewhat higher than the $8,506 reported for Section 207.





The typical Section 213 management-type cooperative project consisted of 112.5 dwelling units with a median room count of 5.2 rooms which secured a mortgage of $10,248 or 84.5 percent of replacement cost. In contrast, sales-type cooperatives were smaller (typically 45 units), had a higher room count of 5.8 rooms per unit, and secured a smaller mortgage of $7,339 which represented 94.4 percent of the replacement cost and reflected the higher participation of veterans in this type of project.

**TABLE II–79**

*Characteristics of mortgages and projects in rental project transactions, by years, 1947–55*

| Item | Year [1] | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1955 | 1954 | 1953 | 1952 | 1951 | 1950 | 1949 | 1948 | 1947 |
| Projects: | | | | | | | | | |
| Median size (in units) | 69.0 | 77.5 | 106.8 | 87.5 | 112.5 | 48.6 | 41.6 | 22.5 | 20.3 |
| Average size (in units) | 115.6 | 116.8 | 150.1 | 154.8 | 182.4 | 97.6 | 78.4 | 51.1 | 39.8 |
| Percent with: | | | | | | | | | |
| Walkup structures | 47.5 | 54.6 | 55.8 | 53.5 | 49.4 | 59.0 | 68.8 | 84.4 | 85.0 |
| Elevator structures | 32.2 | 27.6 | 22.1 | 5.6 | 10.1 | 18.0 | 14.0 | 3.1 | 1.1 |
| 1-family structures | 20.3 | 17.8 | 22.1 | 40.9 | 40.5 | 23.0 | 17.2 | 12.5 | 13.0 |
| Units: | | | | | | | | | |
| Median size (in rooms) | 4.7 | 4.7 | 4.6 | 4.8 | 4.6 | 4.2 | 4.0 | 4.7 | 4.7 |
| Average size (in rooms) | 4.5 | 4.3 | 4.3 | 4.5 | 4.4 | 3.9 | 3.7 | 4.3 | 4.4 |
| Median monthly rental | $94.27 | $102.72 | $87.95 | $75.38 | $71.10 | $78.87 | $82.49 | $87.56 | $84.13 |
| Average mortgage amount | $8,049 | $7,821 | $7,670 | $7,170 | $7,133 | $7,140 | $7,190 | $7,645 | $7,505 |
| Percent in: | | | | | | | | | |
| Walkup structures | 24.4 | 35.8 | 39.4 | 39.4 | 35.0 | 40.0 | 58.2 | 76.7 | 83.6 |
| Elevator structures | 40.8 | 44.4 | 30.0 | 4.4 | 12.8 | 30.8 | 26.7 | 13.1 | 2.7 |
| 1-family structures | 34.8 | 19.8 | 30.6 | 56.2 | 52.2 | 29.2 | 15.1 | 10.2 | 13.7 |
| Rooms: | | | | | | | | | |
| Average monthly rental | $22.09 | $24.39 | $21.34 | $16.77 | $16.91 | $20.06 | $22.22 | $20.13 | [2] $19.00 |
| Average mortgage amount | $1,802 | $1,817 | $1,778 | $1,579 | $1,619 | $1,835 | $1,940 | $1,769 | $1,724 |

[1] Based on commitments issued in 1947–49 under Sec. 608, in 1950–51 under Secs. 207, 608, 803, in 1952–54 under Secs. 207, 803, 908, and in 1955 under Secs. 207, 220, 803.
[2] Estimated.

The trends of selected characteristics for rental housing projects are shown in Table 79 and Chart 26.

The median project of 69 units for 1955 was smaller than that of 77.5 units reported for 1954. It may be noted that project sizes have varied greatly during the 9-year period covered by the table and chart.

The most notable development for 1955 was the 8-percent decrease in monthly rental from the all-time high of $102.72 established in 1954 to $94.27. This decrease occurred despite the fact that the typical unit remained unchanged at 4.7 rooms and the average mortgage amount rose $228 over the $7,821 reported for 1954. This increased mortgage amount for 1955 set a new all-time high for projects approved for mortgage insurance by FHA. Coupled with this was the proportional increase in the number of dwelling units contained in 1-family structures—35 percent as compared to 20 percent a year ago—which, for the most part, were Section

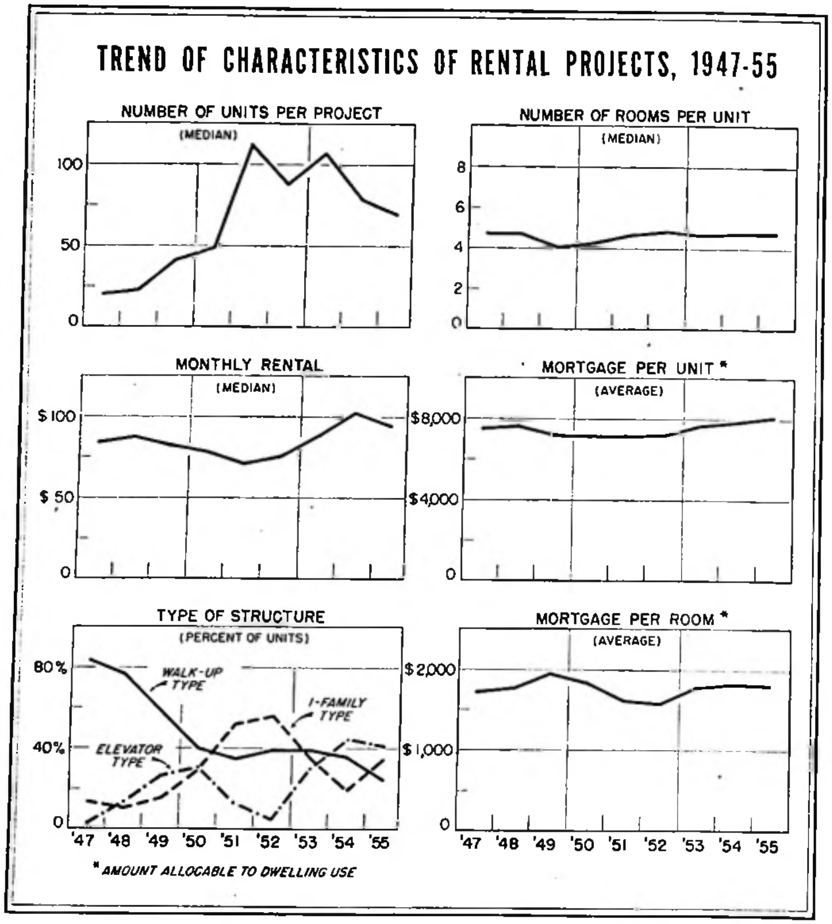


**CHART 11–26**

803 projects with median rentals of $72. Also, a slight decrease was reported during 1955 in the proportion of dwelling units contained in elevator structures.

### Type of Structure

FHA classifies large-scale developments into three principal types of structure: namely, walkup, elevator, and 1-family (row, semidetached, and detached houses). During 1955, as shown in Table 80, nearly one-half of the approved rental projects were walkups, but the major portion of dwelling units (41 percent) were in elevator-type structures. The median rental walkup contained 28 units while the typical elevator project consisted of 135 dwelling units.





**TABLE 11–80**

*Type of structure for multifamily housing, by section, 1955*

| Type of structure | Total rental and cooperative housing | Rental housing | | | | Cooperative housing, Sec. 213 | | |
|---|---|---|---|---|---|---|---|---|
| | | Total | Sec. 207 | Sec. 220 | Sec. 803 | Total | Management type | Sales type |
| Percentage distribution of projects: | | | | | | | | |
| Walkup | 41.7 | 47.5 | 55.3 | ........ | 22.2 | 28.0 | 53.8 | ........ |
| Elevator | 28.6 | 32.2 | 34.1 | 100.0 | ........ | 20.0 | 38.5 | ........ |
| 1-family | 20.7 | 20.3 | 10.6 | ........ | 77.8 | 52.0 | 7.7 | 100.0 |
| All projects | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Percentage distribution of dwelling units: | | | | | | | | |
| Walkup | 27.4 | 24.4 | 36.6 | ........ | 14.3 | 37.6 | 50.2 | ........ |
| Elevator | 38.3 | 40.8 | 56.3 | 100.0 | ........ | 29.7 | 39.6 | ........ |
| 1-family | 34.3 | 34.8 | 7.1 | ........ | 85.7 | 32.7 | 10.2 | 100.0 |
| All units | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |

Walkups have predominated for FHA-approved rental projects for some years. With the exception of 1954–55 when elevator structures accounted for the greatest number of units and 1951–52 when units in one-family developments predominated, walkups also provided the greatest number of dwelling units (Table 79).

During 1955, as in the preceding 2 years, Section 207 elevator projects accounted for more than one-half of the dwelling units approved under this section of the Act. This was a contributing factor in the increased share of units in rental elevator structures during 1954 and 1955 since the Section 207 activity represented a preponderance of FHA's approved rental project operations for those 2 years. Basically there was little change over 1954 in the distribution of units for each type of structure under Section 207.

Along with this, there was a slight downward shift from 1954 to 14 percent in the proportion of dwelling units in Section 803 walkups. The remaining units were in one-family structures which have always predominated under this section. Since Section 803 operations led during 1951 and 1952, this characteristic accounted for the high ratio of units contained in one-family structures as reported for all programs combined in those years.

Section 213 management-type cooperative projects, for the first time, had more units in walkups (50 percent) than in elevator structures, which formerly accounted for the major share of units for this type project. Sales-type cooperatives, by law, consist entirely of one-family dwellings.

### Size of Project

Table 81 presents the percentage distribution of projects and dwelling units by size of project (measured in dwelling units) for each of the programs for which commitments for mortgage insurance were approved by

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**TABLE II–81**

*Size of project for multifamily housing, by section, 1955*

| Number of dwelling units per project | Total rental and co-operative housing | Rental housing | | | | Cooperative housing, Sec. 213 | | |
|---|---|---|---|---|---|---|---|---|
| | | Total | Sec. 207 | Sec. 220 | Sec. 803 | Total | Man-age-ment type | Sales type |
| **Percentage distribution of projects:** | | | | | | | | |
| 8 to 24 | 17.8 | 20.2 | 25.6 | ------- | ------- | 12.0 | 7.7 | 16.6 |
| 25 to 49 | 23.8 | 20.3 | 25.6 | ------- | ------- | 32.0 | ------- | 66.8 |
| 50 to 99 | 21.5 | 20.4 | 23.3 | ------- | 11.1 | 24.0 | 30.8 | 16.6 |
| 100 to 149 | 13.2 | 11.9 | 12.7 | ------- | 11.1 | 16.0 | 30.8 | ------- |
| 150 to 199 | 8.3 | 5.1 | 6.4 | ------- | ------- | 16.0 | 30.7 | ------- |
| 200 to 299 | 9.4 | 13.6 | 4.3 | 100.0 | 33.4 | ------- | ------- | ------- |
| 300 to 399 | 1.2 | 1.7 | ------- | ------- | 11.1 | ------- | ------- | ------- |
| 400 to 499 | 3.6 | 5.1 | 2.1 | ------- | 22.2 | ------- | ------- | ------- |
| 500 or more | 1.2 | 1.7 | ------- | ------- | 11.1 | ------- | ------- | ------- |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Median | 68.0 | 69.0 | 49.2 | 254.0 | 275.0 | 57.5 | 112.5 | 45.0 |
| **Percentage distribution of dwelling units:** | | | | | | | | |
| 8 to 24 | 3.2 | 3.3 | 6.2 | ------- | ------- | 2.9 | 1.6 | 6.9 |
| 25 to 49 | 8.5 | 6.0 | 11.3 | ------- | ------- | 17.2 | ------- | 68.6 |
| 50 to 99 | 14.7 | 12.5 | 21.3 | ------- | 3.6 | 22.1 | 21.3 | 24.5 |
| 100 to 149 | 15.2 | 13.1 | 22.1 | ------- | 4.0 | 23.2 | 30.9 | ------- |
| 150 to 199 | 13.3 | 7.1 | 13.6 | ------- | ------- | 34.6 | 46.2 | ------- |
| 200 to 299 | 21.2 | 27.3 | 12.2 | 100.0 | 26.9 | ------- | ------- | ------- |
| 300 to 399 | 3.4 | 4.4 | ------- | ------- | 12.1 | ------- | ------- | ------- |
| 400 to 499 | 14.8 | 19.0 | 13.3 | ------- | 33.2 | ------- | ------- | ------- |
| 500 or more | 5.7 | 7.3 | ------- | ------- | 20.2 | ------- | ------- | ------- |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Average | 104.6 | 115.6 | 76.2 | 254.0 | 275.0 | 78.8 | 113.7 | 41.1 |

the FHA during 1955. These data are based on individual project mortgages although in some cases they may be parts of larger multiproject developments.

The median rental project in 1955—69 dwelling units—contained one-tenth fewer units than the typical project approved during 1954. Three-fifths of all the rental projects covered by 1955 commitments contained fewer than 100 units while nearly a third consisted of from 100 to 299 units. Three-fourths of the Section 207 projects had fewer than 100 units in contrast to the Section 803 program, in which all but one project contained more than 100 dwelling units. Under Section 207, elevator projects contained a median 77 units, 1-family projects 63 units, and walkups 28 units. The largest project approved during the year under this section consisted of an elevator structure containing 478 dwelling units.

Four-fifths of all project rental units provided for the year were in projects having 100 units or more. Nearly two-fifths of the Section 207 dwelling units were contained in projects with fewer than 100 units while more than one-third of this section's total were in projects of 100 to 199 units. Two-thirds of the Section 803 units involved projects containing 300 or more units.

The median project for Section 213 management-type cooperatives consisted of 112.5 units with three-fourths of all units contained in projects





having from 100 to 199 dwelling units. Sales-type cooperatives on the other hand were much smaller with the typical project containing 45 dwelling units. There were no sales-type projects with as many as 100 units.

With respect to project size the housing amendments of 1955 established 8 units as the minimum number which could be insured on one site under Sections 207, 213, and 803. No projects with fewer than 12 dwelling units (the former statutory limitation) were committed for mortgage insurance during 1955. Section 220 rental projects can have as few as 5 dwelling units.

### Size of Dwelling Units

The median dwelling unit for rental projects approved for mortgage insurance during 1955 contained 4.7 rooms—the same as that reported for 1954. Management-type cooperative project units were larger in 1955—5.2 rooms as compared to 4.8 rooms a year ago—while sales-type cooperative dwelling units remained the same size with 5.8 rooms. (See Table 82 for the percentage distribution of dwelling units by number of rooms for the several project programs.)

**TABLE II–82**

*Size of dwelling units for multifamily housing, by section, 1955*

| Rooms per unit | Total rental and co-operative housing | Rental housing | | | | Cooperative housing, Sec. 213 | | |
|---|---|---|---|---|---|---|---|---|
| | | Total | Sec. 207 | Sec. 220 | Sec. 803 | Total | Man-age-ment type | Sales type |
| **Percentage distribution of dwelling units:** | | | | | | | | |
| Less than 3 | 4.3 | 5.0 | 4.2 | 24.4 | ------- | 2.0 | 2.7 | ------- |
| 3 | 1.5 | 1.9 | 3.4 | ------- | 0.3 | ------- | ------- | ------- |
| 3½ | 9.8 | 11.1 | 13.2 | 37.8 | ------- | 5.1 | 6.9 | ------- |
| 4 | 17.3 | 20.3 | 21.2 | 12.6 | 21.4 | 6.8 | 6.8 | 6.9 |
| 4½ | 21.0 | 21.2 | 29.4 | 25.2 | 16.4 | 10.2 | 13.5 | ------- |
| 5 | 22.0 | 20.3 | 19.4 | ------- | 27.7 | 32.1 | 42.8 | ------- |
| 5½ | 9.3 | 6.7 | 5.7 | ------- | 10.3 | 18.2 | 3.1 | 63.5 |
| 6 or more | 13.9 | 10.5 | 3.5 | ------- | 23.9 | 25.6 | 24.2 | 29.6 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Median | 4.9 | 4.7 | 4.6 | 3.8 | 5.2 | 5.4 | 5.2 | 5.[illegible] |

During the year the proportion of units having 5½ rooms or more (all rental projects) increased to 17 percent of the total whereas only 10 percent were this large in 1954. There was a corresponding decrease in the number of units containing 3 or fewer rooms—7 percent in 1955 as compared to 14 percent a year ago. Minor proportional changes occurred for dwelling units of 4 and 5 rooms. Those with 4 rooms increased to 20 percent—4 percentage points over 1954—while units consisting of 5 rooms decreased—20 percent this year as compared to 23 percent in 1954.

The influence of the increased proportion of operations under the Section 207 rental program can be seen in this trend toward large dwelling units.

Prior to legislative changes in 1953, maximum mortgage amounts under this program were limited to a percentage of value or $7,200 per unit for units of less than 4 rooms and $8,100 per unit for units with 4 rooms or more. The 1953 legislation amended these limitations by providing for a maximum mortgage based on $2,000 per room for units with 4 rooms or more but not to exceed $10,000 per unit. The housing amendments of 1954 retained these provisions but removed the $10,000 limitation per unit and provided for increases to the statutory mortgage limitations to compensate for higher cost incident to the construction of elevator-type structures. These statutory limitations remained in effect during 1955. During the period preceding these legislative changes through 1955, dwelling units with more than 4 rooms (Sec. 207 )increased from 29 percent of the total in 1952 to 58 percent in 1955. In 1953, units of this size accounted for 42 percent and in 1954, 55 percent. Two-thirds of all Section 207 units contained in elevator structures during 1955 were composed of 4 or more rooms.

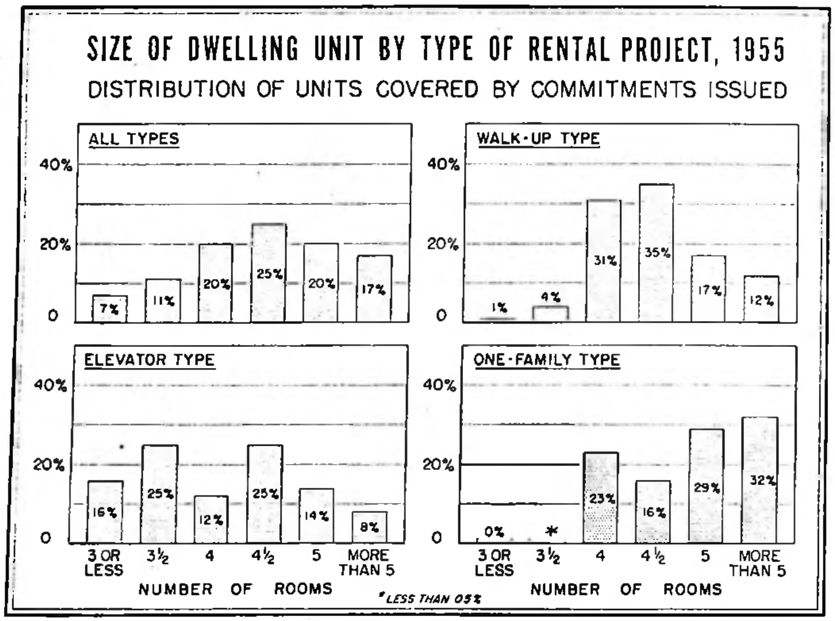


**CHART 11–27**

Chart 27 presents graphically the size of dwelling units by type of structure for rental projects. Compared to 1954 there were fewer units in walkup structures—predominantly Section 207—with 5 rooms, and more units consisting of 4 rooms. Elevator structures, for the most part Section 207 projects, tended to have more units during 1955 consisting of 3½, 4½, and more than 5 rooms while 1-family structures showed a decrease in the number of units having more than 5 rooms. Nine of every ten units contained in 1-family structures during 1955 were under the Section 803 program.[6]





### Mortgage Allocable to Dwellings

The median mortgage amount for rental projects that was allocable to dwelling use in 1955 was $7,850 per unit—a decrease of $191 from 1954. (This is in contrast to the increase of $228 mentioned in connection with Table 79 which was based on changes in arithmetic means. The arithmetic mean amount—$8,049—exceeded the median, reflecting the extremes in the higher ranges of the frequency distribution.) The mortgage amount discussed in this section excludes that portion that is allocated to garages, stores, and other non-dwelling income-producing parts of the project.

**TABLE II–83**

*Amount of mortgage allocable to dwellings for multifamily housing, by section, 1955*

| Average amount of mortgage per dwelling unit [1] | Total rental and co-operative housing | Rental housing | | | | Cooperative housing, Sec. 213 | | |
|---|---|---|---|---|---|---|---|---|
| | | Total | Sec. 207 | Sec. 220 | Sec. 803 | Total | Man-age-ment type | Sales type |
| Percentage distribution of dwelling units: | | | | | | | | |
| Less than $5,000 | ------ | ------ | ------ | ------ | ------ | ------ | ------ | ------ |
| $5,000 to $5,999 | 4.0 | 4.8 | 9.1 | ------ | ------ | 1.7 | ------ | 6.9 |
| $6,000 to $6,999 | 9.3 | 12.0 | 14.4 | ------ | 12.1 | ------ | ------ | ------ |
| $7,000 to $7,999 | 34.4 | 30.8 | 25.0 | ------ | 72.2 | 15.9 | ------ | 63.5 |
| $8,000 to $8,999 | 22.1 | 26.5 | 18.3 | 100.0 | 15.7 | 6.7 | 8.9 | ------ |
| $9,000 to $9,999 | 13.9 | 12.7 | 24.2 | ------ | ------ | 17.8 | 23.8 | ------ |
| $10,000 to $10,999 | 11.7 | 2.7 | 5.1 | ------ | ------ | 42.8 | 48.9 | 24.5 |
| $11,000 or more | 4.6 | 1.5 | 3.0 | ------ | ------ | 15.1 | 18.4 | 5.1 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Median | $8,518 | $7,850 | $8,506 | $8,681 | $7,622 | $10,150 | $10,248 | $7,339 |

[1] Data based on the average unit amount per project for all projects except Sec. 213 sales type, the data for which are based on the estimated mortgage amounts for the individual homes.

Table 83 shows the percentage distribution of dwelling units by amount of mortgage for each project program having commitment activity during 1955. With the removal of the $10,000 per unit mortgage limitation under Section 207 in 1954, an increased portion of units (4 percent) were in projects having mortgage amounts per unit of $10,000 or more. The largest proportion (two-fifths) of rental project units had mortgages in the $7,000 to $7,999 group with 26 percent of all Section 207 units in this range and 72 percent of Section 803 units. In addition, nearly one-fourth of all

[6] Typical unit compositions are as follows:
Less than 3 rooms: Combination living and sleeping room with dining alcove and kitchen or kitchenette.
3 rooms: Living room, 1 bedroom, and kitchen, with dining space in either living room or kitchen.
3½ rooms: Living room, 1 bedroom, dining alcove, and kitchen.
4 rooms: Living room, 2 bedrooms, with dining space either in living room or in kitchen; or (less frequently) living room, 1 bedroom, dining room, and kitchen.
4½ rooms: Living room, 2 bedrooms, dining alcove, and kitchen.
5 rooms: Living room, 2 bedrooms, dining room, and kitchen; or (less frequently) living room, 3 bedrooms, and kitchen, with dining space in either living room or kitchen.
5½ rooms: Living room, 3 bedrooms, dining alcove, and kitchen.
6 rooms: Living room, 3 bedrooms, dining room and kitchen.

Section 207 units involved mortgages of $9,000 to $9,999 and 8 percent exceeded $10,000. Section 213 management-type units were secured by mortgages of $10,248, increasing 16 percent over 1954, despite the fact that a smaller proportion were contained in elevator structures. Conversely, sales-type project units decreased 6 percent—$7,339 in 1955 as compared to $7,848 for 1954.

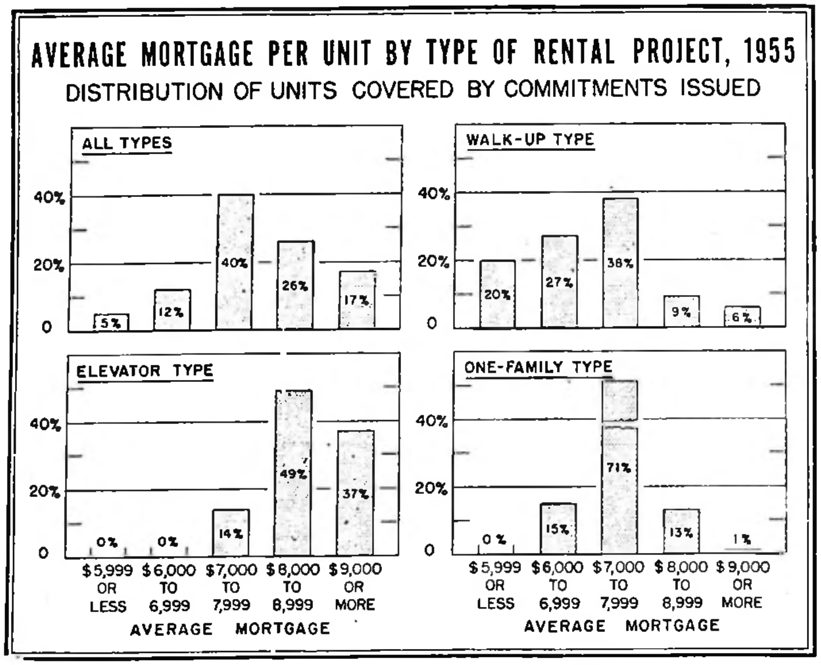


CHART 11–28

A comparison of Chart 28 with its counterpart for last year will reveal considerable changes in the distribution of units by mortgage amount for each type of rental project. There was a sizable shift to smaller mortgages during 1955 in walkups—65 percent of the total units involved mortgages of $6,000 to $7,999 per unit as compared to 30 percent last year while those of $8,000 or more decreased from 51 percent in 1954 down to 15 percent in 1955. Elevator structures showed an increase in the proportion of units having mortgages of $9,000 or more—37 percent as opposed to 14 percent in 1954—with no mortgages of less than $7,000 reported. In the case of 1-family structures a preponderance of units involved mortgages of $7,000 to $7,999 (71 percent).

In addition, the median rental project mortgage (total amount) approved for mortgage insurance during 1955 was $569,444. Nearly three-fifths of the Section 207 project mortgages involved principal amounts of less than $500,000 while all Section 803 mortgages exceeded this amount.





The bulk of the Section 213 management-type projects (77 percent) involved mortgages of $1,000,000 or more while 83 percent of all sales-type cooperative projects were covered by mortgages that were less than $400,000.

During 1955 the statutory mortgage amount for a single project was increased to $12,500,000 (formerly $5,000,000) for projects constructed under private sponsorship. However, the largest mortgage approved during the year involved $5,000,000 which covered an elevator structure under Section 207.

### Ratio of Mortgage Amount to Replacement Cost

The typical rental-project mortgage approved for FHA insurance during 1955 involved an amount representing 81.8 percent of the estimated replacement cost—considerably higher than the 74.7 percent reported for 1954. Section 213 management-type cooperative-project mortgages involved 84.5 percent of replacement cost while sales-type cooperative mortgages represented 94.4 percent (Table 84).

**TABLE 11–84**

*Ratio of amount of mortgage to replacement cost for multifamily housing, by section, 1955*

| Mortgage as a percent of replacement cost | Total rental and cooperative housing | Rental housing | | | | Cooperative housing, Sec. 213 | | |
|---|---|---|---|---|---|---|---|---|
| | | Total | Sec. 207 | Sec. 220 | Sec. 803 | Total | Management type | Sales type |
| Percentage distribution of dwelling units: | | | | | | | | |
| Less than 70 | 3.1 | 2.8 | 5.3 | -------- | -------- | 4.4 | 5.8 | -------- |
| 70 to 74.9 | 12.1 | 15.6 | 29.7 | -------- | -------- | -------- | -------- | -------- |
| 75 to 79.9 | 20.4 | 21.1 | 18.8 | -------- | 30.9 | 18.0 | 24.0 | -------- |
| 80 to 82.4 | 13.8 | 14.9 | 25.6 | -------- | 4.0 | 10.1 | 13.5 | -------- |
| 82.5 to 84.9 | 4.4 | 3.8 | 4.8 | -------- | 3.6 | 6.3 | 8.4 | -------- |
| 85.0 to 87.4 | 2.6 | 3.3 | 6.4 | -------- | -------- | -------- | -------- | -------- |
| 87.5 to 89.9 | 25.1 | 29.8 | 6.9 | 100.0 | 41.3 | 8.5 | 11.4 | -------- |
| 90.0 [1] | 18.5 | 8.7 | 2.5 | -------- | 20.2 | 52.7 | 36.9 | 100.0 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Median | 82.8 | 81.8 | 79.0 | 88.2 | 87.7 | 90.1 | 84.5 | 94.4 |

[1] Includes any veterans' cooperative projects under Sec. 213 with ratios exceeding 90.0 percent.

The sharp increase in the mortgage-to-cost ratio for rental housing projects reflects the higher ratios reported for Section 803 projects—87.7 percent in 1955 compared with 81.2 percent in 1954—and the 79.0 percent for Section 207 as compared to 72.9 percent in the preceding year.

Section 207 mortgages characteristically have a lower mortgage-to-cost ratio than other rental-project programs since the maximum insurable mortgage is based on the FHA estimate of value rather than on replacement cost. Since the estimate of value is generally lower than the estimated replacement cost, this, of course, results in a lower ratio of loan-to-replacement cost. However, the increased proportion of units having higher loan-value ratios in 1955 tended to increase the mortgage-to-cost ratio as noted above. For comparison, the percentage distribution of dwelling units showing mortgage amount as a percent of value for Section 207 is presented below:

| Mortgage as a percent of value: | *Percentage distribution of units* |
|---|---|
| 70.0 to 74.9 | 1.8 |
| 75.0 to 79.9 | 8.0 |
| 80.0 | 64.8 |
| 80.1 to 84.9 | ---- |
| 85.0 to 89.9 | 17.8 |
| 90.0 | 7.6 |
| Total | 100.0 |

During 1955, nearly two-thirds of the total units had loan-value ratios of 80 percent. Only one-tenth of the units secured mortgages representing less than that proportion of value. This represents a marked change from 1954 when three-fifths of all Section 207 units had loan-value ratios that were less than 80 percent. The maximum ratio of loan to value can exceed 80 percent only on those Section 207 projects that have an average of 2 or more bedrooms per dwelling unit and that involve mortgage amounts not in excess of $7,200 per unit. In these cases, the maximum can be 90 percent. One-fourth of the Section 207 dwelling units approved in 1955 involved mortgages with loan-value ratios of 85 to 90 percent.

### Monthly Rental for Rental Projects

The data presented in this section of the report relate to the monthly rentals to be paid by the occupants of rental projects securing FHA-insured mortgages and are based on estimates made in connection with the underwriting analysis prepared at the time of commitment. While generally reflecting rentals that are expected to prevail when the projects are completed and occupied, the rent schedules may be revised because of changes in construction or operating costs.

The median monthly rental for projects approved for FHA insurance during 1955 was $94.27—8 percent less than the all-time high reported for 1954. Despite this decrease, the median rentals for Section 207 and Section 803 projects rose slightly over 1954. The Section 207 rental of $120.27 represented a $4.67 increase, while the Section 803 rental increased $1.68 to $73.81. The median rentals reported for Section 803 have ranged from $70 to $75 since its enactment in 1949 while Section 207 rentals have increased each year starting with 1951, paralleling the increasing proportion in elevator structures. Table 85 shows the percentage distribution of dwelling units by monthly rental for the rental-project programs.

The distribution of dwelling units by monthly rental for each type of rental structure is presented in Chart 29. The bulk of units (two-fifths) in walkups rented for from $80 to $99 and were, for the most part, Section





**TABLE 11–85**

*Monthly rental for rental housing projects, by section, 1955*

| Monthly rental per dwelling unit | Rental housing | | | |
|---|---|---|---|---|
| | Total | Sec. 207 | Sec. 220 | Sec. 803 |
| Percentage distribution of dwelling units: | | | | |
| Less than $60 | 4.6 | ---------- | ---------- | 12.7 |
| $60 to $79.99 | 24.4 | 10.0 | ---------- | 52.7 |
| $80 to $99.99 | 24.8 | 22.9 | 24.4 | 27.7 |
| $100 to $119.99 | 11.1 | 16.8 | ---------- | 6.4 |
| $120 to $139.99 | 17.8 | 22.9 | 50.4 | .5 |
| $140 to $159.99 | 11.5 | 16.6 | 25.2 | ---------- |
| $160 to $179.99 | 3.9 | 7.2 | ---------- | ---------- |
| $180 to $199.99 | 1.4 | 2.6 | ---------- | ---------- |
| $200 or more | .5 | 1.0 | ---------- | ---------- |
| Total | 100.0 | 100.0 | 100.0 | 100.0 |
| Median | $94.27 | $120.27 | $123.39 | $73.81 |

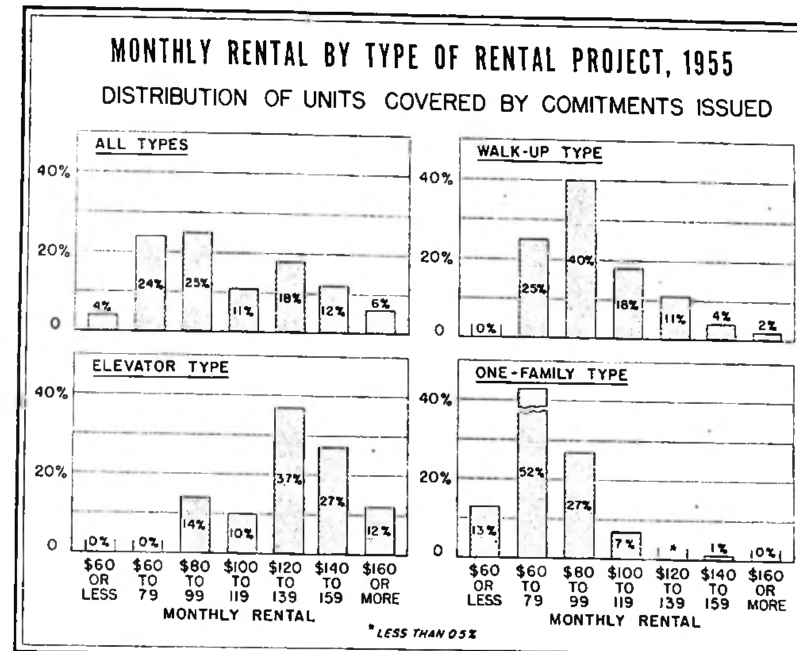


**CHART 11–29**

207 projects. Three-fourths of the elevator units rented for $120 or more but generally provided all equipment and services—heat, hot and cold water, laundry facilities, janitor services, grounds maintenance, ranges, refrigerators, and in some cases, air conditioning. About three-fourths of these elevator units were approved under the Section 207 program. The largest proportion of 1-family units (52 percent) had rentals ranging from $60 to $79 with the bulk of these approved under Section 803.

## CHARACTERISTICS OF PROPERTY IMPROVEMENT LOANS

In 1955, the typical loan granted by an approved lender and insured by FHA under Section 2 of the National Housing Act provided an all-time high of $464 in net proceeds to the borrower. As in past years, these notes usually provided for repayment over a period of 3 years, the typical monthly installment for principal and interest reported for the 1955 insured notes being $14.83. The single-family dwelling again ranked first in type of structure improved and the most common loans, classified by major type of improvement, were for insulation work, additions and alterations, heating, and exterior finishing.

### Amount of Loan

The year 1955 continued the general upward trend in the size of insured property improvement loans which has been reported for all postwar years except 1950 when credit restrictions were in effect. Table 86 shows that the typical 1955 borrower received $464, or 8 percent higher than the $430 reported for 1954, and 41 percent higher than the 1946 typical loan of $328. The average amount of the loans insured under this program has, of course, also increased, from $454 in 1946 to $630 in 1955.

**TABLE II–86**

*Amount of property improvement loans, selected years*

| Net proceeds of individual loan | Number of loans—percentage distribution | | | | | | Net proceeds—percentage distribution [1] | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 1955 | 1954 | 1953 | 1952 | 1950 | 1946 | 1955 | 1954 | 1953 | 1952 | 1950 | 1946 |
| Less than $100 | 1.2 | 1.5 | 1.6 | 2.1 | 2.5 | 3.6 | 0.1 | 0.2 | 0.2 | 0.3 | 0.4 | 0.6 |
| $100 to $199 | 11.4 | 12.8 | 12.6 | 14.4 | 18.7 | 19.1 | 2.8 | 3.3 | 3.2 | 3.9 | 6.4 | 6.3 |
| $200 to $299 | 15.8 | 16.6 | 16.7 | 18.0 | 20.5 | 22.9 | 6.2 | 6.8 | 6.9 | 7.8 | 11.3 | 12.5 |
| $300 to $399 | 15.0 | 15.9 | 15.6 | 15.5 | 15.4 | 15.9 | 8.1 | 9.1 | 9.0 | 9.4 | 10.9 | 12.1 |
| $400 to $499 | 10.4 | 10.7 | 10.4 | 10.0 | 9.6 | 11.3 | 7.3 | 7.9 | 7.6 | 7.8 | 8.8 | 11.1 |
| $500 to $599 | 9.4 | 9.0 | 8.8 | 8.4 | 8.0 | 7.8 | 8.0 | 8.0 | 7.8 | 7.9 | 8.8 | 9.6 |
| $600 to $799 | 11.7 | 10.7 | 11.0 | 10.5 | 9.1 | 7.2 | 12.8 | 12.2 | 12.6 | 12.7 | 13.0 | 11.0 |
| $800 to $999 | 7.1 | 6.5 | 6.9 | 6.5 | 5.0 | 4.2 | 9.9 | 9.6 | 10.2 | 10.1 | 9.2 | 8.2 |
| $1,000 to $1,499 | 9.9 | 8.9 | 9.0 | 8.1 | 7.1 | 4.8 | 18.3 | 17.2 | 17.4 | 16.5 | 13.3 | 12.5 |
| $1,500 to $1,999 | 4.1 | 3.6 | 3.7 | 3.1 | 2.0 | 1.4 | 10.7 | 10.0 | 9.7 | 9.0 | 6.8 | 5.3 |
| $2,000 to $2,499 | 1.8 | 1.7 | 1.7 | 1.5 | 1.0 | .7 | 6.2 | 6.2 | 6.1 | 5.7 | 4.2 | 3.5 |
| $2,500 to $2,999 | 1.9 | 1.9 | 1.8 | 1.6 | 1.0 | 1.0 | 7.9 | 8.1 | 7.7 | 7.2 | 5.2 | 6.5 |
| $3,000 to $3,999 | .2 | .1 | .1 | .2 | .1 | .1 | .8 | .7 | .8 | .9 | .9 | .5 |
| $4,000 to $4,999 | .1 | (2) | .1 | .1 | (2) | (2) | .4 | .3 | .4 | .4 | .4 | .1 |
| $5,000 or more | (2) | .1 | (2) | (2) | (2) | (2) | .5 | .4 | .4 | .4 | .4 | .2 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Median | $464 | $430 | $433 | $400 | $354 | $328 | | | | | | |
| Average | | | | | | | $630 | $591 | $595 | $567 | $470 | $454 |

[1] Data for 1950–55 are based on net proceeds; data for earlier years are based on face amount.
[2] Less than 0.05 percent.

The table also reflects the changes which have taken place during this 10-year interval in the distribution of Title I insured loans by amount of loan. In 1946, 73 percent of the loans reported for insurance involved net proceeds of less than $500, while in 1955 only 54 percent of the total loans reported involved less than this amount. The percentage distribution for





1955 shows, as compared with 1954, the continuation of the gradual trend to larger loans. A greater dispersion of loan sizes is shown, with consistently smaller percentages of loans in each of the amount classes below $500 and consistently greater percentages in higher amount classes.

### Duration of Loan

The bulk of the loans insured under Title I during 1955 provided for repayment within periods of 3 years or less, with a heavy concentration—68 percent of the loans accounting for 79 percent of the total net proceeds insured—in the 36-month interval. The median duration was 36 months (Table 87), the same as in other recent years except for that period of 1950 when credit was curtailed and the maturities of most loans insured under Title I limited to 30 months. Only a small portion of the 1955 insured notes—less than three-fourths of 1 percent—involved terms of more than 3 years.

**TABLE II–87**

*Term of property improvement loans, selected years*

| Term in months | | Number of loans—percentage distribution | | | | | Net proceeds—percentage distribution [1] | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Modal term | Interval | 1955 | 1954 | 1953 | 1950 | 1946 | 1955 | 1954 | 1953 | 1950 | 1946 |
| 6 | 6 to 8 | 0.6 | 0.7 | 0.7 | 0.8 | 1.3 | 0.3 | 0.4 | 0.3 | 0.5 | 0.7 |
| 12 | 9 to 14 | 10.0 | 10.1 | 9.4 | 10.1 | 16.9 | 4.4 | 4.5 | 4.1 | 4.9 | 8.7 |
| 18 | 15 to 20 | 6.9 | 6.7 | 6.3 | 6.0 | 8.4 | 3.7 | 3.6 | 3.3 | 3.4 | 5.3 |
| 24 | 21 to 26 | 11.3 | 10.4 | 9.7 | 10.2 | 12.3 | 7.7 | 7.1 | 6.5 | 7.1 | 9.5 |
| 30 | 27 to 32 | 3.0 | 3.1 | 3.0 | 9.8 | 2.3 | 2.2 | 2.3 | 2.2 | 9.8 | 1.6 |
| 36 | 33 to 41 | 67.5 | 68.5 | 70.4 | 62.5 | 58.6 | 79.1 | 80.0 | 81.5 | 71.1 | 73.0 |
| 48 | 42 to 53 | (2) | (2) | (2) | (2) | (2) | .1 | .1 | (2) | .1 | (2) |
| 60 | 54 to 63 | .6 | .4 | .4 | .4 | (3) | 2.0 | 1.6 | 1.6 | 1.7 | (3) |
| | Over 63 | .1 | .1 | .1 | .2 | .2 | .5 | .4 | .5 | 1.4 | 1.2 |
| Total | | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Median | | 36.3 | 36.4 | 36.4 | 36.4 | 36.0 | | | | | |
| Average | | | | | | | 31.0 | 31.1 | 31.4 | 30.7 | 28.8 |

[1] Data for 1950–55 are based on net proceeds; data for earlier years are based on face amount.
[2] Less than 0.05 percent.
[3] Included in "over 63 months."

### Type of Property and Improvement

Table 88 presents the percentage distribution of the number and net proceeds of loans insured in 1955 by type of property and type of improvement, as well as information on the average net proceeds for notes involving the various types of property and improvement. Almost 9 out of 10 loans, accounting for 82 percent of the total dollar volume, were made to improve single-family residences. Another 12 percent of the insured net proceeds was used for the repair and alteration of multifamily structures, while the remainder was used in approximately equal proportions in connection with commercial, farm home, and garage structures.

In referring to charts and tables showing the volume of notes insured or the net proceeds involved by type of property and type of improvement, it should be noted that these distributions reflect only the major type of property or type of improvement for which the loan was obtained. For example, a loan to finance additions and alterations might well include some minor work on insulation, plumbing, etc., but if the principal expenditure was for the purpose of effecting structural additions or alterations, the loan would be classified as being for that purpose.

TABLE II–88

*Type of improvement by type of property for property improvement loans, 1955*

| Major type of improvement | Total | Type of property improved | | | | |
|---|---|---|---|---|---|---|
| | | Single-family dwellings | Multifamily dwellings | Commercial and industrial | Farm homes and buildings | Garages and other |
| Percentage distribution of number of loans: | | | | | | |
| Additions and alterations | 16.7 | 17.1 | 12.9 | 20.6 | 13.0 | 14.8 |
| Exterior finish | 10.7 | 10.8 | 12.2 | 7.1 | 9.6 | 1.6 |
| Interior finish | 8.0 | 7.8 | 10.8 | 11.6 | 3.4 | 1.6 |
| Roofing | 6.3 | 6.2 | 7.7 | 6.3 | 9.7 | 1.5 |
| Plumbing | 9.4 | 9.5 | 8.3 | 6.4 | 16.1 | 1.9 |
| Heating | 15.0 | 14.9 | 20.7 | 16.0 | 9.7 | 3.2 |
| Insulation | 18.3 | 18.9 | 19.6 | 4.6 | 9.3 | 1.3 |
| New nonresidential construction | 1.7 | ---- | ---- | 12.4 | 21.7 | 70.9 |
| Miscellaneous | 13.9 | 14.8 | 7.8 | 15.0 | 4.5 | 3.2 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Percent of total | 100.0 | 87.8 | 7.8 | 1.0 | 1.8 | 1.6 |
| Percentage distribution of net proceeds: | | | | | | |
| Additions and alterations | 25.0 | 21.3 | 2.3 | .6 | .4 | .4 |
| Exterior finish | 12.9 | 10.9 | 1.6 | .2 | .2 | [1] |
| Interior finish | 9.2 | 7.5 | 1.4 | .2 | [1] | .1 |
| Roofing | 4.9 | 4.0 | .6 | .1 | .2 | [1] |
| Plumbing | 8.0 | 6.6 | 1.0 | .1 | .3 | [1] |
| Heating | 15.9 | 12.7 | 2.6 | .3 | .2 | .1 |
| Insulation | 10.6 | 9.3 | 1.2 | [1] | .1 | [1] |
| New nonresidential construction | 2.8 | ---- | ---- | .4 | .9 | 1.5 |
| Miscellaneous | 10.7 | 9.3 | .9 | .3 | .1 | .1 |
| Total | 100.0 | 81.6 | 11.6 | 2.2 | 2.4 | 2.2 |
| Average net proceeds: | | | | | | |
| Additions and alterations | $932 | $885 | $1,466 | $1,648 | $1,007 | $924 |
| Exterior finish | 751 | 715 | 1,054 | 1,220 | 823 | 1,056 |
| Interior finish | 722 | 675 | 997 | 1,350 | 739 | 1,197 |
| Roofing | 484 | 462 | 612 | 877 | 570 | 663 |
| Plumbing | 524 | 488 | 870 | 1,071 | 638 | 851 |
| Heating | 657 | 604 | 1,018 | 1,180 | 677 | 1,042 |
| Insulation | 361 | 348 | 480 | 623 | 374 | 601 |
| New nonresidential construction | 994 | ---- | ---- | 1,703 | 1,203 | 826 |
| Miscellaneous | 470 | 446 | 951 | 1,153 | 792 | 757 |
| Total | 630 | 578 | 925 | 1,308 | 833 | 854 |

[1] Less than 0.05 percent.

For each of the last 5 years, insulation work, including storm windows, weatherstripping, wall and ceiling insulation, has been the most frequently reported type of improvement. Table 88 shows that for nearly one-fifth of the 1955 insured loans involving either single-family or multifamily dwellings, the reported improvement was the installation of insulating materials. Because the individual loans for this type of improvement averaged only $361—less than the average for any other type of improvement—they represent only 11 percent of the total dollar volume insured.





Additions and alterations were reported as the principal type of improvement for nearly 17 percent of all loans insured during 1955 and accounted for exactly one-fourth of the total net proceeds (Chart 30). These notes represented over 21 percent of the total reported in connection with single-family dwellings. The $932 average net proceeds for this type of loan was the highest reported for any type of improvement except new nonresidential construction loans which, although averaging $994, represented less than 2 percent of the total net proceeds insured.

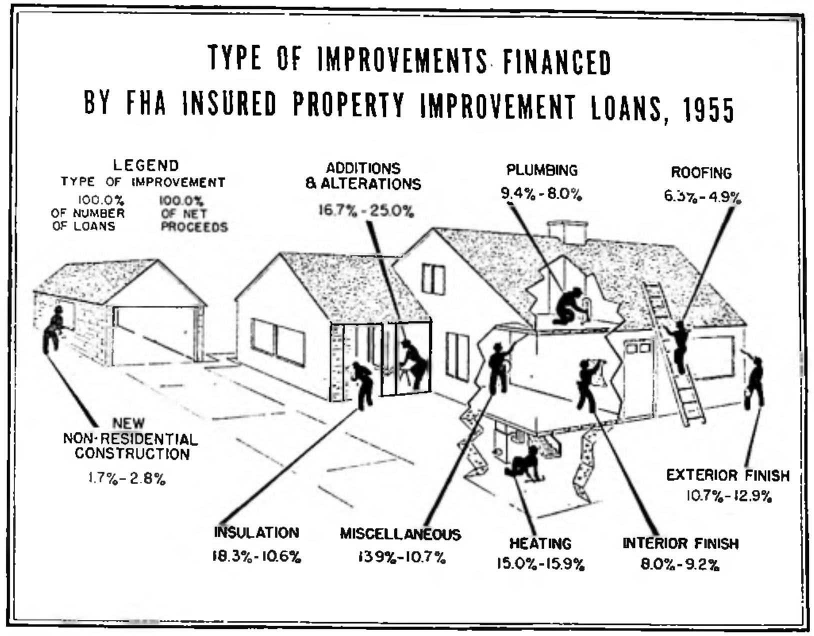


CHART 11–30

Table 89 shows the percentage distribution of the number of loans insured by net proceeds and by type of property improved. Net proceeds for all types of property averaged $630, ranging from $1,308 for commercial and industrial structures down to $578 for single-family dwellings. Further comparison between these 2 types of properties reveals that 56 percent of the loans made to improve commercial and industrial properties involved net proceeds of $1,000 and over while a similar proportion of the loans on single-family dwellings had reported proceeds of less than $500.

Table 90, presenting information on the amount of property improvement loans by type of improvement, shows that nearly 7 out of 10 of the loans made to finance insulation work involved net proceeds of less than $400 and, further, that nearly 90 percent were for less than $600. In contrast, 62 percent of the loans for additions and alterations were for $600 and over.

TABLE II–89

*Amount of property improvement loans by type of property, 1955*

| Net proceeds of individual loan | Total | Type of property improved | | | | |
|---|---|---|---|---|---|---|
| | | Single-family dwellings | Multi-family dwellings | Commercial and industrial | Farm homes and buildings | Garages and other |
| Percentage distribution of number of loans: | | | | | | |
| Less than $100 | 1.2 | 1.2 | 0.7 | 0.4 | 1.0 | 0.4 |
| $100 to $199 | 11.4 | 12.2 | 6.7 | 1.7 | 8.1 | 2.1 |
| $200 to $299 | 15.8 | 16.7 | 10.0 | 5.9 | 9.8 | 4.7 |
| $300 to $399 | 15.0 | 15.7 | 11.2 | 6.1 | 10.6 | 7.2 |
| $400 to $499 | 10.4 | 10.6 | 8.6 | 4.5 | 8.6 | 8.1 |
| $500 to $599 | 9.4 | 9.4 | 9.7 | 8.4 | 8.2 | 10.3 |
| $600 to $799 | 11.7 | 11.6 | 11.6 | 9.4 | 13.3 | 20.0 |
| $800 to $999 | 7.1 | 6.8 | 7.6 | 6.9 | 9.5 | 15.6 |
| $1,000 to $1,499 | 9.9 | 9.2 | 14.5 | 15.4 | 14.8 | 20.1 |
| $1,500 to $1,999 | 4.1 | 3.6 | 7.7 | 11.0 | 7.3 | 6.8 |
| $2,000 to $2,499 | 1.8 | 1.5 | 4.3 | 10.3 | 3.3 | 2.3 |
| $2,500 to $2,999 | 1.9 | 1.5 | 4.5 | 17.9 | 4.4 | 2.4 |
| $3,000 to $3,999 | .2 | ------- | 1.5 | 2.1 | 1.1 | (1) |
| $4,000 to $4,999 | .1 | ------- | .7 | ------- | ------- | ------- |
| $5,000 or more | (1) | ------- | .7 | ------- | ------- | ------- |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Median | $464 | $440 | $654 | $1,214 | $654 | $773 |
| Average | $630 | $578 | $925 | $1,308 | $833 | $854 |

[1] Less than 0.05 percent.

TABLE II–90

*Amount of property improvement loans by type of improvement, 1955*

| Net proceeds of individual loan | Total | Major type of improvement | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Additions and alterations | Exterior finish | Interior finish | Roofing | Plumbing | Heating | Insulation | New nonresidential construction | Miscellaneous |
| Percentage distribution of number of loans: | | | | | | | | | | |
| Less than $200 | 12.6 | 4.9 | 4.5 | 9.3 | 13.7 | 16.4 | 7.4 | 23.0 | 2.0 | 19.8 |
| $200 to $399 | 30.8 | 16.0 | 19.5 | 24.7 | 43.2 | 37.1 | 24.5 | 45.6 | 9.8 | 40.5 |
| $400 to $599 | 19.8 | 17.6 | 22.7 | 21.0 | 20.1 | 18.3 | 21.9 | 20.1 | 16.7 | 18.2 |
| $600 to $799 | 11.7 | 13.5 | 16.9 | 12.4 | 8.7 | 9.4 | 18.7 | 6.3 | 17.4 | 7.3 |
| $800 to $999 | 7.1 | 9.3 | 11.7 | 7.2 | 4.3 | 5.9 | 11.4 | 2.2 | 14.3 | 3.6 |
| $1,000 to $1,499 | 9.9 | 18.3 | 15.6 | 12.9 | 6.1 | 7.7 | 10.5 | 1.9 | 21.5 | 5.6 |
| $1,500 to $1,999 | 4.1 | 9.7 | 5.4 | 5.9 | 2.1 | 2.7 | 3.2 | .5 | 7.8 | 2.4 |
| $2,000 to $2,499 | 1.8 | 4.7 | 2.1 | 2.8 | 1.1 | 1.1 | 1.2 | .2 | 3.6 | 1.2 |
| $2,500 to $2,999 | 1.9 | 5.5 | 1.5 | 3.5 | .7 | 1.2 | .8 | .2 | 4.6 | 1.3 |
| $3,000 or more | .3 | .5 | .1 | .3 | (1) | .2 | .4 | (1) | 2.3 | .1 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Median | $464 | $772 | $638 | $556 | $368 | $379 | $566 | $313 | $857 | $341 |
| Average | $630 | $932 | $751 | $722 | $484 | $524 | $657 | $361 | $994 | $479 |
| Percentage distribution of net proceeds: | | | | | | | | | | |
| Less than $200 | 2.9 | 0.7 | 0.9 | 1.8 | 4.2 | 4.4 | 1.7 | 9.0 | 0.3 | 6.0 |
| $200 to $399 | 14.3 | 5.0 | 7.8 | 9.6 | 25.9 | 19.9 | 11.0 | 36.7 | 2.9 | 24.0 |
| $400 to $599 | 15.3 | 9.0 | 14.7 | 13.8 | 19.8 | 16.6 | 16.2 | 26.4 | 8.1 | 17.9 |
| $600 to $799 | 12.8 | 9.7 | 15.5 | 11.4 | 12.1 | 12.0 | 19.5 | 11.7 | 12.0 | 10.3 |
| $800 to $999 | 9.9 | 8.6 | 13.8 | 8.6 | 7.7 | 9.8 | 15.2 | 5.4 | 12.4 | 6.6 |
| $1,000 to $1,499 | 18.3 | 22.4 | 24.0 | 19.9 | 14.4 | 16.7 | 18.5 | 6.1 | 25.1 | 13.2 |
| $1,500 to $1,999 | 10.7 | 16.8 | 11.8 | 13.1 | 7.0 | 8.3 | 8.1 | 2.2 | 12.6 | 8.4 |
| $2,000 to $2,499 | 6.2 | 10.7 | 5.8 | 8.1 | 4.9 | 4.4 | 3.8 | 1.0 | 7.7 | 5.3 |
| $2,500 to $2,999 | 7.9 | 14.9 | 4.9 | 12.2 | 3.6 | 5.9 | 3.2 | 1.0 | 11.8 | 6.9 |
| $3,000 or more | 1.7 | 2.2 | .8 | 1.5 | .4 | 2.0 | 2.8 | .5 | 7.1 | 1.4 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100 0 | 100.0 |

[1] Less than 0.05 percent.





The distribution of the notes insured on properties within each State by type of improvement, which was reported for the first time in the 1954 Annual Report, is presented for 1955 in Table 91. Loans for insulation, which accounted for nearly one-fifth of all loans insured under Title I

TABLE II–91

*Type of improvement insured by FHA, by State location of property, 1955*

| State | Average net proceeds | Major type of improvement | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Additions and alterations | Exterior finish | Interior finish | Roofing | Plumbing | Heating | Insulation | New nonresidential construction and miscellaneous |
| Percentage distribution of number of loans: | | | | | | | | | |
| Alabama | $607 | 15.5 | 11.3 | 5.4 | 9.5 | 13.2 | 13.6 | 6.0 | 25.5 |
| Arizona | 687 | 25.9 | 7.3 | 8.1 | 6.8 | 11.2 | 9.9 | .3 | 30.5 |
| Arkansas | 612 | 24.9 | 14.6 | 11.3 | 6.2 | 13.9 | 2.7 | 3.1 | 23.3 |
| California | 582 | 17.7 | 8.9 | 10.3 | 9.1 | 10.8 | 6.8 | 7.5 | 28.9 |
| Colorado | 623 | 18.3 | 9.0 | 7.7 | 4.3 | 14.0 | 8.3 | 13.3 | 25.1 |
| Connecticut | 730 | 11.1 | 11.7 | 9.3 | 5.1 | 10.6 | 16.1 | 29.9 | 6.2 |
| Delaware | 955 | 15.9 | 21.7 | 10.2 | 8.7 | 2.9 | 15.9 | 11.6 | 13.1 |
| District of Columbia | 551 | 7.1 | 9.0 | 12.6 | 5.5 | 5.0 | 11.2 | 30.9 | 18.7 |
| Florida | 692 | 26.6 | 8.6 | 7.7 | 7.4 | 7.3 | 3.9 | 13.0 | 25.5 |
| Georgia | 570 | 13.4 | 7.7 | 5.2 | 8.2 | 8.0 | 8.3 | 4.5 | 44.7 |
| Idaho | 732 | 20.6 | 13.2 | 8.4 | 8.0 | 9.9 | 12.1 | 16.6 | 11.2 |
| Illinois | 678 | 15.5 | 9.1 | 7.0 | 4.9 | 9.4 | 21.0 | 23.9 | 9.2 |
| Indiana | 569 | 13.9 | 11.0 | 5.4 | 5.4 | 9.0 | 21.0 | 25.2 | 9.1 |
| Iowa | 587 | 12.5 | 11.3 | 6.4 | 5.7 | 11.2 | 26.5 | 17.4 | 9.0 |
| Kansas | 588 | 13.5 | 13.1 | 7.4 | 5.5 | 13.4 | 8.4 | 23.9 | 14.8 |
| Kentucky | 521 | 16.7 | 10.3 | 5.2 | 5.1 | 6.9 | 13.1 | 33.3 | 9.4 |
| Louisiana | 638 | 21.1 | 13.2 | 7.2 | 6.0 | 11.9 | 1.8 | 6.7 | 32.1 |
| Maine | 530 | 4.9 | 10.1 | 4.4 | 6.2 | 8.4 | 18.5 | 43.0 | 4.5 |
| Maryland | 500 | 9.8 | 8.8 | 9.3 | 6.0 | 4.6 | 11.1 | 34.2 | 16.2 |
| Massachusetts | 573 | 6.0 | 9.2 | 7.3 | 7.1 | 5.1 | 18.7 | 41.8 | 4.8 |
| Michigan | 634 | 16.7 | 10.4 | 7.8 | 3.8 | 10.9 | 19.6 | 13.0 | 17.2 |
| Minnesota | 582 | 18.8 | 11.4 | 10.3 | 4.1 | 15.3 | 13.9 | 14.4 | 11.8 |
| Mississippi | 569 | 18.3 | 10.3 | 6.4 | 7.0 | 22.6 | 5.2 | 3.0 | 27.2 |
| Missouri | 542 | 14.4 | 9.0 | 6.6 | 4.8 | 12.6 | 18.0 | 19.4 | 15.2 |
| Montana | 820 | 21.6 | 14.8 | 10.7 | 5.1 | 10.0 | 13.5 | 14.8 | 9.5 |
| Nebraska | 625 | 13.6 | 11.1 | 8.3 | 6.3 | 9.1 | 17.5 | 25.9 | 8.2 |
| Nevada | 1,011 | 35.9 | 4.9 | 5.2 | 3.9 | 7.0 | 10.6 | 7.7 | 24.8 |
| New Hampshire | 514 | 5.0 | 8.2 | 4.3 | 4.4 | 4.3 | 17.1 | 53.1 | 3.6 |
| New Jersey | 798 | 17.0 | 11.2 | 10.6 | 5.5 | 8.9 | 20.1 | 19.3 | 7.4 |
| New Mexico | 767 | 30.0 | 6.1 | 6.0 | 2.8 | 18.2 | 4.0 | 2.0 | 21.9 |
| New York | 773 | 15.7 | 11.5 | 1.4 | 6.1 | 8.3 | 21.0 | 24.8 | 11.2 |
| North Carolina | 591 | 13.6 | 16.0 | 5.0 | 5.4 | 10.0 | 13.8 | 22.3 | 13.0 |
| North Dakota | 651 | 15.5 | 14.9 | 5.9 | 8.3 | 9.8 | 14.7 | 21.7 | 9.2 |
| Ohio | 586 | 14.2 | 10.4 | 5.9 | 5.9 | 9.0 | 22.7 | 21.3 | 10.6 |
| Oklahoma | 632 | 28.1 | 18.7 | 10.2 | 7.6 | 8.6 | 2.8 | 5.0 | 19.0 |
| Oregon | 709 | 17.3 | 13.9 | 10.8 | 12.8 | 9.9 | 21.0 | 5.5 | 8.8 |
| Pennsylvania | 559 | 6.8 | 10.8 | 9.1 | 6.8 | 10.5 | 22.6 | 26.6 | 6.8 |
| Rhode Island | 559 | 8.1 | 11.6 | 7.7 | 7.3 | 4.0 | 12.6 | 44.3 | 4.4 |
| South Carolina | 556 | 15.7 | 10.8 | 5.9 | 8.7 | 9.0 | 8.4 | 16.3 | 25.2 |
| South Dakota | 641 | 18.3 | 12.4 | 7.1 | 4.4 | 12.7 | 10.3 | 21.3 | 13.5 |
| Tennessee | 539 | 14.9 | 8.7 | 5.6 | 7.2 | 9.2 | 9.5 | 14.7 | 30.2 |
| Texas | 635 | 29.6 | 13.1 | 8.5 | 7.1 | 7.5 | 4.8 | 1.5 | 27.9 |
| Utah | 572 | 18.7 | 5.3 | 9.8 | 5.0 | 15.3 | 16.8 | 13.8 | 15.3 |
| Vermont | 519 | 7.4 | 9.0 | 1.5 | 9.3 | 4.8 | 15.7 | 40.0 | 3.3 |
| Virginia | 533 | 12.6 | 10.7 | 5.6 | 3.4 | 5.5 | 8.6 | 42.9 | 10.7 |
| Washington | 671 | 17.8 | 12.3 | 10.7 | 10.6 | 9.6 | 19.6 | 8.6 | 10.8 |
| West Virginia | 539 | 11.6 | 8.3 | 5.2 | 4.4 | 14.5 | 15.5 | 29.3 | 11.2 |
| Wisconsin | 687 | 11.5 | 20.5 | 5.9 | 8.6 | 8.6 | 21.4 | 14.1 | 9.4 |
| Wyoming | 892 | 32.6 | 10.7 | 5.4 | 5.6 | 7.1 | 5.5 | 20.5 | 12.6 |
| Alaska | 1,458 | 28.8 | 6.1 | 6.4 | 1.9 | 34.8 | 13.7 | 5.7 | 2.6 |
| Hawaii | 877 | 29.4 | 10.4 | 6.7 | 33.3 | 2.2 | ------- | .2 | 17.8 |
| Puerto Rico | 1,223 | 35.7 | 18.4 | 21.0 | 3.6 | 2.3 | .1 | 2.6 | 16.3 |
| Guam | 1,576 | 69.6 | 8.7 | 4.3 | ------- | 4.3 | ------- | ------- | 13 1 |
| Total | 630 | 16.7 | 10.7 | 8.0 | 6.3 | 9.4 | 15.0 | 18.3 | 15.6 |

during that year, are, as to be expected, generally concentrated in the Northern States, especially in New England. However, there were several Southern States that reported a relatively large volume of loans involving this type of improvement. For example, Virginia reported 43 percent and Kentucky 33 percent, which proportions are 2 to 3 times the comparable ones reported for Michigan, Minnesota, or Wisconsin.

Additions and alterations were the second most common type of improvement, accounting for 17 percent of the total for the entire country and for over one-third of all loans reported in New Mexico, Nevada, and Wyoming. The New England States, on the average, reported the smallest proportion of loans for this type of improvement.

Heating, which accounted for 15 percent of all loans insured, was fairly evenly distributed in all States requiring central heat, ranging from 15 to 27 percent of the total number of loans insured.

Thirteen States reported approximately one-fourth of their insured notes as being for new nonresidential construction and miscellaneous loans. With but few exceptions, the State distributions for roofing, plumbing, and finishing did not vary substantially from the national distribution.

**TABLE II–92**

*Type of improvement insured by FHA, by standard metropolitan areas, 1955*

| Standard metropolitan area | Average net proceeds | Major type of improvement: Additions and alterations | Exterior finish | Interior finish | Roofing | Plumbing | Heating | Insulation | New nonresidential construction and miscellaneous |
|---|---|---|---|---|---|---|---|---|---|
| Percentage distribution of number of loans: | | | | | | | | | |
| Akron, Ohio | $539 | 15.5 | 9.7 | 7.4 | 6.0 | 7.8 | 24.3 | 18.3 | 11.0 |
| Albany-Schenectady-Troy, N. Y | 636 | 10.9 | 10.5 | 10.8 | 5.6 | 7.4 | 19.7 | 26.0 | 9.1 |
| Albuquerque, N. Mex | 741 | 42.8 | 3.3 | 5.9 | 2.6 | 21.5 | 4.3 | .7 | 18.9 |
| Atlanta, Ga | 588 | 12.6 | 6.3 | 5.6 | 9.2 | 7.6 | 5.6 | 2.0 | 51.1 |
| Baltimore, Md | 485 | 10.8 | 8.2 | 9.7 | 6.7 | 5.2 | 12.2 | 31.0 | 16.2 |
| Birmingham, Ala | 631 | 16.5 | 13.0 | 7.8 | 14.0 | 6.9 | 9.8 | 1.1 | 30.9 |
| Buffalo, N. Y | 704 | 18.7 | 10.7 | 9.5 | 6.7 | 4.6 | 22.2 | 14.0 | 13.6 |
| Charlotte, N. C | 615 | 18.5 | 9.3 | 4.5 | 4.8 | 7.8 | 18.1 | 7.0 | 30.0 |
| Chicago, Ill | 724 | 15.8 | 7.2 | 7.5 | 4.7 | 8.6 | 20.6 | 25.6 | 10.0 |
| Cleveland, Ohio | 658 | 26.2 | 7.7 | 6.0 | 9.1 | 8.7 | 23.2 | 8.5 | 10.6 |
| Columbus, Ohio | 554 | 10.1 | 13.5 | 9.9 | 7.2 | 10.4 | 21.5 | 11.4 | 16.0 |
| Dallas, Tex | 591 | 22.8 | 11.7 | 9.4 | 7.4 | 7.4 | 4.7 | 3.2 | 33.4 |
| Dayton, Ohio | 574 | 10.6 | 6.1 | 3.6 | 4.0 | 8.1 | 23.7 | 28.8 | 15.1 |
| Denver, Colo | 595 | 18.3 | 6.1 | 8.3 | 3.5 | 14.5 | 7.5 | 12.1 | 20.7 |
| Des Moines, Iowa | 569 | 11.9 | 7.0 | 7.2 | 3.2 | 10.0 | 35.9 | 14.3 | 10.5 |
| Detroit, Mich | 647 | 18.8 | 9.0 | 8.5 | 2.9 | 7.0 | 19.0 | 11.2 | 23.0 |
| El Paso, Tex | 633 | 53.7 | 4.1 | 7.8 | 4.2 | 8.0 | 3.7 | .3 | 18.2 |
| Flint, Mich | 591 | 12.5 | 11.0 | 7.0 | 2.9 | 10.2 | 18.1 | 15.3 | 14.0 |
| Fort Wayne, Ind | 574 | 10.2 | 12.0 | 8.8 | 2.9 | 18.2 | 27.2 | 15.2 | 4.6 |
| Fort Worth, Tex | 648 | 25.9 | 12.7 | 12.3 | 5.2 | 8.8 | 3.6 | 1.0 | 29.6 |
| Fresno, Calif | 510 | 19.4 | 5.5 | 6.8 | 10.7 | 13.0 | 3.6 | 11.2 | 29.8 |
| Grand Rapids, Mich | 653 | 21.6 | 11.7 | 7.5 | 4.3 | 20.9 | 14.8 | 12.3 | 6.9 |
| Hartford, Conn | 774 | 11.8 | 16.4 | 10.3 | 4.2 | 13.2 | 27.2 | 12.7 | 4.2 |
| Houston, Tex | 587 | 23.0 | 11.8 | 7.6 | 9.7 | 6.8 | 8.0 | .7 | 32.4 |
| Indianapolis, Ind | 598 | 16.7 | 7.2 | 7.0 | 5.7 | 8.4 | 22.9 | 19.0 | 13.1 |
| Jacksonville, Fla | 673 | 34.4 | 10.1 | 8.0 | 6.2 | 10.2 | 6.1 | 8.0 | 17.0 |
| Kansas City, Kans.-Mo | 552 | 13.7 | 9.0 | 6.2 | 6.2 | 11.9 | 14.0 | 21.1 | 17.9 |





**TABLE II–92—Continued**

*Type of improvement insured by FHA, by standard metropolitan areas, 1955—* Continued

| Standard metropolitan area | Average net proceeds | Major type of improvement: Additions and alterations | Exterior finish | Interior finish | Roofing | Plumbing | Heating | Insulation | New nonresidential construction and miscellaneous |
|---|---|---|---|---|---|---|---|---|---|
| Percentage distribution of number of loans—Con. | | | | | | | | | |
| Knoxville, Tenn | $488 | 14.2 | 11.2 | 6.3 | 9.5 | 7.3 | 12.9 | 18.0 | 20.6 |
| Little Rock—North Little Rock, Ark | 537 | 23.5 | 14.6 | 13.1 | 5.6 | 11.6 | 3.9 | 1.7 | 26.0 |
| Los Angeles—Long Beach, Calif | 616 | 19.7 | 9.6 | 11.9 | 8.3 | 8.7 | 7.0 | 3.7 | 31.1 |
| Louisville, Ky | 542 | 19.8 | 10.2 | 5.9 | 6.3 | 8.1 | 15.8 | 21.7 | 12.2 |
| Memphis, Tenn | 553 | 17.3 | 7.7 | 6.2 | 3.9 | 7.8 | 5.0 | 2.1 | 50.0 |
| Miami, Fla | 681 | 19.3 | 3.8 | 6.0 | 8.1 | 2.8 | 1.6 | 21.1 | 37.3 |
| Milwaukee, Wis | 954 | 11.1 | 34.1 | 7.9 | 3.2 | 6.0 | 23.9 | 3.8 | 10.0 |
| Minneapolis-St. Paul, Minn | 569 | 19.1 | 9.9 | 10.4 | 3.4 | 15.0 | 13.6 | 16.5 | 12.2 |
| New Orleans, La | 622 | 21.2 | 11.3 | 5.0 | 3.5 | 4.5 | 1.3 | 1.3 | 51.9 |
| New York—Northeastern New Jersey | 865 | 17.0 | 9.7 | 10.6 | 4.3 | 7.8 | 17.8 | 23.1 | 9.7 |
| Norfolk-Portsmouth, Va | 507 | 19.5 | 8.6 | 7.8 | 3.1 | 5.6 | 8.2 | 39.2 | 8.0 |
| Oklahoma City, Okla | 536 | 19.8 | 18.0 | 7.7 | 6.4 | 6.2 | 2.7 | 7.8 | 31.4 |
| Omaha, Nebr | 617 | 14.6 | 9.8 | 8.3 | 6.1 | 8.8 | 19.2 | 25.0 | 8.2 |
| Philadelphia, Pa | 610 | 10.2 | 12.5 | 19.6 | 6.5 | 10.1 | 20.9 | 12.2 | 8.0 |
| Phoenix, Ariz | 643 | 27.2 | 8.4 | 7.6 | 6.5 | 11.0 | 10.6 | .3 | 28.4 |
| Pittsburgh, Pa | 589 | 7.6 | 8.8 | 6.2 | 6.9 | 13.1 | 24.6 | 22.6 | 10.2 |
| Portland, Oreg | 658 | 13.9 | 12.7 | 11.3 | 14.3 | 6.4 | 27.9 | 4.5 | 9.0 |
| Richmond, Va | 508 | 12.4 | 7.1 | 3.6 | 2.9 | 7.8 | 12.2 | 39.6 | 14.4 |
| Rochester, N. Y | 580 | 9.1 | 13.9 | 10.6 | 5.5 | 6.1 | 21.4 | 16.1 | 17.3 |
| Sacramento, Calif | 484 | 23.3 | 5.8 | 7.2 | 10.4 | 17.2 | 5.2 | 6.8 | 24.1 |
| St. Louis, Mo | 521 | 13.1 | 6.9 | 6.4 | 4.1 | 12.9 | 21.6 | 19.9 | 15.1 |
| Salt Lake City, Utah | 540 | 18.7 | 4.9 | 10.4 | 4.6 | 17.8 | 15.3 | 10.9 | 17.4 |
| San Antonio, Tex | 604 | 22.9 | 7.4 | 7.4 | 4.5 | 6.0 | 2.6 | .4 | 48.8 |
| San Bernardino-Riverside—Ontario, Calif | 608 | 20.8 | 6.6 | 8.3 | 11.6 | 7.4 | 5.6 | 5.0 | 34.7 |
| San Diego, Calif | 536 | 10.4 | 4.5 | 3.8 | 3.4 | 9.8 | 4.2 | 1.2 | 62.7 |
| San Francisco-Oakland, Calif | 540 | 10.7 | 12.3 | 11.4 | 13.9 | 10.2 | 10.5 | 17.8 | 13.2 |
| San Jose, Calif | 469 | 15.7 | 5.8 | 8.1 | 8.3 | 20.1 | 6.8 | 11.2 | 24.0 |
| Seattle, Wash | 712 | 16.8 | 13.2 | 12.1 | 11.4 | 8.6 | 23.0 | 3.9 | 11.0 |
| Shreveport, La | 688 | 20.6 | 15.8 | 8.7 | 6.2 | 9.5 | 4.4 | 8.7 | 26.1 |
| South Bend, Ind | 555 | 14.2 | 6.0 | 5.0 | 2.7 | 17.2 | 26.7 | 20.7 | 5.7 |
| Spokane, Wash | 531 | 11.4 | 9.8 | 10.4 | 6.5 | 13.6 | 14.4 | 19.9 | 14.0 |
| Stockton, Calif | 404 | 11.5 | 4.7 | 10.3 | 9.1 | 22.9 | 1.0 | 24.4 | 16.1 |
| Syracuse, N. Y | 580 | 10.4 | 12.2 | 7.1 | 8.0 | 4.6 | 18.7 | 32.0 | 7.0 |
| Tacoma, Wash | 655 | 24.5 | 11.3 | 9.8 | 10.9 | 7.3 | 22.6 | 3.8 | 9.8 |
| Tampa-St. Petersburg, Fla | 609 | 24.5 | 14.6 | 9.7 | 9.6 | 5.5 | 5.7 | 1.2 | 29.2 |
| Toledo, Ohio | 697 | 15.0 | 11.0 | 8.1 | 5.8 | 6.4 | 29.5 | 14.7 | 9.5 |
| Topeka, Kans | 638 | 14.6 | 11.6 | 13.5 | 4.7 | 10.8 | 13.3 | 17.3 | 14.2 |
| Tulsa, Okla | 644 | 31.9 | 16.2 | 10.1 | 6.2 | 10.7 | 1.8 | 5.0 | 18.1 |
| Washington, D. C | 551 | 8.4 | 10.7 | 10.4 | 3.8 | 3.8 | 8.5 | 35.4 | 19.0 |
| Wichita, Kans | 536 | 9.8 | 11.1 | 6.0 | 3.5 | 19.4 | 4.9 | 29.0 | 16.3 |
| Youngstown, Ohio | 584 | 14.5 | 10.0 | 4.8 | 6.9 | 10.6 | 18.9 | 24.1 | 10.2 |

Information covering the distribution of insured notes by type of improvement for properties located in selected standard metropolitan areas is presented for the first time in this annual report in Table 92. Loans for the Milwaukee area averaging $954 in net proceeds were the largest reported for any area. By type of improvement, exterior finishing (34 percent) and heating (24 percent) made up the bulk of these loans. Stockton, the area with the lowest average net proceeds of $404, reported the

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most common type of improvement loans being used for insulation work (24 percent) and plumbing (23 percent).

In general, the distribution of insured loans by type of improvement in metropolitan areas closely follows the distribution pattern for the State in which they are located. There are one or two exceptions such as the New York-Northeastern New Jersey area which adheres more closely to the distributions for New Jersey than New York. Another is California where the distribution is a composite of all the metropolitan areas in the State with their differences in climate and structure characteristics.

### Claims Paid by Type of Property and Improvement

The average claim paid during 1955 was $439—down from the $443 reported for 1954. Distributions of claims paid by type of property and type of improvement financed are presented in Table 93. The greater number of claims paid in any year are in settlement of defaulted notes insured in a prior year. Approximately 4 out of 5 claims paid in 1955 were originated within two years prior to the claim payment. There were no significant changes in the distribution of claims paid by type of improvement between 1954 and 1955. Single-family dwellings have accounted for seven-eighths of all loans insured in the past few years and for an identical share of claims paid in 1955. Exterior finishing led all other classifications for claims paid by type of improvement, with 19 percent of the total number and 22 percent of the dollar volume. For the last several years this type of loan has appeared to have the least satisfactory claims experience, averaging approximately 19 percent of the defaults, with a corresponding dollar loss of 23 percent of the total.

Insured notes covering insulation ranked second in the number of claims paid (16 percent) but, because of the relatively small size of these notes ($273), the dollar loss was only 10 percent of the total. All other claims against loans by type of improvements follow the pattern established by the volume of loans insured.

**TABLE II–93**

***Type of improvement by type of property for claims paid on property improvement loans, 1955***

| Major type of improvement | Type of property improved | | | | | |
|---|---|---|---|---|---|---|
| | Total | Single-family dwellings | Multi-family dwellings | Commercial and industrial | Farm homes and buildings | Garages and others |
| Percentage distribution of number of claims paid: | | | | | | |
| Additions and alterations | 12.5 | 12.3 | 12.4 | 22.9 | 12.7 | 9.8 |
| Exterior finish | 18.5 | 19.2 | 16.9 | 5.4 | 18.4 | 2.5 |
| Interior finish | 6.6 | 6.3 | 10.9 | 15.1 | 3.0 | 2.5 |
| Roofing | 6.8 | 6.6 | 7.9 | 4.6 | 11.0 | 2.9 |
| Plumbing | 9.2 | 9.3 | 8.3 | 9.6 | 11.5 | 3.1 |
| Heating | 12.3 | 11.9 | 21.9 | 11.7 | 5.5 | 2.2 |
| Insulation | 16.1 | 17.1 | 12.1 | 6.0 | 8.5 | 3.8 |
| New nonresidential construction | 1.7 | | | 8.8 | 21.8 | 68.7 |
| Miscellaneous | 16.3 | 17.3 | 9.6 | 15.9 | 7.6 | 4.5 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Percent of total | 100.0 | 87.1 | 7.0 | 1.8 | 2.7 | 1.4 |
| Percentage distribution of amount of claims paid: | | | | | | |
| Additions and alterations | 19.1 | 15.5 | 1.7 | 1.0 | .7 | .2 |
| Exterior finish | 21.6 | 18.6 | 2.0 | .2 | .8 | (1) |
| Interior finish | 7.8 | 5.9 | 1.2 | .6 | .1 | (1) |
| Roofing | 5.2 | 4.1 | .6 | .1 | .4 | (1) |
| Plumbing | 8.2 | 6.6 | .8 | .3 | .4 | .1 |
| Heating | 12.0 | 9.2 | 2.3 | .3 | .1 | .1 |
| Insulation | 10.0 | 8.8 | .8 | .2 | .1 | .1 |
| New nonresidential construction | 3.2 | | | .4 | 1.6 | 1.2 |
| Miscellaneous | 12.9 | 10.9 | 1.2 | .5 | .2 | .1 |
| Total | 100.0 | 79.6 | 10.6 | 3.6 | 4.4 | 1.8 |
| Average claim paid: | | | | | | |
| Additions and alterations | $671 | $632 | $884 | $1,012 | $880 | $758 |
| Exterior finish | 511 | 488 | 747 | 880 | 665 | 560 |
| Interior finish | 517 | 468 | 715 | 914 | 589 | 492 |
| Roofing | 334 | 312 | 414 | 633 | 513 | 430 |
| Plumbing | 390 | 359 | 631 | 717 | 542 | 621 |
| Heating | 427 | 388 | 665 | 645 | 341 | 542 |
| Insulation | 273 | 262 | 415 | 438 | 313 | 466 |
| New nonresidential construction | 840 | | | 1,181 | 1,164 | 576 |
| Miscellaneous | 349 | 319 | 726 | 837 | 513 | 487 |
| Total | 439 | 401 | 664 | 855 | 700 | 580 |

[1] Less than 0.05 percent.

## SECTION 4

# ACTUARIAL ANALYSIS OF INSURING OPERATIONS

This section of the report presents a two-part actuarial analysis of insuring operations. The first part is devoted mainly to the annual valuation of the reserve liabilities of FHA's mortgage insurance funds. These annual valuations of reserve liabilities are, with noteworthy exceptions, similar to those made by life insurance organizations. The 1954 annual report included a detailed discussion of the nature of these reserve liabilities, the method of valuing the reserve liabilities, and the determination of the reserve factors used in valuations. The second part of this section of the current report includes a discussion of the termination experience of home mortgages insured under Section 203 as well as a development of the estimated life expectancy of these mortgages. This life expectancy is arrived at on the basis of the actuarial schedule on survivorships shown here. Rates of insured mortgage terminations for the various types of terminations are also presented in this part. Section 4 of the 1954 report also summarized the termination experience initially presented in earlier reports.

### Analysis of Reserves of Insurance Funds

FHA operates 11 insurance funds under which the fiscal provisions of the several insurance programs are administered. Loan and insurance contracts written under these programs are assigned to a particular insurance fund in accordance with statutory requirements. Each of the funds is credited with fee, premium, and investment income and is charged with administrative expenses and insurance losses with respect to loan and mortgage insurance contracts assigned to the fund. The earned surplus of a fund, representing the accumulation of net income and the capital contributed by other FHA funds, is available to cover future contingent losses and related expenses. The newer funds, those recently created by amendments to the National Housing Act, have accumulated comparatively little in earned surplus and operate in part from capital contributed by other FHA funds in accordance with statutory provisions. In the other funds the earned surplus is relatively substantial. Detailed fiscal information on income, expenses, losses, earned surplus, and capital contributions for each FHA fund is given in the section on Accounts and Finance.





The adequacy of the earned surplus and capital contributions of a fund to cover its future contingent losses and related expenses can be established by a valuation of such future losses and expenses. In the practice of life insurance organizations such valuations measure reserve liabilities not only for the purpose of establishing whether a fund is solvent, but, also, for the purpose of determining how much of earned surplus may be available for distribution to policy holders or stockholders. With mortality experience well established, expected mortality—one of the major elements in the valuation of reserve liabilities—can be predicted reasonably well. Consequently, the reserve liabilities of life organizations are fairly definite.

There is a noteworthy difference between the reserve liabilities of life organizations and those of FHA's mortgage insurance funds. The future losses and expenses which the liabilities of FHA's mortgage insurance funds measure are principally contingent upon a general deterioration of business conditions—a development which doesn't readily lend itself to prediction. Since the incidence of an economic reversal cannot readily be predicted, the most conservative basis for reserve valuations for such future losses and expenses is to assume that adverse economic conditions of approximately depression magnitude might develop immediately. The reserve valuations are designed to measure the liabilities resulting from the development of such a contingency. Thus, the liabilities of FHA's mortgage insurance funds are contingent liabilities because the risks which the funds underwrite are economic in nature and cyclical in pattern, and the events insured against do not occur in substantial proportions except under the contingency of a depression. In this sense, FHA's reserve liabilities are not designed to measure the solvency of the funds according to its accepted meaning in the underwriting of conventional risks. To emphasize this distinction, the reserve liabilities of FHA's mortgage insurance funds are described as "estimated reserve requirements." They are thus the amounts of earned surplus which an insurance fund requires to cover the insurance losses and administrative expenses which a fund may incur if an economic reversal of approximately depression magnitude were to develop immediately. Although based on accepted actuarial principles, such valuations of reserve requirements for insurance funds underwriting risks which are predominantly economic in nature are unique in insurance practice.

Another noteworthy feature of the reserve requirements is that they take into account the fact that when a claim under mortgage insurance is paid by an insurance fund, the mortgage insurance fund acquires a property in exchange for its debentures. As properties are sold, the proceeds of sales are used to redeem the fund's debentures. It is the expected future acquisitions and their expected future losses on sale, among other things, that are reflected in the reserve requirements when they are valued with respect to the mortgage insurance contracts in force. Some of the other items which are included in the determination of reserve requirements are expected future premiums, investment income, and administrative expenses.

Only one of the FHA's mortgage insurance funds, the Mutual Mortgage Insurance Fund (the first of the funds to be established and the largest in terms of insurance in force) is authorized by statute to distribute part of its earned surplus to mortgagors upon the termination of mortgage insurance, provided such termination does not involve the payment of an insurance claim. Reserve requirements for this fund are used, as in life insurance practice, to determine how much of surplus may thus be distributed.

The valuation of the reserve requirements on December 31, 1955, shows that the reserve position of the Mutual Mortgage Insurance Fund, covering FHA's principal home mortgage insurance operations, improved over that reported a year ago when this fund first attained a balance status. A balance status for a fund exists when its earned surplus is equal to or greater than the estimated reserve requirements. When a balance status is attained, the fund has sufficient resources to meet such future insurance losses and expenses as might be incurred in the event that adverse economic conditions of approximately depression magnitude were to develop immediately. At the year-end, the excess of earned surplus over estimated reserve requirements for this fund was almost $18 million, as Table 94 shows. At the end of 1954, this excess was a little over $13 million. This improvement

**TABLE II–94**

*Outstanding balance of insurance in force, earned surplus, and estimated reserve requirements in the insurance funds of the Federal Housing Administration*

| | As of Dec. 31, 1955 | | | |
|---|---|---|---|---|
| | Outstanding balance of insurance in force | Earned surplus and contributions from other insurance funds [1] | Estimated reserve requirements, adjusted [2] | Excess of earned surplus over estimated reserve requirements, adjusted |
| Title I Housing Insurance Fund | $186,193,922 | $2,347,929 | $8,778,854 | −$6,430,925 |
| Mutual Mortgage Insurance Fund | 12,120,656,215 | [3] 264,969,829 | 247,061,712 | 17,908,117 |
| Housing Insurance Fund | 568,704,249 | 5,269,771 | 24,215,547 | −18,945,776 |
| Sec. 220 Housing Insurance Fund | ---------- | 825,470 | ---------- | 825,470 |
| Sec. 221 Housing Insurance Fund | ---------- | 923,640 | ---------- | 923,640 |
| Servicemen's Mortgage Insurance Fund | 85,675,813 | 1,018,738 | 3,287,415 | −2,268,677 |
| War Housing Insurance Fund | 4,210,494,711 | 114,780,236 | 168,259,185 | −53,472,949 |
| Housing Investment Insurance Fund | ---------- | 845,343 | ---------- | 845,343 |
| Armed Services Housing Mortgage Insurance Fund | 639,759,952 | 9,950,303 | 38,560,252 | −28,609,949 |
| National Defense Housing Insurance Fund | 506,724,756 | 2,743,090 | 21,375,653 | −18,632,563 |
| Total all Mortgage Insurance Funds | 18,318,209,618 | 403,680,349 | 511,538,618 | −107,858,269 |
| Title I Insurance Fund | 1,073,377,823 | [4] 43,959,440 | ([5]) | ---------- |
| Total all funds | 19,391,587,441 | 447,639,780 | ---------- | ---------- |

[1] Contributions represent earned surplus of certain insurance funds transferred to other FHA insurance funds as contributed capital in the amount of $20,310,000.

[2] For mortgage insurance contracts in force. Adjusted for estimated unearned premiums in 7 insurance funds in the amount of $51,008,395 to be retained after refunds of unearned premiums upon prepayment.

[3] Includes $50,514,214 as of Dec. 31, 1955, in the Participating Reserve Account, representing balances available for participations, which account may be charged with any net loss sustained by the Mutual Mortgage Insurance Fund in any semiannual period.

[4] Does not include unearned premiums in this fund amounting to $21,940,360 as of Dec. 31, 1955.

[5] Reserve requirements are not estimated for the Title I Insurance Fund. The maximum potential liability under this fund was $236,585,822 as of Dec. 31, 1955, representing the balance of reserves available to qualified lending institutions for the payment of claims. This potential liability was calculated at 10 percent of net proceeds of insurance written less claims paid and reserve adjustments.





occurred despite an increase of almost 16 percent in the amount of insurance in force. In this connection it may be noted that a substantial increase in the amount of new insurance written has the effect of raising significantly the reserve requirements for the reason that reserve requirements are at their highest level for new insurance. Accumulation of amortization causes these requirements to be progressively lower the longer the insurance has remained on the books of the fund.

The adjustment in the reserve requirements is for the unearned premiums estimated to be retained by the fund after refunds of unearned premiums upon prepayment of insured mortgages prior to maturity. FHA's accounting system is on an accrual basis and, consequently, earned surplus figures do not include unearned premiums. To take these unearned premiums into account for reserve purposes, the reserve requirements are adjusted by the amounts of unearned premiums estimated to be retained by the fund. The earned surplus of each fund also is exclusive of the amounts contributed by that fund to establish and operate other insurance funds. Eight of the eleven mortgage insurance funds have received, through the end of 1955, capital contributions in the amount of $20,310,000. Over 90 percent of this amount, or $18,310,000, was contributed by the War Housing Insurance Fund.

The War Housing Insurance Fund, FHA's second largest insurance fund, also showed improvement during 1955 in its reserve position. This improvement can be seen from Table 95 which shows how the differential between earned surplus and reserve requirements has progressively narrowed over the last 3 years. Emergency home and project mortgage insurance contracts written during the defense preparedness and war periods of World War II and during the postwar period of the veterans' emergency housing program were assigned to this fund. Under the provisions of the National Housing Act, new mortgage insurance can no longer be written under the programs covered by this fund.

In addition to the War Housing Insurance Fund, there are five other mortgage insurance funds which have not yet attained a balance status. This is because either they were recently established or the bulk of the insurance covered by them is of recent origin. Consequently, these funds have not had sufficient time to accumulate the necessary earned surplus. They are: (1) the Title I Housing Insurance Fund for the low-cost housing program under which no new insurance is currently being written since the Housing Act of 1954 authorized such insurance under the home mortgage section of Title II of the National Housing Act; (2) the Servicemen's Mortgage Insurance Fund, created by the same 1954 statute, which provides for the purchase of housing by personnel in the United States Armed Forces and Coast Guard on active duty for more than 2 years; (3) the Armed Services Housing Mortgage Insurance Fund which covers rental housing at military installations under Title VIII of the Act which author-

TABLE II–95

*Earned surplus and estimated reserve requirements in the insurance funds of the Federal Housing Administration, as of Dec. 31, 1953–55*

| | Earned surplus and contributions from other funds,[1] as of— | | | Estimated reserve requirements, adjusted,[2] as of— | | | Excess of earned surplus over estimated reserve requirements, adjusted, as of— | | |
|---|---|---|---|---|---|---|---|---|---|
| | Dec. 31, 1953 | Dec. 31, 1954 | Dec. 31, 1955 | Dec. 31, 1953 | Dec. 31, 1954 | Dec. 31, 1955 | Dec. 31, 1953 | Dec. 31, 1954 | Dec. 31, 1955 |
| Title I Housing Insurance Fund | $1,132,602 | $1,490,880 | $2,347,929 | $3,722,188 | $7,780,402 | $8,776,854 | −$2,589,496 | −$6,289,522 | −$6,430,925 |
| Mutual Mortgage Insurance Fund | [3]169,952,425 | [3]215,757,547 | [3]264,969,829 | 202,859,167 | 202,306,873 | 247,061,712 | −32,906,742 | 13,300,674 | 17,908,117 |
| Housing Insurance Fund | 5,410,647 | 7,181,905 | 5,269,771 | 19,143,338 | 24,941,343 | 24,215,547 | −13,732,691 | −17,759,438 | −18,945,776 |
| Sec. 220 Housing Insurance Fund | ------------ | 985,951 | 825,470 | ------------ | ------------ | ------------ | ------------ | 985,951 | 825,470 |
| Sec. 221 Housing Insurance Fund | ------------ | 987,573 | 923,640 | ------------ | ------------ | ------------ | ------------ | 987,573 | 923,640 |
| Servicemen's Mortgage Insurance Fund | ------------ | 997,006 | 1,018,738 | ------------ | 5,624 | 3,287,415 | ------------ | 991,382 | −2,268,677 |
| War Housing Insurance Fund | 121,603,206 | 109,101,491 | 114,786,236 | 221,060,126 | 194,762,196 | 168,259,185 | −99,456,830 | −85,660,705 | −53,472,940 |
| Housing Investment Insurance Fund | 822,951 | 842,810 | 845,343 | ------------ | ------------ | ------------ | 822,951 | 842,810 | 845,343 |
| Armed Services Housing Mortgage Insurance Fund | 9,564,286 | 10,481,958 | 9,950,303 | 36,454,509 | 39,742,753 | 38,560,252 | −26,890,313 | −29,260,795 | −28,609,949 |
| National Defense Housing Insurance Fund | 8,155,595 | 7,631,579 | 2,743,090 | 16,632,261 | 23,209,851 | 21,375,653 | −8,476,666 | −15,668,272 | −18,632,563 |
| Total all Mortgage Insurance Funds | 316,641,892 | 355,458,700 | 403,680,349 | 499,871,679 | 492,029,042 | 511,538,618 | −183,220,787 | −137,470,342 | −107,858,269 |
| Title I Insurance Fund | 27,104,491 | 34,133,423 | 43,959,440 | (4) | (4) | (4) | ------------ | ------------ | ------------ |
| Total all funds | 343,746,383 | 389,592,123 | 447,639,789 | ------------ | ------------ | ------------ | ------------ | ------------ | ------------ |

[1] Contributions represent earned surplus of certain FHA insurance funds transferred as contributed capital to other FHA insurance funds in the amounts of $16,100,000 as of Dec. 31, 1953, $17,500,000 as of Dec. 31, 1954, and $20,310,000 as of Dec. 31, 1955.

[2] For mortgage insurance contracts in force. Adjusted for estimated unearned premiums to be retained after refunds of unearned premiums upon prepayment. For purposes of comparability, estimated reserve requirements for the Mutual Mortgage Insurance Fund as of Dec. 31, 1953, are adjusted for the previously required 10 percent premium transfer to the General Reinsurance Account.

[3] Includes $50,514,214 as of Dec. 31, 1955 in the Participating Reserve Account representing balances available for participations, which account may be charged with any net loss sustained by the Mutual Mortgage Insurance Fund in any semiannual period. The comparable figure for Dec. 31, 1954, is $52,621,898. The comparable figure for Dec. 31, 1953, is $54,554,818.

[4] Reserve requirements are not estimated for the Title I Insurance Fund. Unearned premiums in this fund amounted to $30,787,037 as of Dec. 31, 1953, $29,625,922 as of Dec. 31, 1954, and $21,940,360 as of Dec. 31, 1955. The maximum potential liability under this fund representing the balance of reserves available to qualified lending institutions for the payment of claims was $261,310,506 as of Dec. 31, 1953, $237,148,026 as of Dec. 31, 1954, and $236,585,822 as of Dec. 31, 1955. This potential liability was calculated at 10 percent of net proceeds of insurance less claims paid and reserve adjustments.





ized the Wherry Housing Bill and the recently enacted Capehart housing bill; (4) the National Defense Housing Insurance Fund for programed housing for Korean emergency defense workers provided for by Title IX of the Act; and (5) the Housing Insurance Fund for multifamily rental housing under Section 207 of the Act and for cooperative housing under Section 213 of the Act. The three remaining funds showing a balance status, the Section 220 Housing Insurance Fund, the Section 221 Housing Insurance Fund, and the Housing Investment Insurance Fund, have no insurance in force as yet, as Table 94 shows.

With respect to the mortgage insurance funds which have not yet attained a balance status, it is noteworthy that the Commissioner of the Federal Housing Administration has authority, under Section 219 of the National Housing Act, as amended, to transfer resources among seven of the funds as assistance may be required. They are the Title I Housing Insurance Fund, the Housing Insurance Fund, the War Housing Insurance Fund, the Armed Services Housing Mortgage Insurance Fund, the Defense Housing Insurance Fund, the Section 220 Housing Insurance Fund, and the Housing Investment Insurance Fund. Of these, the last two funds have no insurance in force. The Servicemen's Mortgage Insurance Fund, which is among the six funds on December 31, 1955 not in a balance status, the Mutual Mortgage Insurance Fund, and the Section 221 Housing Insurance Fund are excluded from the ability to transfer or receive assets from other funds. No insurance has been written under Section 221. This device of flexibility in the use of resources of separate funds can provide important financial support to the separate funds.

Tables 94 and 95 also show figures on the outstanding balance of insurance in force and the earned surplus for the Title I Insurance Fund. The fiscal provisions of FHA's modernization and property improvement program are administered under this fund. Reserve requirements have not been estimated for this fund, but its financial position can be appraised on the basis of surplus and insurance in force. The earned surplus, together with the unearned premiums on December 31, 1955, amounted to $65,889,800. With outstanding balances of loan insurance in force amounting to $1,073,377,823, the earned surplus and unearned premiums represent 6.14 percent of the outstanding balance of insurance in force as compared with 4.58 percent a year ago.

The maximum potential liability under this fund at the year-end was $236,585,822, which represented the balance of reserves available to qualified lending institutions for payment of future insurance claims on loans outstanding. The comparable figure for December 31, 1954, was $237,148,026. The potential liability is calculated in accordance with the administrative regulations for property improvement loans under Title I, Section 2 at 10 percent of the net proceeds of insurance written less claims paid and reserve adjustments.

This Title I Fund was created by the amendment of June 3, 1939, and the total claims paid under this fund through the end of 1955 amounted to 1.89 percent of the net proceeds of loans insured before any recoveries on defaulted notes. Actual losses (after recoveries) and reserves for future losses on such notes represent just under one percent of the net proceeds of notes insured. The maximum claim rate under Title I amounted to 4.04 percent of the net proceeds of the notes insured, during the period from mid-1934 to mid-1939; after recoveries from collection efforts, the actual losses and reserves amounted to 1.89 percent of notes insured.

### Analysis of Termination Experience

The estimated life expectancy of 1- to 4-family home mortgages insured under Section 203 is estimated to be 8.34 years. The life expectancy is the period of time for which such mortgages can, on the average, be expected to remain in force. It is based in part on the cumulative termination experience of the first of FHA's home mortgage insurance programs and in part on a projection of this experience to reflect the life expectancy of mortgages with maturities of 20 years. This termination experience has been observed over the 19-year period since the inauguration of this regular home mortgage program which operates under fiscal provisions of the Mutual Mortgage Insurance Fund. Experience covers all home mortgage insurance contracts written under Section 203 from 1935 through 1953 and exposed to their policy anniversaries in 1954. Projection of this experience through an additional year gives the estimated life expectancy of 8⅓ years.

The estimate of life expectancy on the basis of the 1935–54 termination experience is a little over a third of a year higher than the comparable figure of 7.99 years shown in the 1954 annual report. Part of this increase, a little over a tenth of a year, is due to a revision in the data on exposures. The balance reflects a trend toward longer life expectancies which has been evident in the estimates of life expectancy prepared since the initial calculation which was based on 1935–49 experience. In the 1954 annual report Section 4 summarizes the termination experience presented in earlier reports. The estimated life expectancy based on the 1935–49 experience was 7.55 years. This trend toward longer life expectancies can be expected to continue as the effects of the relatively high levels of terminations in the late war and early postwar years continue to be offset by the relatively lower levels which have been obtaining since then. The relatively high levels of terminations, i.e., terminations in relation to insurance in force, occurred in the period 1944–48, with the peak rate obtaining in 1946. Prepayments accounted for most of these terminations and were the result of mortgagors paying off their mortgages or selling their homes—both developments reflecting a combination of the high personal savings and incomes and the shortages of consumer goods and housing in that war and postwar period.





**ACTUARIAL SCHEDULE 1**

*Survivorship table of a group of 1- to 4-family home mortgages based on aggregate termination experience by policy year for Sec. 203 mortgages insured from 1935 through 1953 and exposed to policy anniversaries in 1954 or prior termination dates*

| Policy year | Mortgage survivors at the beginning of policy year | Annual termination rates [1] | Mortgage terminations during the policy year | Policy year | Mortgage survivors at the beginning of policy year | Annual termination rates [1] | Mortgage terminations during the policy year |
|---|---|---|---|---|---|---|---|
| 1st | 100,000 | 0.0245908 | 2,459 | 11th | 30,788 | 0.1374881 | 4,233 |
| 2d | 97,541 | .0466942 | 4,555 | 12th | 26,555 | .1326531 | 3,523 |
| 3d | 92,986 | .0674255 | 6,270 | 13th | 23,032 | .1286423 | 2,963 |
| 4th | 86,716 | .0887442 | 7,696 | 14th | 20,069 | .1297757 | 2,604 |
| 5th | 79,020 | .1168897 | 9,237 | 15th | 17,465 | .1981516 | 3,461 |
| 6th | 69,783 | .1416290 | 9,883 | 16th | 14,004 | .2095154 | 2,934 |
| 7th | 59,900 | .1538241 | 9,214 | 17th | 11,070 | .1375396 | 1,523 |
| 8th | 50,686 | .1568644 | 7,951 | 18th | 9,547 | .1764318 | 1,684 |
| 9th | 42,735 | .1519000 | 6,491 | 19th | 7,863 | .2173305 | 1,709 |
| 10th | 36,244 | .1505475 | 5,456 | | | | |

[1] The method of determining these rates is identical with the standard method of computing probabilities.

The data on the 1935–54 termination experience are organized as a survivorship table which is presented in Actuarial Schedule 1. It is in part from this schedule that the estimate of life expectancy for home mortgages is made. Among the things which the schedule shows for the 1- to 4-family home mortgages insured under Section 203 are their total annual termination rates by policy year. When these termination rates are applied to an initial hypothetical group of 100,000 home mortgage insurance contracts, they produce a survivorship table giving the number of mortgages in force at the beginning of a policy year, the number terminating during that policy year and the number surviving to the beginning of the next policy year.

A policy year covers the annual period beginning with the date on which a mortgage contract is endorsed for insurance. Thus a mortgage insurance contract which has not passed its first anniversary is in force or exposed to the risk of termination during its first policy year. If the contract is terminated before this anniversary, it is terminated during its first policy year. Determined by the standard method of computing probabilities, the rate of termination for the first policy year is the number of mortgage insurance contracts terminated during this policy year divided by the number of mortgage insurance contracts in force (i. e., exposed to the risk of termination) at the beginning of the first policy year. Likewise, the rate of termination for the second policy year is the number of mortgages terminated during the second policy year divided by the number of mortgages in force at the beginning of the second policy year.

To interpret the figures on rate of terminations, number of terminations, and number of survivors based on the 1935–54 termination experience of Section 203 mortgages, the annual rate of termination of 0.0245908 during the first policy year is a convenient starting point. When the 100,000 mortgage entrants, the initial hypothetical group, is multiplied by this first policy year rate, the product of 2,459 represents the number of mortgages which can be expected to terminate for various reasons during the first policy year after the date of their insurance. When these terminations during the first policy year are subtracted from the 100,000 entrants, it leaves 97,541 mortgages as survivors at the beginning of the second policy year. In the second policy year, the annual rate of termination shown in the schedule is 0.0466942. When this rate is applied against the 97,541 surviving mortgages at the beginning of the second year, it gives 4,555 as the number of mortgages which can be expected to terminate during the second policy year. Subtracting this number of terminated mortgages from the number in force at the beginning of the second policy year leaves 92,986 mortgage survivors at the beginning of the third policy year.

### ACTUARIAL SCHEDULE 2

*Annual termination rates[1] for 1- to 4-family home mortgages by type of termination based on aggregate termination experience by policy year for Sec. 203 mortgages insured from 1935 through 1953 and exposed to policy anniversaries in 1954 or prior termination dates*

| Policy year | Type of termination | | | | | |
|---|---|---|---|---|---|---|
| | Prepayments in full | Prepayments by supersession | Titles acquired by mortgagees | | Others | Total |
| | | | Retained by mortgagee | Transferred to FHA | | |
| 1st | 0.0179289 | 0.0064851 | 0.0000672 | 0.0000773 | 0.0000323 | 0.0245908 |
| 2d | .0353581 | .0103406 | .0003203 | .0006482 | .0000270 | .0466942 |
| 3d | .0524556 | .0136490 | .0004125 | .0008552 | .0000532 | .0674255 |
| 4th | .0721543 | .0154362 | .0004418 | .0006157 | .0000962 | .0887442 |
| 5th | .0995688 | .0161555 | .0002092 | .0004319 | .0004343 | .1108897 |
| 6th | .1250089 | .0159696 | .0001914 | .0002183 | .0002408 | .1416290 |
| 7th | .1380440 | .0144831 | .0001164 | .0000884 | .0001922 | .1538241 |
| 8th | .1431705 | .0130941 | .0001100 | .0000218 | .0004650 | .1568644 |
| 9th | .1386552 | .0126609 | .0000822 | .0000111 | .0004906 | .1519000 |
| 10th | .1352157 | .0111400 | .0000480 | .0000027 | .0041402 | .1505476 |
| 11th | .1223425 | .0096402 | .0000432 | ---------- | .0054622 | .1374881 |
| 12th | .1213987 | .0081620 | .0000402 | ---------- | .0030522 | .1326531 |
| 13th | .1176021 | .0061902 | .0000220 | .0000055 | .0048225 | .1286423 |
| 14th | .1238202 | .0050958 | .0000258 | ---------- | .0008249 | .1297757 |
| 15th | .1582046 | .0034117 | ---------- | ---------- | .0365353 | .1981516 |
| 16th | .1162549 | .0016795 | .0000611 | ---------- | .0015190 | .2095164 |
| 17th | .1318288 | .0017889 | ---------- | ---------- | .0039219 | .1375396 |
| 18th | .1652088 | .0009903 | .0001650 | ---------- | .0100677 | .1764318 |
| 19th | .1851852 | ---------- | ---------- | ---------- | .0321453 | .2173305 |

[1] The method of determining these rates is identical with the standard method of computing probabilities.

The composition of the total annual termination rates shown in the survivorship table is presented in Actuarial Schedule 2. They include the two types of prepayments—prepayments in full and prepayments by supersession; the two types of titles acquired—titles retained by mortgagees and titles transferred to FHA; and other types of terminations, which are predominantly maturities. These annual rates of termination for the different types of termination are determined by the same method of computing probabilities as the total annual termination rates and are, therefore, additive. Thus, the annual rate of prepayment in full for a given policy year can be added to the annual rate of prepayment by supersession for the same





policy year to give the total rate of prepayment for the given policy year. The rate for a particular policy year for titles acquired by mortgagees and retained by mortgagees can be combined with the rate for the same policy year for titles acquired by mortgagees and transferred to FHA to give a total foreclosure rate for that policy year. When the annual rates for the different types of termination are added together, they give the total annual termination rates shown in both actuarial schedules.

The annual rates by policy year for the different types of termination measure the distribution of expected terminations during a policy year. The component rates are interpreted in the same manner as the total annual termination rates discussed in connection with Actuarial Schedule 1. To illustrate their interpretation, the same hypothetical group of 100,000 mortgage entrants at the beginning of the first policy year may be used with the annual termination rates for the different types of terminations. How these mortgage terminations can be expected to be distributed among the separate types of terminations during the first policy year can be determined by applying their respective rates for the first policy year against the initial hypothetical group of 100,000 mortgages in force at the beginning of the first policy year. According to Actuarial Schedule 2, the products of the first policy year rates for prepayments, for example, and the 100,000 entrants give 1,793 as the number of prepayments in full and 648 as the number of prepayments by supersession which can be expected during the first year on the basis of the 1935–54 termination experience. Together these two types of prepayment thus account for almost all of the 2,459 terminations which can be expected during the first policy year. The balance of 1 terminations can be expected to consist of 15 foreclosures with 7 of th properties retained by mortgagees and 8 transferred to FHA, and 3 othe terminations. To illustrate their interpretation further, the survivorship table shows that out of the initial group, 36,244 mortgages can be expected to remain in force at the beginning of the tenth policy year, for example, and 5,456 as the total number of terminations which can be expected during that year. The rates of termination for the different types of terminations during that policy year when applied to this number in force gives 4,900 prepayments in full, 404 prepayments by supersession, 2 foreclosures, and 150 other types of terminations, principally maturities.

A comparison of the annual rates of prepayment in full with the total annual rates by policy year discloses the extent to which these prepayment rates account for the total termination rates. The rates of prepayment in full in 15 of the 19 policy years represent more than four-fifths of the total termination rate. They account for more than half in the remaining policy years, which are at the earlier and later durations, i. e., the number of policy years during which an insurance contract is exposed to the risk of termination. The emerging pattern of rates of prepayment in full which the 1935–54 experience reflects is one of a steady increase in rate by duration until about the eighth policy year with a slight tapering off for the next 6 years. After the fourteenth year the rates fluctuate sharply reflecting both the thinness of the experience and the approach of the mortgage insurance contracts to their maturities when the cumulative effects of partial prepayments during the life of the mortgage result in accelerated termination before maturity.

The emerging pattern for the rates of prepayment by supersession is one where the rates rise sharply until about the fifth policy year and then decline less sharply in the later durations. These rates are of secondary importance in the determination of the total annual termination rates by policy year. At the earliest duration, this rate accounts for over 25 percent of the total annual termination rate. However, this proportion declines with duration and, in the nineteenth policy year, the rate represents less than 1 percent of the total annual termination rate.

The rates of termination shown in the actuarial schedules are "crude" or actual rates as distinguished from "graduated" or smoothed rates. They are based on numbers of mortgages only and include mortgages with the various terms of financing eligible for insurance under the administrative rules and regulations for Title II, Section 203. Because this insurance program has not been in operation long enough for many of its longer-term mortgages to mature, the rates of termination for later policy years are based on a smaller aggregate amount of experience than those for earlier policy years. The rates of termination for the first policy year are based on the terminations from contracts endorsed for insurance in each calendar year from 1935 through 1953. For the second policy year, they are based on the terminations from endorsements in each calendar year from 1935 through 1952. Thus, for the nineteenth policy year they are based on terminations from endorsements of the calendar year 1935 only. With time, the accumulation of termination data will provide the merged experience of home mortgage insurance contracts through that policy year which will represent the longest maturity eligible for insurance under this program.

Likewise, it should be noted that the FHA mortgage insurance programs have not been exposed to a serious reversal of economic conditions. The cumulative experience of foreclosures, therefore, reflects only the most favorable period of exposure. Accordingly, it must be emphasized that the pattern of termination rates shown in the actuarial schedules is only an emerging one and cannot be said to be definitive for total terminations or for the different types of terminations. Not only can additional termination experience influence their rates by duration, particularly in the later durations where the aggregate experience is smaller, but changing economic conditions will also influence the rates of termination.



## SECTION 5

# ACCOUNTS AND FINANCE

The figures for 1954 and 1955 in the financial statements of this report are on an accrual basis and are shown for the fiscal year rather than the calendar year. Section 2 of the report, Volume of Mortgage and Loan Insurance Operations, is on a calendar-year basis to coincide with the housing year. In order to provide comparable figures, those statements in the Accounts and Finance section which are coordinated with the statistical tables shown in Section 2 have been prepared on a calendar-year basis.

Before July 1, 1939, there was no provision in the National Housing Act for collecting premiums on insurance granted under Title I, Section 2; therefore, moneys for salaries and expenses and for the payment of insurance claims were advanced by the Federal Government, and recoveries of claims paid were required to be deposited to the general fund of the Treasury. The account established in connection with insurance operations before July 1, 1939, is identified in the accounting records as the Title I Claims Account. The Housing Act of 1954, approved August 2, 1954, provided that the Title I Claims Account should be terminated as of August 1, 1954, at which time all the remaining assets and liabilities of the account were transferred to and merged with the Title I Insurance Fund.

An amendment of June 3, 1939, to the National Housing Act, created the Title I Insurance Fund and authorized the collection of premiums; and an amendment of June 28, 1941, authorized the retention by the FHA of recoveries on insurance granted on and after July 1, 1939. Therefore, only the results of operations with respect to insurance granted on and after July 1, 1939, are included in the June 30, 1955, combined statement of financial condition (Statement 1) and the combined statements on income and expenses (Statement 2).

## COMBINED FUNDS

### Gross Income and Operating Expenses, Fiscal Year 1955

Gross income of combined FHA funds for fiscal year 1955 under all insurance operations totaled $138,823,312 and was derived from fees, insurance premiums, and income on investments. Operating expenses of the FHA during the fiscal year 1955 totaled $36,061,825.

## Cumulative Gross Income and Operating Expenses, by Fiscal Years

From the establishment of FHA in 1934 through June 30, 1955, gross income totaled $1,021,594,006, while operating expenses totaled $382,186,935. Gross income and operating expenses for each fiscal year are detailed below:

*Income and operating expenses through June 30, 1955*

| Fiscal year | Income from fees, premiums, and investments | Operating expenses | Fiscal year | Income from fees, premiums, and investments | Operating expenses |
|---|---|---|---|---|---|
| 1935 | $539, 609 | $6, 336, 905 | 1947 | $26, 790, 341 | $16, 003, 870 |
| 1936 | 2, 503, 248 | 12, 160, 487 | 1948 | 51, 164, 456 | 20, 070, 745 |
| 1937 | 5, 690, 268 | 10, 318, 119 | 1949 | 63, 983, 953 | 23, 378, 487 |
| 1938 | 7, 874, 377 | 9, 297, 884 | 1950 | 85, 705, 342 | 27, 457, 888 |
| 1939 | 11, 954, 056 | 12, 609, 887 | 1951 | 98, 004, 922 | 31, 314, 356 |
| 1940 | 17, 860, 296 | 13, 206, 522 | 1952 | 103, 021, 039 | 30, 622, 621 |
| 1941 | 24, 126, 366 | 13, 359, 588 | 1953 | 115, 288, 193 | 31, 339, 075 |
| 1942 | 28, 316, 764 | 13, 471, 496 | 1954 | 125, 223, 448 | 31, 396, 981 |
| 1943 | 25, 847, 785 | 11, 160, 452 | 1955 | 138, 823, 312 | 36, 061, 825 |
| 1944 | 28, 322, 415 | 11, 148, 361 | | | |
| 1945 | 29, 824, 744 | 10, 218, 994 | Total | 1, 021, 594, 006 | 382, 186, 935 |
| 1946 | 30, 729, 072 | 11, 191, 492 | | | |

The above income was derived from the following insurance operations: Title I Insurance Fund (property improvement loans), $137,340,418; Title I Housing Insurance Fund (home mortgages), $3,466,986; Title II Mutual Mortgage Insurance Fund (home mortgages), $571,708,951; Title II Housing Insurance Fund (rental housing projects), $20,116,981; Title II, Section 220 Housing Insurance Fund (urban renewal housing), $38,496; Title II, Section 221 Housing Insurance Fund (relocation housing), $12,921; Title II Servicemen's Mortgage Insurance Fund (servicemen's housing), $72,114; Title VI War Housing Insurance Fund (war and veterans' emergency housing), $263,191,008; Title VII Housing Investment Insurance Fund (yield insurance), $90,123; Title VIII Armed Services Housing Mortgage Insurance Fund (rental housing projects), $17,144,156; and Title IX National Defense Housing Insurance Fund (home mortgages and rental housing projects), $8,411,852.

## Salaries and Expenses

The current fiscal year is the sixteenth in which the Federal Housing Administration has met all expenditures for salaries and expenses by allocation from its insurance funds.

The amount that may be expended for salaries and expenses during a fiscal year is fixed by Congress. Under the terms of the National Housing Act, expenditures for the operations of each title and section are charged against the corresponding insurance fund.

The amounts charged against the various titles and sections of the Act during the fiscal year 1955 to cover operating costs and the purchase of furniture and equipment are as follows:





*Salaries and expenses, fiscal year 1955 (July 1, 1954, to June 30, 1955)*

| Title and section | Amount | Percent | Title and section | Amount | Percent |
|---|---|---|---|---|---|
| Title I: | | | Title VI: | | |
| Sec. 2 | $3, 449, 842 | 9. 53 | Sec. 603 | $628, 997 | 1. 74 |
| Sec. 8 | 512, 349 | 1. 42 | Sec. 608 | 1, 210, 559 | 3. 34 |
| Title II: | | | Sec. 609 | 1, 712 | . 01 |
| Sec. 203 | 27, 126, 506 | 74. 95 | Sec. 611 | 3, 023 | . 01 |
| Sec. 207–210 | 1, 196, 642 | 3. 31 | Title VII | 9, 245 | . 02 |
| Sec. 213 | 690, 517 | 1. 93 | Title VIII: Sec. 803 | 519, 462 | 1. 44 |
| Sec. 220 | 103, 738 | . 29 | Title IX: | | |
| Sec. 221 | 60, 451 | . 17 | Sec. 903 | 426, 312 | 1. 18 |
| Sec. 222 | 107, 710 | . 30 | Sec. 908 | 132, 483 | . 36 |
| | | | Total | 36, 188, 548 | 100. 00 |

## Capital and Statutory Reserves of Combined FHA Funds

The combined capital and statutory reserves of all FHA funds on June 30, 1955, amounted to $417,861,324, and consisted of $368,831,730 capital ($20,310,000 capital contributions from other FHA insurance funds and $348,521,730 earned surplus), and $49,029,594 statutory reserves as shown in Statement 1.

**STATEMENT 1**

*Comparative statement of financial condition, all FHA funds combined, as of June 30, 1954, and June 30, 1955*

| | June 30, 1954 | June 30, 1955 | Increase or decrease (—) |
|---|---|---|---|
| ASSETS | | | |
| Cash with U. S. Treasury | $134, 710, 027 | $44, 961, 782 | —$89, 748, 245 |
| Investments: | | | |
| U. S. Government securities (amortized) | 257, 081, 124 | 355, 138, 419 | 98, 057, 295 |
| Other securities (stock in rental housing corporations) | 473, 200 | 475, 260 | 2, 060 |
| Total investments | 257, 554, 324 | 355, 613, 679 | 98, 059, 355 |
| Loans receivable: | | | |
| Mortgage notes and contracts for deed | 43, 937, 505 | 56, 565, 923 | 12, 628, 41[illegible] |
| Less reserve for losses | 1, 149, 386 | 1, 674, 472 | 525, 0[illegible] |
| Net loans receivable | 42, 788, 119 | 54, 891, 451 | 12, 103, 33[illegible] |
| Accounts and notes receivable: | | | |
| Accounts receivable—insurance premiums | 4, 738, 857 | 3, 516, 110 | —1, 222, 747 |
| Accounts receivable—other | 124, 320 | 119, 996 | —4, 324 |
| Total accounts and notes receivable | 4, 863, 177 | 3, 636, 106 | —1, 227, 071 |
| Accrued assets: Interest on U. S. Government securities | 589, 809 | 719, 112 | 129, 303 |
| Land, structures, and equipment: | | | |
| Furniture and equipment | 2, 124, 969 | [1] 2, 295, 826 | 170, 857 |
| Less reserve for depreciation | 1, 230, 278 | 1, 331, 819 | 101, 541 |
| Net furniture and equipment | 894, 691 | 964, 007 | 69, 316 |
| Acquired security or collateral: | | | |
| Real estate (at cost plus expenses to date) | 67, 150, 085 | 92, 211, 483 | 25, 061, 398 |
| Less reserve for losses | 23, 656, 483 | 36, 885, 505 | 13, 229, 022 |
| Net real estate | 43, 493, 602 | 55, 325, 978 | 11, 832, 376 |
| Mortgage notes acquired under terms of insurance (at cost plus expenses to date) | 65, 359, 006 | 85, 888, 755 | 20, 529, 749 |
| Less reserve for losses | 26, 548, 225 | 34, 300, 577 | 7, 752, 352 |
| Net mortgage notes acquired under terms of insurance | 38, 810, 781 | 51, 588, 178 | 12, 777, 397 |

[1] Excludes unfilled orders in the amount of $115,341.

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**STATEMENT 1—Continued**

*Comparative statement of financial condition, all FHA funds combined, as of June 30, 1954, and June 30, 1955*—Continued

| | June 30, 1954 | June 30, 1955 | Increase or decrease (−) |
|---|---|---|---|
| ASSETS—continued | | | |
| Acquired security or collateral—Continued | | | |
| Defaulted Title I notes | $55, 719, 524 | $64, 903, 317 | $9, 183, 793 |
| Less reserve for losses | 38, 416, 180 | 44, 146, 152 | 5, 729, 972 |
| Net defaulted Title I notes | 17, 303, 344 | 20, 757, 165 | 3, 453, 821 |
| Net acquired security or collateral | 99, 607, 727 | 127, 671, 321 | 28, 063, 594 |
| Other assets—held for account of mortgagors | 52, 164 | 139, 036 | 86, 872 |
| Total assets | 541, 060, 038 | 588, 596, 404 | 47, 536, 456 |
| LIABILITIES | | | |
| Accounts payable: | | | |
| Bills payable to vendors and Government agencies | 4, 165, 147 | [2] 9, 914, 074 | 5, 748, 927 |
| Group account participations payable | 1, 524, 660 | 1, 882, 878 | 358, 218 |
| Total accounts payable | 5, 689, 807 | 11, 796, 952 | 6, 107, 145 |
| Accrued liabilities: Interest on debentures | 1, 246, 945 | 1, 060, 966 | −185, 979 |
| Trust and deposit liabilities | | | |
| Fee deposits held for future disposition | 5, 604, 333 | 7, 928, 945 | 2, 324, 612 |
| Excess proceeds of sale | 1, 752, 844 | 2, 097, 149 | 344, 305 |
| Deposits held for mortgagors, lessees, and purchasers | 1, 784, 659 | 2, 040, 818 | 256, 159 |
| Undistributed receipts | 2, 966 | 14, 321 | 11, 355 |
| Due general fund of the U. S. Treasury | 25 | | −25 |
| Employees' payroll deductions for taxes, etc | 828, 767 | 1, 065, 718 | 236, 951 |
| Total trust and deposit liabilities | 9, 973, 594 | 13, 146, 951 | 3, 173, 357 |
| Deferred and undistributed credits: | | | |
| Unearned insurance premiums | 74, 514, 461 | 72, 968, 895 | −1, 545, 566 |
| Unearned insurance fees | 511, 733 | 250, 477 | −261, 256 |
| Other | 5, 884 | 5, 995 | 111 |
| Total deferred and undistributed credits | 75, 032, 078 | 73, 225, 367 | −1, 806, 711 |
| Bonds, debentures, and notes payable: Debentures payable | 94, 436, 436 | 70, 639, 386 | −23, 797, 050 |
| Other liabilities: Reserve for foreclosure costs—mortgage notes | 655, 052 | 865, 548 | 210, 496 |
| Statutory reserves: | | | |
| For transfer to general reinsurance account | 26, 105, 714 | | −26, 105, 714 |
| Net balances of group accounts available for contingent losses, expenses, other charges, and participations | 101, 653, 018 | | −101, 653, 018 |
| Participating reserve account | | 49, 029, 594 | 49, 029, 594 |
| Total statutory reserves | 127, 758, 732 | 49, 029, 594 | −78, 729, 138 |
| Total liabilities | 314, 792, 644 | 219, 764, 764 | −95, 027, 880 |
| CAPITAL | | | |
| Capital contributions from other FHA insurance funds | 15, 200, 000 | 20, 310, 000 | 5, 110, 000 |
| Earned surplus: | | | |
| Insurance reserve fund (cumulative earnings) available for future losses and related expenses | 146, 869, 031 | 157, 526, 956 | 10, 657, 925 |
| General reinsurance reserve fund (cumulative earnings) available for future losses and related expenses | 64, 198, 363 | | −64, 198, 363 |
| General surplus account | | 190, 994, 774 | 190, 994, 774 |
| Total earned surplus | 211, 067, 394 | 348, 521, 730 | 137, 454, 336 |
| Total capital | 226, 267, 394 | 368, 831, 730 | 142, 564, 336 |
| Total liabilities and capital | 541, 060, 038 | 588, 596, 494 | 47, 536, 456 |
| Contingent liability for certificates of claim on properties on hand | 2, 975, 511 | 4, 086, 620 | 1, 111, 109 |

[2] Excludes unfilled orders in the amount of $301,852.





The contributed capital of $20,310,000 and the earned surplus of $348,-521,730 are available for future contingent losses and related expenses. The statutory reserves of $49,029,594 under the Mutual Mortgage Insurance Fund are earmarked for participation payments to mortgagors under the mutual provision of Title II of the National Housing Act.

The capital and statutory reserves of each fund are given below:

| Fund | Capital and statutory reserve |
|---|---|
| Title I Insurance Fund | $37, 777, 724 |
| Title I Housing Insurance Fund | 1, 734, 500 |
| Mutual Mortgage Insurance Fund | 240, 024, 368 |
| Housing Insurance Fund | 6, 613, 301 |
| Sec. 220 Housing Insurance Fund | 955, 414 |
| Sec. 221 Housing Insurance Fund | 951, 513 |
| Servicemen's Mortgage Insurance Fund | 989, 031 |
| War Housing Insurance Fund | 109, 859, 684 |
| Housing Investment Insurance Fund | 845, 516 |
| Armed Services Housing Mortgage Insurance Fund | 11, 764, 731 |
| National Defense Housing Insurance Fund | 6, 345, 482 |
| Total | 417, 861, 324 |

In addition, the various insurance funds had collected or accrued $250,-477 unearned insurance fees and $72,968,895 unearned insurance premiums, as shown below. Since the accounts are on an accrual basis, these fees and premiums have been deferred and will be allocated to income each month as they are earned.

| | Deferred fee income | Deferred premium income | Total deferred fee and premium income |
|---|---|---|---|
| Title I Insurance Fund | | $25, 711, 151 | $25, 711, 151 |
| Title I Housing Insurance Fund | | 478, 266 | 478, 266 |
| Mutual Mortgage Insurance Fund | | 30, 941, 667 | 30, 941, 667 |
| Housing Insurance Fund | $221, 137 | 1, 460, 576 | 1, 681, 713 |
| Sec. 220 Housing Insurance Fund | 3, 720 | | 3, 720 |
| Servicemen's Mortgage Insurance Fund | | 32, 475 | 32, 475 |
| War Housing Insurance Fund | | 11, 318, 866 | 11, 318, 866 |
| Armed Services Housing Mortgage Insurance Fund | 25, 620 | 1, 646, 087 | 1, 671, 707 |
| National Defense Housing Insurance Fund | | 1, 379, 807 | 1, 379, 807 |
| Total | 250, 477 | 72, 968, 895 | 73, 219, 372 |

## Combined Income, Expenses, and Losses, all FHA Funds

Total income from all sources during the fiscal year 1955 amounted to $143,392,295, while total expenses and insurance losses amounted to $45,-105,135, leaving net income, before adjustment of valuation and statutory reserves, of $98,287,160. Increases in valuation reserves for the year amounted to $27,236,432, leaving $71,050,728 net income for the period. Cumulative income from June 30, 1934, through June 30, 1955, was $1,035,-609,485, and cumulative expenses were $439,393,159, leaving net income of $596,216,326 before adjustment of valuation reserves.

**STATEMENT 2**

*Combined statement of income and expenses for all FHA funds, through June 30, 1954, and June 30, 1955*

| | June 30, 1934, to June 30, 1954 | July 1, 1954, to June 30, 1955 | June 30, 1934, to June 30, 1955 |
|---|---|---|---|
| Income: | | | |
| Interest and dividends: | | | |
| Interest on U. S. Government securities | $55,205,701 | $7,816,723 | $63,022,424 |
| Interest on mortgage notes and contracts for deed | 101,643 | 21,122 | 122,765 |
| Interest and other income on defaulted Title I notes | 3,727,623 | 820,011 | 4,547,634 |
| Interest—other | 5,610,032 | 3,695,250 | 9,305,282 |
| Dividends on rental housing stock | 12,238 | 2,266 | 14,504 |
| | 64,657,237 | 12,355,372 | 77,012,609 |
| Insurance premiums and fees: | | | |
| Premiums | 667,664,122 | 112,738,921 | 780,403,043 |
| Fees | 158,450,735 | 18,265,402 | 176,716,137 |
| | 826,114,857 | 131,004,323 | 957,119,180 |
| Other income: | | | |
| Profit on sale of investments | 1,437,898 | | 1,437,898 |
| Miscellaneous income | 7,198 | 32,600 | 39,798 |
| | 1,445,096 | 32,600 | 1,477,696 |
| Total income | 892,217,190 | 143,392,295 | 1,035,609,485 |
| Expenses: | | | |
| Interest expenses: | | | |
| Interest on funds advanced by U. S. Treasury | 20,385,529 | | 20,385,529 |
| Interest on debentures | 680,947 | 13,592 | 694,539 |
| | 21,066,476 | 13,592 | 21,080,068 |
| Administrative expenses: | | | |
| Operating costs (including adjustments for prior years) | 337,713,077 | [1] 35,925,528 | 373,638,605 |
| Other expenses: | | | |
| Depreciation on furniture and equipment | 1,818,461 | 154,142 | 1,972,603 |
| Miscellaneous expenses | 319,967 | 15,012 | 334,979 |
| | 2,138,428 | 169,154 | 2,307,582 |
| Losses and chargeoffs: | | | |
| Loss on sale of acquired properties | 6,744,645 | 5,009,903 | 11,754,548 |
| Loss (or profit −) on equipment | −646 | 8,563 | 7,917 |
| Loss on defaulted Title I notes | 26,626,044 | 3,978,395 | 30,604,439 |
| | 33,370,043 | 8,996,861 | 42,366,904 |
| Total expenses | 394,288,024 | 45,105,135 | 439,393,159 |
| Net income before adjustment of valuation reserves | 497,929,166 | 98,287,160 | 596,216,326 |
| Increase (−) or decrease (+) in valuation reserves: | | | |
| Reserve for loss on loans receivable | −1,149,386 | −525,086 | −1,674,472 |
| Reserve for loss on real estate | −23,650,483 | −13,229,022 | −36,885,505 |
| Reserve for loss on mortgage notes acquired under terms of insurance | −26,548,225 | −7,752,352 | −34,300,577 |
| Reserve for loss on defaulted Title I notes | −38,416,180 | −5,729,972 | −44,146,152 |
| Net adjustment of valuation reserves | −89,770,274 | −27,236,432 | −117,006,706 |
| Net income | 408,158,892 | 71,050,728 | 479,209,620 |

ANALYSIS OF EARNED SURPLUS

| | June 30, 1934, to June 30, 1954 | July 1, 1954, to June 30, 1955 | June 30, 1934, to June 30, 1955 |
|---|---|---|---|
| Distribution of net income: | | | |
| Statutory reserve—participating reserve: | | | |
| Balance at beginning of period | | $127,758,732 | |
| Adjustments during the period | | −71,371,016 | |
| Allocations from earnings | $181,891,498 | −142,592 | $110,377,890 |
| | 181,891,498 | 56,245,124 | 110,377,890 |
| Participations in mutual earnings distributed | −54,132,766 | −7,215,530 | −61,348,296 |
| Balance at end of period | 127,758,732 | 49,029,594 | 49,029,594 |
| Earned surplus: | | | |
| Balance at beginning of period | | 211,067,394 | |
| Adjustments during the period | | 71,371,016 | |
| Allocations to participating reserve | | 142,592 | |
| Net income for the period | 226,267,394 | 71,050,728 | 368,831,730 |
| | 226,267,394 | 353,631,730 | 368,831,730 |
| Capital contributions to other FHA insurance funds | −15,200,000 | −5,110,000 | −20,310,000 |
| Balance at end of period | 211,067,394 | 348,521,730 | 348,521,730 |

[1] Excludes unfilled orders in the amount of $186,511.





## Contributed Capital

The contributed capital of $20,310,000 as shown on Statement 1 represents funds transferred from earnings of insurance funds to establish other insurance funds, and transfers under the provisions of Section 219 of the National Housing Act as amended. The contributed capital was also $20,310,000 at December 31, 1955. An analysis of capital contributions at December 31, 1955, is shown at Statement 3.

**STATEMENT 3**

*Analysis of capital contributions to FHA insurance funds from other FHA insurance funds as of Dec. 31, 1955*

| Fund | Capital contributions | | Total contributions | Contributions returned | Contributed capital |
|---|---|---|---|---|---|
| | To establish insurance funds | Pursuant to Sec. 219 | | | |
| TITLE I HOUSING INSURANCE | | | | | |
| From: Title I Insurance | $1,000,000 | | $1,000,000 | | $1,000,000 |
| HOUSING INSURANCE | | | | | |
| From: | | | | | |
| Mutual Mortgage Insurance | 1,000,000 | | 1,000,000 | | 1,000,000 |
| National Defense Housing Insurance | | $3,200,000 | 3,200,000 | −$3,200,000 | |
| Housing Investment Insurance | | 90,000 | 90,000 | −90,000 | |
| War Housing Insurance | | 4,400,000 | 4,400,000 | | 4,400,000 |
| Total | 1,000,000 | 7,690,000 | 8,690,000 | −3,290,000 | 5,400,000 |
| SEC. 220 HOUSING INSURANCE | | | | | |
| From: War Housing Insurance | 1,000,000 | | 1,000,000 | | 1,000,000 |
| SEC. 221 HOUSING INSURANCE | | | | | |
| From: War Housing Insurance | 1,000,000 | | 1,000,000 | | 1,000,000 |
| SERVICEMEN'S MORTGAGE INSURANCE | | | | | |
| From: War Housing Insurance | 1,000,000 | | 1,000,000 | | 1,000,000 |
| HOUSING INVESTMENT INSURANCE | | | | | |
| From: | | | | | |
| National Defense Housing Insurance | | 1,000,000 | 1,000,000 | −1,000,000 | |
| War Housing Insurance | | 910,000 | 910,000 | | 910,000 |
| To: Housing Insurance | | −90,000 | −90,000 | 90,000 | |
| Total | | 1,820,000 | 1,820,000 | −910,000 | 910,000 |
| ARMED SERVICES HOUSING MORTGAGE INSURANCE FUND | | | | | |
| From: War Housing Insurance | | 1,900,000 | 1,900,000 | −1,900,000 | |
| NATIONAL DEFENSE HOUSING INSURANCE | | | | | |
| From: War Housing Insurance | 10,000,000 | | 10,000,000 | | 10,000,000 |
| To: | | | | | |
| Housing Insurance | | −3,200,000 | −3,200,000 | 3,200,000 | |
| Housing Investment Insurance | | −1,000,000 | −1,000,000 | 1,000,000 | |
| Total | 10,000,000 | −4,200,000 | 5,800,000 | 4,200,000 | 10,000,000 |
| Total all funds | 15,000,000 | 7,210,000 | 22,210,000 | −1,900,000 | 20,310,000 |

## General Mortgage Insurance Authorization

Public Law 345, 84th Congress, approved August 11, 1955, amended the general mortgage insurance authorization under Section 217. This amendment provides that the aggregate amount of principal obligations of all mortgages which may be insured and outstanding at any one time under insurance contracts or commitments to insure pursuant to any section or title (except Sec. 2) shall not exceed the sum of (*a*) the outstanding principal balances, as of July 1, 1955, of all insured mortgages (without taking into account prepayments or delinquencies), (*b*) the principal amount of all outstanding commitments to insure as of July 1, 1955, and (*c*) $4,000,000,000. This general insurance authorization applies to all mortgage insurance programs, except new insurance written under Title VIII pursuant to commitments issued on or after August 11, 1955. The general mortgage insurance authorization at July 1, 1955 was established as follows:

| | |
|---|---|
| Insurance in force | $17,552,378,000 |
| Commitments outstanding | 3,965,219,300 |
| Additional authorized amount | 4,000,000,000 |
| Total authorization | 25,517,597,300 |

The status of the general mortgage insurance authorization at December 31, 1955, is shown in Statement 4 below.

STATEMENT 4

*Status of general mortgage insurance authority as of Dec. 31, 1955*

| | Estimated outstanding balance of insurance in force | Outstanding commitments for insurance | |
|---|---|---|---|
| Sec. 217 general mortgage insurance authorization | | | [1] $25,517,597,300 |
| Title I, Sec. 8 | $186,193,922 | $3,896,050 | |
| Title II: | | | |
| Sec. 203 | 12,110,697,830 | [2] 3,757,197,847 | |
| Secs. 207–210 | 269,542,492 | [3] 58,984,735 | |
| Sec. 213 | 300,100,960 | [4] 44,205,850 | |
| Sec. 220 | | 6,658,600 | |
| Sec. 221 | | | |
| Sec. 222 | 85,675,813 | 34,705,702 | |
| | 12,775,017,095 | 3,901,752,734 | |
| Title VI: | | | |
| Sec. 603 | 1,366,081,117 | | |
| Sec. 608 | 2,828,406,819 | | |
| Sec. 610 (Sec. 603) | 10,428,353 | | |
| Sec. 610 (Sec. 608) | 5,102,971 | | |
| Sec. 611 | 475,451 | | |
| | 4,210,494,711 | | |
| Title VIII, Sec. 803 (prior to Aug. 11, 1955) | 636,189,952 | 12,164,600 | |
| Title IX: | | | |
| Sec. 903 | 451,457,472 | 17,142,136 | |
| Sec. 908 | 55,267,284 | | |
| | 506,724,756 | 17,142,136 | |
| Total charges to Sec. 217 | 18,314,620,436 | 3,934,955,520 | 22,249,575,956 |
| Unused insurance authorization | | | 3,268,021,344 |

[1] Increased in accordance with Public Law 345, Sec. 102 (f), approved Aug. 11, 1955.
[2] Includes statements of eligibility in the amount of $7,179,250. Also includes $26,600 commitments outstanding on farm mortgages chargeable against limitation of $100,000,000.
[3] Includes statements of eligibility in the amount of $975,635.
[4] Includes statements of eligibility in the amount of $26,585,700.





### Cost Certifications on Multifamily Projects

To prevent the possibility of the builder's "mortgaging out" on multifamily housing projects financed with FHA insured mortgages, the mortgagor is now required to certify, before final endorsement of the mortgage for insurance, to the actual cost of the project; and, if the mortgage amount is more than the statutory ratio applied to such actual costs, the mortgage amount must be correspondingly reduced.

During 1955 cost certifications were received on projects which were completed and had mortgages insured by the Federal Housing Administration as follows:

| | Number | Amount of cost certified by builder or sponsor | Amount of mortgage at final endorsement |
|---|---|---|---|
| Sec. 207 | 8 | $3,237,330 | $2,780,800 |
| Sec. 803 | 10 | 19,332,474 | 17,338,902 |
| Sec. 908 | 3 | 2,755,081 | 2,732,400 |

## TITLE I: PROPERTY IMPROVEMENT LOANS

### Loans Insured and Claims Paid

Operations under Section 2 of Title I cover the insurance of qualified institutions against loss on loans made to finance the alteration, repair, and improvement of existing structures, and loans not exceeding $3,000 for the construction of new nonresidential structures.

Loans aggregating 19,142,692 in number and $9,071,627,202 in amount (net proceeds) had been reported for insurance under this section through December 31, 1955. Through that date 563,399 claims had been paid for $187,809,145 and there were 2 claims totaling $6,091 payable on real property acquired. The total claims paid and payable numbering 563,401 in the amount of $187,815,236 represent approximately 2.07 percent of the total net proceeds of loans insured, as shown in Statement 5.

In the calendar year 1955, 1,024,698 loans were insured for an aggregate of $645,644,843, and 40,194 claims were paid for $17,648,407.

STATEMENT 5

*Summary of Title I notes insured, claims for insurance paid, and recoveries on defaulted notes purchased, by calendar years, 1934–55*

| Year | Notes insured (net proceeds) | Claims for insurance paid | Recoveries on defaulted notes purchased: Total recoveries | Cash receipts: On notes | Cash receipts: On sales of repossessed equipment | Real properties |
|---|---|---|---|---|---|---|
| 1934–39 | $859, 246, 581 | $23, 967, 882 | $4, 739, 788 | $4, 604, 936 | $134, 852 | ---------- |
| 1940 | 241, 734, 821 | 6, 543, 568 | 1, 902, 540 | 1, 888, 681 | 13, 859 | ---------- |
| 1941 | 248, 638, 549 | 7, 265, 059 | 2, 539, 496 | 2, 335, 107 | 11, 853 | $102, 536 |
| 1942 | 141, 163, 398 | 7, 132, 210 | 2, 831, 754 | 2, 795, 685 | −1, 524 | 37, 593 |
| 1943 | 87, 194, 156 | 3, 718, 643 | 4, 168, 859 | 4, 024, 096 | 717 | 144, 046 |
| 1944 | 113, 939, 150 | 1, 939, 261 | 3, 597, 858 | 3, 558, 901 | −150 | 39, 116 |
| 1945 | 170, 823, 788 | 1, 588, 875 | 2, 851, 513 | 2, 775, 337 | 1, 093 | 75, 083 |
| 1946 | 320, 593, 183 | 2, 435, 964 | 3, 058, 351 | 2, 772, 487 | 7, 270 | 278, 594 |
| 1947 | 533, 604, 178 | 5, 829, 750 | 2, 346, 108 | 2, 345, 022 | 239 | 847 |
| 1948 | 621, 612, 484 | 14, 345, 659 | 2, 503, 044 | 2, 499, 536 | 752 | 2, 756 |
| 1949 | 607, 023, 920 | 17, 493, 909 | 3, 414, 216 | 3, 413, 258 | 657 | 301 |
| 1950 | 700, 224, 528 | 18, 168, 052 | 5, 208, 863 | 5, 187, 283 | ---------- | 21, 580 |
| 1951 | 706, 962, 734 | 12, 164, 740 | 6, 711, 469 | 6, 510, 589 | −50 | 200, 930 |
| 1952 | 848, 327, 393 | 11, 524, 344 | 7, 459, 729 | 7, 202, 020 | 902 | 256, 807 |
| 1953 | 1, 334, 287, 124 | 14, 995, 408 | 7, 605, 902 | 7, 533, 730 | ---------- | 72, 172 |
| 1954 | 890, 606, 372 | 21, 047, 414 | 6, 962, 748 | 6, 949, 184 | ---------- | 13, 564 |
| 1955 | 645, 644, 843 | [1] 17, 654, 498 | [1] 8, 554, 041 | 8, 534, 191 | ---------- | [1] 19, 850 |
| Total | 9, 071, 627, 202 | 187, 815, 236 | 76, 456, 279 | 74, 930, 043 | 170, 461 | 1, 355, 775 |

NOTES.—In addition to the above recoveries, $7,319,487 interest and other income on outstanding balances of Title I notes, and $174,010 interest on mortgage notes had been collected through Dec. 31, 1955.

Equipment in the total amount of $4,475,792 (claim amount) had been repossessed by FHA. However, only the cash recovery of $170,461 from sales is shown as a recovery, the balance of $4,305,331 having been treated as a loss. Of this amount, $3,979,705 represents equipment transferred to other Government agencies without exchange of funds; $322,833 loss on sale of equipment; and $2,793 equipment destroyed as worthless.

[1] Includes claim payable on real property acquired in the amount of $6,091.

## Recoveries

When Title I insurance claims are paid, the notes and other claims against the borrowers become the property of the Federal Housing Administration for collection or other disposition.

Real properties acquired are managed and sold by the Property Management Division of the FHA, which also handles the acquisition, management, and disposition of real properties acquired under the various other FHA insurance programs.

Through December 31, 1955, there had been acquired under the terms of Title I insurance a total of 548 real properties at a total cost of $1,543,872. All but five of these, with a cost of $18,097, had been sold at a net loss of $59,184, including all expenses (such as taxes, repairs, and sales commissions) incurred by FHA in acquiring, managing, and disposing of the properties.

Insurance losses through December 31, 1955, amounted to $92,305,960. These losses represent 1.02 percent of the total amount of loans insured ($9,071,627,202). A summary of transactions through December 31, 1955, follows:





*Summary of Title I transactions for the period June 30, 1934, to Dec. 31, 1955*

| | Total Title I transactions to Dec. 31, 1955 | Percent to notes insured |
|---|---|---|
| Total notes insured | $9, 071, 627, 202 | 100. 000 |
| Total claims paid | [1] 187, 815, 236 | 2. 070 |
| | | Percent to claims paid |
| Recoveries: | | |
| Cash collections: | | |
| On notes | 74, 930, 042 | 39. 895 |
| On sale of repossessed equipment | 170, 461 | . 091 |
| Total cash | 75, 100, 503 | 39. 986 |
| Real properties (after deducting losses and reserve for losses on real properties and mortgage notes) | [1] 1, 355, 776 | . 722 |
| Total recoveries | 76, 456, 279 | 40. 708 |
| Net notes in process of collection | 19, 052, 997 | 10. 145 |
| Losses: | | |
| Loss on sale of real properties | 59, 184 | . 032 |
| Loss on repossessed equipment | 4, 305, 331 | 2. 292 |
| Loss on defaulted Title I notes | 44, 550, 435 | 23. 720 |
| Reserve for loss on real properties and mortgage notes | 11, 892 | . 006 |
| Reserve for loss on defaulted Title I notes | 43, 379, 118 | 23. 097 |
| Total losses | 92, 305, 960 | 49. 147 |

NOTE.—Included in the loss on repossessed equipment is $3,979,705 representing the cost (claim amount) of equipment repossessed by FHA and subsequently transferred to other Government agencies for their use. Although the Federal Government has received the benefit of the residual value of this equipment, the cost to Title I is shown as a loss, since the equipment was transferred without exchange of funds.

[1] Includes 2 claims payable on real properties acquired in the amount of $6,091.

## Title I Insurance Fund

The Title I Insurance Fund was established by amendment of June 3, 1939, to the National Housing Act for the purpose of carrying out the provisions of Title I (Sec. 2) on insurance granted on and after July 1, 1939. This is not a mutual insurance fund in the sense that any portion of the net income from operations will be shared by mortgagors in the form of participation payments.

Section 2(f) of the Act provides that moneys in the Title I Insurance Fund shall be available for defraying the operating expenses of the Federal Housing Administration under this title, and any amounts which are not needed for such purpose may be used for the payment of claims for insurance granted under this title. Section 2(f) of the Act as amended August 2, 1954, provides that moneys in this fund not needed for current operations may be invested in bonds or other obligations of, or in bonds or other obligations guaranteed as to principal and interest by the United States Government. At December 31, 1955, the fund held $42,100,000 Special Series 2 percent Treasury notes.

Since establishment of the Title I Insurance Fund, all operating expenses have been paid out of earnings of the fund, and since July 1, 1944, all insurance claims relating to this fund have been paid out of accumulated earnings and recoveries in the fund. Before July 1, 1944, a portion of the insurance claims was met from income and recoveries while the remainder was paid from funds advanced by the Federal Government.

The total capital of the Title I Insurance Fund as of June 30, 1955, as shown in Statement 6, was $37,777,724, consisting entirely of earned surplus. In accordance with Public Law 5, 83d Congress, approved March 10, 1953, the amount of capital contributed to this fund by the United States Government, $8,333,314, was established as a liability of the fund as of June 30, 1953. On July 1, 1953, the entire amount was repaid and the liability liquidated.

### STATEMENT 6

*Comparative statement of financial condition, Title I Insurance Fund, as of June 30, 1954, and June 30, 1955*

| | June 30, 1954 | June 30, 1955 | Increase or Decrease (−) |
|---|---|---|---|
| ASSETS | | | |
| Cash with U. S. Treasury | $41,309,647 | $3,382,352 | −$37,927,295 |
| Investments: U. S. Government securities (amortized) | | 38,000,000 | 38,000,000 |
| Loans receivable: | | | |
| Mortgage notes and contracts for deed | 526,489 | 519,320 | −7,169 |
| Less reserve for losses | 7,897 | 7,745 | −152 |
| Net loans receivable | 518,592 | 511,575 | −7,017 |
| Accounts and notes receivable: | | | |
| Accounts receivable—insurance premiums | 3,093,370 | 1,778,063 | −1,315,307 |
| Accounts receivable—other | 38,101 | 27,257 | −10,844 |
| Accounts receivable—interfund | 137,995 | 144,645 | 6,650 |
| Total accounts and notes receivable | 3,269,466 | 1,949,965 | −1,319,501 |
| Acquired security or collateral: | | | |
| Real estate (at cost plus expenses to date) | 38,446 | 33,601 | −4,845 |
| Less reserve for losses | 5,514 | 8,734 | 3,220 |
| Net real estate | 32,932 | 24,867 | −8,065 |
| Defaulted Title I notes | 55,719,524 | 64,903,317 | 9,183,793 |
| Less reserve for losses | 38,416,180 | 44,146,152 | 5,729,972 |
| Net defaulted Title I notes | 17,303,344 | 20,757,165 | 3,453,821 |
| Net acquired security or collateral | 17,336,276 | 20,782,032 | 3,445,756 |
| Total assets | 62,433,981 | 64,625,924 | 2,191,943 |
| LIABILITIES | | | |
| Accounts payable: Bills payable to vendors and Government agencies | 1,757,658 | 1,119,369 | −638,289 |
| Trust and deposit liabilities: Deposits held for mortgagors, lessees, and purchasers | 10,575 | 11,685 | 1,110 |
| Deferred and undistributed credits: | | | |
| Unearned insurance premiums | 31,272,484 | 25,711,151 | −5,561,333 |
| Other | 5,884 | 5,995 | 111 |
| Total deferred and undistributed credits | 31,278,368 | 25,717,146 | −5,561,222 |
| Total liabilities | 33,046,601 | 26,848,200 | −6,198,401 |
| CAPITAL | | | |
| Earned surplus: Insurance reserve fund (cumulative earnings) available for future losses and related expenses | 29,387,380 | 37,777,724 | 8,390,344 |
| Total liabilities and capital | 62,433,981 | 64,625,924 | 2,191,943 |





For the fiscal year 1955, Title I Insurance Fund income totaled $21,727,769, while expenses and losses amounted to $7,553,981, leaving $14,173,788 net income before adjustment of valuation reserves. After the valuation reserves were increased by $5,733,040, there remained $8,440,748 net income for the year.

### STATEMENT 7

*Income and expenses, Title I Insurance Fund, through June 30, 1954, and June 30, 1955*

| | June 3, 1939, to June 30, 1954 | July 1, 1954, to June 30, 1955 | June 3, 1939, to June 30, 1955 |
|---|---|---|---|
| Income: | | | |
| Interest and dividends: | | | |
| Interest on U. S. Government securities | | $643,647 | $643,647 |
| Interest on mortgage notes and contracts for deed | $101,643 | 21,122 | 122,765 |
| Interest and other income on defaulted Title I notes | 3,727,623 | 820,011 | 4,547,634 |
| | 3,829,266 | 1,484,780 | 5,314,046 |
| Insurance premiums and fees: | | | |
| Premiums | 116,117,078 | 20,210,389 | 136,327,467 |
| Fees | 369,304 | | 369,304 |
| | 116,486,382 | 20,210,389 | 136,696,771 |
| Other income: Miscellaneous income | | 32,600 | 32,600 |
| Total income | 120,315,648 | 21,727,769 | 142,043,417 |
| Expenses: | | | |
| Administrative expenses: Operating costs | 24,402,163 | 3,541,343 | 27,993,900 |
| Other expenses: | | | |
| Depreciation on furniture and equipment | 129,443 | 15,167 | 144,610 |
| Miscellaneous expenses | 272,951 | 15,012 | 287,963 |
| | 402,394 | 30,179 | 432,573 |
| Losses and chargeoffs: | | | |
| Loss on sale of acquired properties | 25,655 | 3,221 | 28,876 |
| Loss on equipment | 42,431 | 843 | 43,274 |
| Loss on defaulted Title I notes | 26,626,044 | 3,978,395 | 30,604,439 |
| | 26,694,130 | 3,982,459 | 30,676,589 |
| Total expenses | 51,498,677 | 7,553,981 | 59,103,062 |
| Net income before adjustment of valuation reserves | 68,816,971 | 14,173,788 | 82,940,355 |
| Increase (−) or decrease (+) in valuation reserves: | | | |
| Reserve for loss on loans receivable | −7,897 | +152 | −7,745 |
| Reserve for loss on real estate | −5,514 | −3,220 | −8,734 |
| Reserve for loss on defaulted Title I notes | −38,416,180 | −5,729,972 | −44,146,152 |
| Net adjustment of valuation reserves | −38,429,591 | −5,733,040 | −44,162,631 |
| Net income | 30,387,380 | 8,440,748 | 38,777,724 |
| ANALYSIS OF EARNED SURPLUS | | | |
| Distribution of net income: | | | |
| Earned surplus: | | | |
| Balance at beginning of period | | $29,387,380 | |
| Adjustments during the period | | −50,404 | |
| Net income for the period | $30,387,380 | 8,440,748 | $38,777,724 |
| | 30,387,380 | 37,777,724 | 38,777,724 |
| Capital contributions to other FHA insurance funds | −1,000,000 | | −1,000,000 |
| Balance at end of period | 29,387,380 | 37,777,724 | 37,777,724 |

### Title I Insurance Authority

An amendment to Section 2(a) of the National Housing Act approved April 20, 1950, provides for a revolving type of insurance authorization. Section 2(a) of the Act, as amended, provides that the aggregate amount of obligations that may be outstanding at any one time shall not exceed $1,750,000,000. The status of the Title I, Section 2, insurance authority as of December 31, 1955, is given below:

*Status of Title I insurance authority, as of Dec. 31, 1955*

| | | |
|---|---|---|
| Insurance authority | | $1,750,000,000 |
| Charges against insurance authority: | | |
| Estimated outstanding balance of insurance in force: | | |
| Amendment of June 3, 1939 | $391,228 | |
| Reserve of July 1, 1947 | 13,224,754 | |
| Reserve of Mar. 1, 1950 (including 48,211 notes on loan reports in process) | 1,059,761,841 | |
| Total charges against authority | | 1,073,377,823 |
| Unused insurance authority | | 676,622,177 |

### Title I Insurance Liability

The maximum amount of claims that a qualified institution may present · payment is limited to 10 percent of the eligible loans reported by that stitution for insurance. Section 2(a) of the Act, as amended August 2, 54, provides that with respect to any loan, advance of credit, or purchase ide after the effective date of the Housing Act of 1954, the amount of y claim for loss on such individual loan, advance of credit, or purchase id by the Commissioner under the provisions of this section to a lending titution shall not exceed 90 percent of such loss. This new co-insurance ovision of Title I became effective October 1, 1954, and from that date lender is required to bear 10 percent of the loss sustained on any one n. As of December 31, 1955, the maximum possible liability of the le I Insurance Fund for claims was $236,585,822.

*urance reserves under Title I, established, released, and outstanding at Dec. 31, 1955, as provided under Secs. 2 and 6, National Housing Act*

| Item | Gross reserves established | Reserves released | Semiannual reserve adjustments | Claims paid | Outstanding contingent liability |
|---|---|---|---|---|---|
| Insurance reserves: | | | | | |
| Sec. 2: | | | | | |
| 20 percent, original Act | $96,331,509 | $50,709,729 | | $15,561,780 | |
| 10 percent, amendment Apr. 3, 1936 | 17,257,563 | 10,047,672 | | 6,609,891 | |
| 10 percent, amendment Feb. 3, 1938 | 27,302,148 | 18,041,547 | | 9,260,601 | |
| 10 percent, amendment June 3, 1939 | 86,068,104 | 65,258,043 | | 20,418,323 | $391,228 |
| 10 percent, reserve of July 1, 1944 | 85,450,662 | 61,218,220 | | 24,232,442 | |
| 10 percent, reserve of July 1, 1947 | 103,061,733 | 103,705,683 | | 40,131,296 | 13,224,754 |
| 10 percent, reserve of Mar. 1, 1950 | 494,696,069 | | $209,220,330 | 65,538,371 | 219,937,368 |
| Estimated loan reports in process | 3,032,472 | | | | 3,032,472 |
| Sec. 6: | | | | | |
| 20 percent, amendment Apr. 22, 1937 | 297,366 | 246,498 | | 50,808 | |
| 10 percent, amendment Apr. 17, 1936 | 11,013 | 6,339 | | 5,574 | |
| Total | 943,509,629 | 309,894,331 | 209,220,330 | [1]187,809,140 | 236,585,822 |

[1] Excludes 2 claims payable on real properties acquired in the amount of $6,091.





### Title I Claims Account

In accordance with Public Law 560, 83d Congress, approved August 2, 1954, the Title I Claims Account was terminated as of August 1, 1954, and the remaining assets transferred to and merged with the Title I Insurance Fund.

Through August 1, 1954, the Federal Government had advanced a total of $38,243,525 to cover operations under Title I (Sec. 2) on insurance granted before July 1, 1939. Of this amount, $6,613,811 had been advanced for salaries and expenses and the remaining $31,629,714 for the payment of insurance claims and loans to insured institutions. In addition, $2,330,360 had been collected as interest and other income, making a total of $40,573,885 accountable funds.

Funds accounted for at August 1, 1954, amounted to $40,541,285: $19,218,917 representing recoveries and interest on claims deposited in the general fund of the Treasury, and $21,322,368 representing expenses and losses, leaving a balance of $32,600 for transfer to the Title I Insurance Fund. This balance is represented by the net assets on hand at August 1, 1954, which consisted of $798 real property and $31,802 accounts and notes receivable.

## TITLE I HOUSING INSURANCE FUND

An amendment of April 20, 1950, to the National Housing Act (Public Law 475, 81st Cong.) created the Title I Housing Insurance Fund to be used by the FHA Commissioner as a revolving fund for carrying out the provisions of Section 8 of Title I of the Act. This section provides for the insurance of mortgages to assist families of low and moderate income, particularly in suburban and outlying areas. For the purposes of the fund, the Act authorized the Commissioner to transfer the sum of $1,000,000 from the Title I Insurance Fund.

The Title I Housing Insurance Fund is not a mutual insurance fund in the sense that any portion of the net income from operations will be shared by mortgagors in the form of participation payments.

### Title I Housing Insurance Fund Capital and Net Income

Assets of the Title I Housing Insurance Fund at June 30, 1955, totaled $2,345,775, against which there were outstanding liabilities of $611,275, leaving $1,734,500 capital. Included in the capital is the sum of $1,000,000 which was transferred from the Title I Insurance Fund in accordance with Section 8(h) of the Act, and earned surplus of $734,500.

STATEMENT 8

*Comparative statement of financial condition, Title I Housing Insurance Fund, as of June 30, 1954, and June 30, 1955*

| | June 30, 1954 | June 30, 1955 | Increase or decrease (−) |
|---|---|---|---|
| ASSETS | | | |
| Cash with U. S. Treasury | $743, 349 | $157, 569 | −$585, 780 |
| Investments: U. S. Government securities (amortized) | 1, 406, 788 | 1, 706, 356 | 299, 568 |
| Loans receivable: | | | |
| Mortgage notes and contracts for deed | 228, 269 | 307, 386 | 79, 117 |
| Less reserve for losses | 3, 424 | 4, 611 | 1, 187 |
| Net loans receivable | 224, 845 | 302, 775 | 77, 930 |
| Accounts and notes receivable: Accounts receivable—insurance premiums | 9, 639 | 25, 397 | 15, 758 |
| Accrued assets: Interest on U. S. Government securities | 989 | 990 | 1 |
| Acquired security or collateral: | | | |
| Real estate (at cost plus expenses to date) | 70, 582 | 178, 070 | 107, 488 |
| Less reserve for losses | 10, 117 | 25, 382 | 15, 265 |
| Net acquired security or collateral | 60, 465 | 152, 688 | 92, 223 |
| Total assets | 2, 446, 075 | 2, 345, 775 | −100, 300 |
| LIABILITIES | | | |
| Accounts payable: | | | |
| Bills payable to vendors and Government agencies | 170 | 326 | 156 |
| Interfund | 1, 728 | 1, 159 | −569 |
| Total accounts payable | 1, 898 | 1, 485 | −413 |
| Accrued liabilities: Interest on debentures | 969 | 1, 670 | 701 |
| Trust and deposit liabilities: | | | |
| Fee deposits held for future disposition | 652, 735 | 28, 350 | −624, 385 |
| Excess proceeds of sale | 391 | 1, 892 | 1, 501 |
| Deposits held for mortgagors, lessees, and purchasers | 2, 830 | 4, 512 | 1, 682 |
| Total trust and deposit liabilities | 655, 956 | 34, 754 | −621, 202 |
| Deferred and undistributed credits: Unearned insurance premiums | 274, 890 | 478, 266 | 203, 376 |
| Bonds, debentures, and notes payable: Debentures payable | 63, 100 | 95, 100 | 32, 000 |
| Total liabilities | 996, 813 | 611, 275 | −385, 538 |
| CAPITAL | | | |
| Capital contributions from other FHA insurance funds | 1, 000, 000 | 1, 000, 000 | |
| Earned surplus: Insurance reserve fund (cumulative earnings) available for future losses and related expenses | 449, 262 | 734, 500 | 285, 238 |
| Total capital | 1, 449, 262 | 1, 734, 500 | 285, 238 |
| Total liabilities and capital | 2, 446, 075 | 2, 345, 775 | −100, 300 |
| Contingent liabilities for certificates of claim on properties on hand | 3, 500 | 7, 213 | 3, 713 |

The total income of the Title I Housing Insurance Fund for fiscal year 1955 amounted to $1,177,664, while expenses and losses totaled $685,100, leaving net income of $492,564 before adjustment of the valuation reserves. The valuation reserves were increased $16,452, resulting in a net income of $476,112 for the year.





STATEMENT 9

*Income and expenses, Title I Housing Insurance Fund, through June 30, 1954, and June 30, 1955*

| | April 20, 1950, to June 30, 1954 | July 1, 1954, to June 30, 1955 | April 20, 1950, to June 30, 1955 |
|---|---|---|---|
| Income: | | | |
| Interest and dividends: | | | |
| Interest on U. S. Government securities | $90, 063 | $39, 549 | $129, 612 |
| Interest—other | 967 | 6, 900 | 7, 867 |
| | 91, 030 | 46, 449 | 137, 479 |
| Insurance premiums and fees: | | | |
| Premiums | 858, 384 | 817, 668 | 1, 676, 052 |
| Fees | 1, 347, 775 | 313, 547 | 1, 661, 322 |
| | 2, 206, 159 | 1, 131, 215 | 3, 337, 374 |
| Total income | 2, 297, 189 | 1, 177, 664 | 3, 474, 853 |
| Expenses: | | | |
| Administrative expenses: Operating costs | 1, 817, 015 | 673, 224 | 2, 681, 113 |
| Other expenses: Depreciation on furniture and equipment | 8, 899 | 2, 883 | 11, 782 |
| Losses and chargeoffs: | | | |
| Loss on sale of acquired properties | 8, 642 | 8, 833 | 17, 475 |
| Loss (or profit −) on equipment | −170 | 160 | −10 |
| | 8, 472 | 8, 993 | 17, 465 |
| Total expenses | 1, 834, 386 | 685, 100 | 2, 710, 360 |
| Net income before adjustment of valuation reserves | 462, 803 | 492, 564 | 764, 493 |
| Increase (−) or decrease (+) in valuation reserves: | | | |
| Reserve for loss on loans receivable | −3, 424 | −1, 187 | −4, 611 |
| Reserve for loss on real estate | −10, 117 | −15, 265 | −25, 382 |
| Net adjustment of valuation reserves | −13, 541 | −16, 452 | −29, 993 |
| Net income | 449, 262 | 476, 112 | 734, 500 |

ANALYSIS OF EARNED SURPLUS

| | | | |
|---|---|---|---|
| Distribution of net income: | | | |
| Earned surplus: | | | |
| Balance at beginning of period | | $449, 262 | |
| Adjustments during the period | | −190, 874 | |
| Net income for the period | $449, 262 | 476, 112 | $734, 500 |
| Balance at end of period | 449, 262 | 734, 500 | 734, 500 |

## Investments

Section 8(i) of the Act provides that moneys in the Title I Housing Insurance Fund not needed for current operations shall be deposited with the Treasurer of the United States to the credit of the fund, or invested in bonds or other obligations of, or in bonds or other obligations guaranteed as to principal and interest by the United States; or the Commissioner may, with the approval of the Secretary of the Treasury, purchase debentures issued under the fund, provided that such purchases are made at a price that will produce an investment yield of not less than the yield obtainable from other authorized investments. During fiscal year 1955, $8,900 of Series L 2½ percent and $42,150 of Series R 2¾ percent debentures were purchased from FNMA, \$800 of Series L 2½ percent and \$2,500 of Series R 2¾ percent debentures were redeemed in payment of mortgage insurance premiums, and \$105,300 of Series L and \$4,800 of Series R were called for redemption. During the fiscal year 1955, net investments amounting to \$300,000 (principal amount) were made for the account of this fund, and at June 30, 1955, the fund held bonds in the principal amount of \$1,700,000 yielding 2.23 percent as follows:

*Investments of the Title I Housing Insurance Fund, June 30, 1955*

| Series | Interest rate (percent) | Purchase price | Par value | Book value (amortized) |
|---|---|---|---|---|
| 1958 | 2 | \$50,000 | \$50,000 | \$50,000 |
| 1959 | 2 | 700,000 | 700,000 | 700,000 |
| 1962–72 | 2½ | 958,367 | 950,000 | 956,356 |
| Average annual yield 2.23 percent | | 1,708,367 | 1,700,000 | 1,706,356 |

## Properties Acquired under the Terms of Insurance

During the calendar year 1955, 46 properties insured under Title I Section 8 were acquired by the Commissioner under the terms of insurance. Through December 31, 1955, a total of 128 homes had been acquired under the Title I Housing Insurance Fund at a total cost of \$698,303, and 88 were sold at prices which left a net charge against the fund of \$22,971 or an average of \$261 per case.

### STATEMENT 10

*Statement of profit and loss on sale of acquired properties, Title I Housing Insurance Fund, through Dec. 31, 1955*

| Items | Total TIHI Fund (88 properties) |
|---|---|
| Proceeds of sale: | |
| Sales price [1] | \$434,640 |
| Less commission and other selling expense | 14,393 |
| Net proceeds of sales | 420,247 |
| Income: | |
| Rental and other income (net) | 765 |
| Mortgage note income | 22,737 |
| Total income | 23,502 |
| Total proceeds of sold properties | 443,749 |
| Expenses: | |
| Debentures and cash adjustments | 404,772 |
| Interest on debentures | 24,528 |
| Taxes and insurance | 6,462 |
| Additions and improvements | 400 |
| Maintenance and operating expense | 26,423 |
| Total expenses | 462,585 |
| Net profit (or loss —) before distribution of liquidation profits | —18,836 |





### STATEMENT 10—Continued

*Statement of profit and loss on sale of acquired properties, Title I Housing Insurance Fund, through Dec. 31, 1955*—Continued

| Items | Total TIHI Fund (88 properties) |
|---|---|
| Less distribution of liquidation profits: | |
| Certificates of claim | \$3,025 |
| Increment on certificates of claim | 65 |
| Refunds to mortgagors | 1,045 |
| Loss to Title I Housing Insurance Fund | 22,971 |
| Average loss to Title I Housing Insurance Fund | 261 |

[1] Analysis of terms of sales:

| Terms of sales | Number of properties | Number of notes | Cash | Mortgage notes | Sales price |
|---|---|---|---|---|---|
| Properties sold for all cash | 3 | | \$13,800 | | \$13,800 |
| Properties sold for cash and notes (or contracts for deed) | 84 | 84 | 27,265 | \$386,575 | 413,840 |
| Properties sold for notes only | 1 | 1 | | 7,000 | 7,000 |
| Total | 88 | 85 | 41,065 | 393,575 | 434,640 |

The turnover of Section 8 properties acquired and sold, by calendar year, is given below:

### STATEMENT 11

*Turnover of properties acquired under Sec. 8 of Title I, through Dec. 31, 1955*

| Properties acquired | | Properties sold, calendar years | | | | Properties on hand Dec. 31, 1955 |
|---|---|---|---|---|---|---|
| Year | Number | 1952 | 1953 | 1954 | 1955 | |
| 1952 | 2 | | | 1 | 1 | |
| 1953 | 55 | | 7 | 46 | 1 | 1 |
| 1954 | 25 | | | 8 | 14 | 3 |
| 1955 | 46 | | | | 10 | 36 |
| Total | 128 | | 7 | 55 | 26 | 40 |

Note.—On the 88 properties sold, the average time between acquisition and sale by the Federal Housing Administration was 6.84 months.

On December 31, 1955, there remained on hand 40 properties insured under the Title I Housing Insurance Fund. The cost of these properties was:

*Title I Housing Insurance Fund, statement of properties on hand at Dec. 31, 1955*

| | Title I Sec. 8 (40 properties) |
|---|---|
| Expenses: | |
| Acquisition costs | \$229,584 |
| Interest on debentures | 6,047 |
| Taxes and insurance | 4,254 |
| Maintenance and operating expenses | 1,194 |
| Additions and improvements | 30 |
| Total expenses | 241,109 |
| Income: Rent and other income (net) | 418 |
| Net acquired security on hand | 240,691 |

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Section 8 of the Act provides that if the net amount realized from any property acquired by FHA under the terms of insurance with respect to which Section 8 is applicable, after deducting all expenses incurred in handling, dealing with, and disposing of such property, exceeds the face value of debentures issued and cash paid in exchange for such property plus all interest paid on such debentures, such excess shall be applied to the certificate of claim issued to the mortgagee, and any excess remaining after paying the certificate of claim and increment thereon shall be refunded to the mortgagor.

Certificates of claim issued in connection with the 88 Section 8 properties which had been acquired and sold through 1955 totaled $21,264. The amount to be paid on these certificates of claim totaled $3,025, while certificates of claim totaling $18,239 will be canceled.

In addition there were excess proceeds on 8 of the 88 properties sold, amounting to $1,045, for refund to the mortgagors.

## TITLE II: MUTUAL MORTGAGE INSURANCE FUND

The Mutual Mortgage Insurance Fund was established by Section 202 of the National Housing Act of June 27, 1934, as a revolving fund for carrying out the provisions of Title II with respect to insurance under Section 203 (mortgages on one- to four-family homes) and Section 207 (rental housing projects). An amendment to the Act approved February 3, 1938, established the Housing Insurance Fund to carry the insurance on rental housing projects insured under Section 207 after that date.

In accordance with Section 202 of the Act, the Mutual Mortgage Insurance Fund was originally allocated the sum of $10,000,000 by the Federal Government. It has been credited with all income received in connection with insurance granted under Section 203, and that received with respect to insurance granted before February 3, 1938, under Section 207.

Before the amendment of August 2, 1954, Section 205 of the Act, as amended, provided that mortgages insured under Section 203 should be classified into groups in accordance with sound actuarial practice and risk characteristics. Each group account was credited with the income and charged with the expenses and losses of the mortgages in the group. If such income exceeded the expenses and losses, the resultant credit balance was distributed in the form of participation payments to mortgagors of the group upon payment in full of their mortgages, or upon termination of the group account, except that a mortgagor might not receive an amount in excess of the aggregate scheduled annual premiums to the year of termination of the insurance.

The general reinsurance account was established by Section 205 (b) of the Act and, in accordance with this section, was credited with the original allocation of $10,000,000 provided by Section 202 of the Act.





An amendment to Section 205 of the Act approved August 12, 1954, directed the Commissioner to establish as of July 1, 1954, a General Surplus Account and a Participating Reserve Account. The balance of the General Reinsurance Account, amounting to $64,198,363 was transferred to the General Surplus Account, whereupon the General Reinsurance Account was abolished. There was transferred from the various group accounts to the Participating Reserve Account as of July 1, 1954, $56,387,716, an amount equal to the aggregate amount which would have been distributed under the provisions of Section 205 in effect on June 30, 1954, if all outstanding mortgages in the group accounts had been paid in full on that date. All of the remaining balances of the group accounts in the amount of $71,371,016 were transferred to the General Surplus Account, whereupon all of the group accounts were abolished. The aggregate net income received or net loss sustained by the Mutual Mortgage Insurance Fund in any semiannual period is credited or charged to the General Surplus Account and/or the Participating Reserve Account in such manner and amount as the Commissioner may determine to be in accord with sound actuarial and accounting practice. All income of the fund during fiscal year 1955, amounting to $55,501,472, was credited to the General Surplus Account. Upon termination of the insurance obligation of the Mutual Mortgage Insurance Fund by payment of any mortgage insured thereunder, the Commissioner is authorized to distribute to the mortgagor a share of the Participating Reserve Account in such manner and amount as the Commissioner shall determine to be equitable and in accordance with sound actuarial and accounting practice, except that a mortgagor may not receive an amount in excess of the aggregate scheduled annual premium to the year of termination of the insurance.

### Mutual Mortgage Insurance Fund Capital

As of June 30, 1955, the assets of the Mutual Mortgage Insurance Fund totaled $296,949,736, against which there were outstanding liabilities of $105,954,962, leaving $190,994,774 capital. Included in the liabilities are the statutory reserves of $49,029,594.

In accordance with Public Law 94, 83d Congress, approved June 30, 1953, the amount of capital contributed to this fund by the United States Government totaling $41,994,095, $10,000,000 to establish the fund and $31,994,095 for salaries and expenses, was established as a liability of the fund as of June 30, 1953. The principal liability of $41,994,095, together with interest thereon in the amount of $17,059,847, was repaid during fiscal year 1954, the final payment being made on March 11, 1954.

## STATEMENT 12

*Comparative statement of financial condition, Mutual Mortgage Insurance Fund, as of June 30, 1954, and June 30, 1955*

| | June 30, 1954 | June 30, 1955 | Increase or decrease (—) |
|---|---|---|---|
| ASSETS | | | |
| Cash with U. S. Treasury | $13, 275, 595 | $15, 061. 005 | $1, 785. 410 |
| Investments: U. S. Government securities (amortized) | 212, 178, 240 | 267, 694, 334 | 55, 516, 094 |
| Loans receivable: | | | |
| Mortgage notes and contracts for deed | 5, 373, 045 | 7, 425, 404 | 2, 052, 359 |
| Less reserve for losses | 80, 593 | 111, 381 | 30, 788 |
| Net loans receivable | 5, 292, 452 | 7, 314, 023 | 2, 021, 571 |
| Accounts and notes receivable: | | | |
| Accounts receivable—insurance premiums | 995, 226 | 1, 113, 442 | 118, 216 |
| Accounts receivable—other | 167 | 365 | 198 |
| Accounts receivable—interfund | 777, 490 | 829, 110 | 51, 620 |
| Total accounts and notes receivable | 1, 772, 883 | 1, 942, 917 | 170, 034 |
| Accrued assets: Interest on U. S. Government securities | 511, 320 | 640, 622 | 129, 302 |
| Acquired security or collateral: | | | |
| Real estate (at cost plus expenses to date) | 2, 730, 841 | 5, 071, 137 | 2, 340, 296 |
| Less reserve for losses | 399, 091 | 774, 302 | 375, 211 |
| Net acquired security or collateral | 2, 331, 750 | 4, 296, 835 | 1, 965, 085 |
| Total assets | 235, 362, 240 | 296, 949, 736 | 61, 587, 496 |
| LIABILITIES | | | |
| Accounts payable: | | | |
| Bills payable to vendors and Government agencies | 4, 303 | 4, 249, 806 | 4, 245, 503 |
| Group account participations payable | 1, 524, 660 | 1, 882, 878 | 358, 218 |
| Total accounts payable | 1, 528, 963 | 6, 132, 684 | 4, 603, 721 |
| Accrued liabilities: Interest on debentures | 190, 043 | 218, 925 | 28, 882 |
| Trust and deposit liabilities: | | | |
| Fee deposits held for future disposition | 4, 577, 257 | 7, 783, 806 | 3, 206, 549 |
| Excess proceeds of sale | 299, 464 | 365, 962 | 66, 408 |
| Deposits held for mortgagors, lessees, and purchasers | 87, 997 | 126, 388 | 38, 391 |
| Total trust and deposit liabilities | 4, 964, 718 | 8, 276, 156 | 3, 311, 438 |
| Deferred and undistributed credits: Unearned insurance premiums | 26, 757, 435 | 30, 941, 667 | 4, 184, 232 |
| Bonds, debentures, and notes payable: Debentures payable | 9, 963, 986 | 11, 355, 936 | 1, 391, 950 |
| Statutory reserves: | | | |
| For transfer to general reinsurance reserve | 26, 105, 714 | | —26, 105, 714 |
| Net balances of group accounts available for contingent losses, expenses, other charges, and participations | 101, 653, 018 | | —101, 653, 018 |
| Participating reserve account | | 49, 029, 594 | 49, 029, 594 |
| Total statutory reserves | 127, 758, 732 | 49, 029, 594 | —78, 729, 138 |
| Total liabilities | 171, 163, 877 | 105, 954, 962 | —65, 208. 915 |
| CAPITAL | | | |
| Earned surplus: | | | |
| General reinsurance reserve fund (cumulative earnings) available for future losses and related expenses | 64, 198, 363 | | —64, 198, 363 |
| General surplus account | | 190, 994, 774 | 190, 994, 774 |
| Total earned surplus | 64, 198, 363 | 190, 994, 774 | 126, 796, 411 |
| Total liabilities and capital | 235, 362, 240 | 296, 949, 736 | 61, 587, 496 |
| Contingent liability for certificates of claim on properties on hand | 120, 435 | 167, 917 | 47, 482 |





### Income and Expenses

During fiscal year 1955 the income to the fund amounted to $82,392,660, while expenses and losses amounted to $26,885,189, leaving $55,507,471 net income before adjustment of valuation reserves. After the valuation reserves had been increased $405,999, the net income for the year was $55,101,472.

The cumulative income of the Mutual Mortgage Insurance Fund from June 30, 1934, to June 30, 1955, amounted to $571,715,769 while cumulative expenses amounted to $268,457,422, leaving $303,258,347 net income before adjustment of valuation reserves. After $885,683 had been allocated to valuation reserves, the cumulative net income amounted to $302,372,664.

## STATEMENT 13

*Income and expenses, Mutual Mortgage Insurance Fund, through June 30, 1954, and June 30, 1955*

| | June 30, 1934, to June 30, 1954 | July 1, 1954, to June 30, 1955 | June 30, 1934, to June 30, 1955 |
|---|---|---|---|
| Income: | | | |
| Interest and dividends: | | | |
| Interest on U. S. Government securities | $42, 525, 950 | $5, 927, 443 | $48, 453, 393 |
| Dividends on rental housing stock | 286 | | 286 |
| | 42, 526, 236 | 5, 927, 443 | 48, 453, 679 |
| Insurance premiums and fees: | | | |
| Premiums | 347, 281, 615 | 59, 452, 319 | 406, 733, 934 |
| Fees | 97, 678, 625 | 17, 012, 898 | 114, 691, 523 |
| | 444, 960, 240 | 76, 465, 217 | 521, 425, 457 |
| Other income: | | | |
| Profit on sale of investments | 1, 829, 815 | | 1, 829, 815 |
| Miscellaneous income | 6, 818 | | 6, 818 |
| | 1, 836, 633 | | 1, 836, 633 |
| Total income | 489, 323, 109 | 82, 392, 660 | 571, 715, 769 |
| Expenses: | | | |
| Interest expense: | | | |
| Interest on funds advanced by U. S. Treasury | 17, 059, 847 | | 17, 059, 847 |
| Interest on debentures | 680, 947 | 13, 592 | 694, 539 |
| | 17, 740, 794 | 13, 592 | 17, 754, 386 |
| Administrative expenses: Operating costs | 219, 942, 456 | 26, 552, 401 | 246, 313, 526 |
| Other expenses: | | | |
| Depreciation on furniture and equipment | 1, 192, 241 | 113, 742 | 1, 305, 983 |
| Miscellaneous expenses | 17, 709 | | 17, 709 |
| | 1, 209, 950 | 113, 742 | 1, 323, 692 |
| Losses and chargeoffs: | | | |
| Loss on sale of acquired properties | 2, 883, 044 | 199, 136 | 3. 082, 180 |
| Loss (or profit —) on equipment | —22, 680 | 6, 318 | —16, 362 |
| | 2, 860, 364 | 205, 454 | 3, 065, 818 |
| Total expenses | 241, 753, 564 | 26, 885, 189 | 268, 457, 422 |
| Net income before adjustment of valuation reserves | 247, 569, 545 | 55, 507, 471 | 303. 258, 347 |
| Increase (+) or decrease (—) in valuation reserves: | | | |
| Reserve for loss on loans receivable | —80, 593 | —30, 788 | —111, 381 |
| Reserve for loss on real estate | —399, 091 | —375, 211 | —774, 302 |
| Net adjustment of valuation reserves | —479, 684 | —405, 999 | —885, 683 |
| Net income | 247, 089, 861 | 55, 101, 472 | 302, 372, 664 |

**STATEMENT 13—Continued**

*Income and expenses, Mutual Mortgage Insurance Fund, through June 30, 1954, and June 30, 1955*—Continued

ANALYSIS OF EARNED SURPLUS

| | June 30, 1934, to June 30, 1954 | July 1, 1954, to June 30, 1955 | June 30, 1934, to June 30, 1955 |
|---|---|---|---|
| Distribution of net income: | | | |
| Statutory reserves: | | | |
| Balance at beginning of period | | $127, 758, 732 | |
| Adjustments during the period | | −71, 371, 016 | |
| Allocations from earnings | $181, 891, 498 | −142, 592 | $110, 377, 890 |
| | 181, 891, 498 | 50, 245, 124 | 110, 377, 890 |
| Participations in mutual earnings distributed | −54, 132, 766 | −7, 215, 530 | −61, 348, 296 |
| Balance at end of period | 127, 758, 732 | 49, 029, 594 | 49, 029, 594 |
| Earned surplus: | | | |
| Balance at beginning of period | | 64, 198, 363 | |
| Adjustments during the period | | 71, 552, 347 | |
| Allocations to Participating Reserve | | 142, 592 | |
| Net income for the period | 65, 198, 363 | 55, 101, 472 | 191, 994, 774 |
| Total earned surplus | 65, 198, 363 | 190, 994, 774 | 191, 994, 774 |
| Capital contributions to other FHA insurance funds | −1, 000, 000 | | −1, 000, 000 |
| Balance at end of period | 64, 198, 363 | 190, 994, 774 | 190, 994, 774 |

## Investments

Section 206 of the Act provides that excess moneys in the Mutual Mortgage Insurance Fund not needed for current operations shall be deposited with the Treasurer of the United States to the credit of the fund, or invested in bonds or other obligations of, or in bonds or other obligations guaranteed as to principal and interest by the United States; or the Commissioner may, with the approval of the Secretary of the Treasury, purchase debentures issued under the fund, provided that such purchases are made at a price which will produce an investment yield of not less than the yield obtainable from other authorized investments.

During the fiscal year 1955, $294,500 of Series A 3 percent Mutual Mortgage Insurance Fund debentures matured and were paid and $3,450 were redeemed in payment of mortgage insurance premiums; $59,600 of Series E 2¾ percent were purchased from FNMA, $170,500 were redeemed in payment of mortgage insurance premiums, and $1,313,100 were called for redemption; $159,600 Series K 2½ percent were redeemed in payment of mortgage insurance premiums, $715,450 were purchased from FNMA, and $671,250 were called for redemption; $13,600 Series U 3 percent were purchased from FNMA, $21,300 were redeemed in payment of mortgage insurance premiums, and $41,800 were called for redemption.

Net purchases of United States Government securities made during the year increased the holdings of the fund by $56,827,550 (principal amount). These transactions increased the average annual yield from 2.49 percent to 2.52 percent. On June 30, 1955, the fund held United States Government securities in the amount of $269,494,550, principal amount, as follows:





*Investments of the Mutual Mortgage Insurance Fund, June 30, 1955*

| Series | Interest rate (percent) | Purchase price | Par value | Book value (amortized) |
|---|---|---|---|---|
| 1958 | 2 | $9, 800, 000 | $9, 800, 000 | $9, 800, 000 |
| 1959 | 2 | 6, 200, 000 | 6, 200, 000 | 6, 200, 000 |
| 1962–67 | 2½ | 5, 000, 000 | 5, 000, 000 | 5, 000, 000 |
| 1963–68 | 2½ | 26, 303, 234 | 26, 700, 000 | 26, 310, 529 |
| 1964 (HIF debentures) | 2½ | 1, 227, 550 | 1, 227, 550 | 1, 227, 550 |
| 1964–69 | 2½ | 37, 645, 080 | 38, 600, 000 | 37, 707, 880 |
| 1965–70 | 2½ | 35, 191, 984 | 35, 000, 000 | 35, 245, 580 |
| 1966–71 | 2½ | 21, 737, 555 | 22, 100, 000 | 21, 782, 870 |
| 1967–72 | 2½ | 124, 636, 165 | 123, 967, 000 | 124, 419, 925 |
| Average annual yield 2.52 percent | | 267, 741, 568 | 269, 494, 550 | 267, 694, 334 |

## Properties Acquired under the Terms of Insurance

Four hundred and eighty-five homes insured under Section 203 were acquired by the Commissioner during the calendar year 1955 under the terms of insurance. During 1954, 427 foreclosed properties had been transferred to the Commissioner, and in 1953 there had been 263. Through 1955, a total of 6,197 small homes had been acquired under the Mutual Mortgage Insurance Fund at a total cost of $38,872,582. Statement 14 shows the turnover of Section 203 acquired properties since the acquisition of the first such property in 1936.

STATEMENT 14

*Turnover of properties acquired under Sec. 203 of Title II contracts of insurance by years, and cumulative through Dec. 31, 1955*

| Properties acquired | | Properties sold by calendar years | | | | | | | | | | | | | | | | | | | Properties on hand Dec. 31, 1955 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Year | Number | 1936-37 | 1938 | 1939 | 1940 | 1941 | 1942 | 1943 | 1944 | 1945 | 1946 | 1947 | 1948 | 1949 | 1950 | 1951 | 1952 | 1953 | 1954 | 1955 | |
| 1936 | 13 | 11 | 2 | | | | | | | | | | | | | | | | | | |
| 1937 | 98 | 13 | 67 | 7 | 5 | 6 | | | | | | | | | | | | | | | |
| 1938 | 324 | | 139 | 99 | 50 | 28 | 6 | 2 | −1 | 1 | | | | | | | | | | | |
| 1939 | 753 | | | 278 | 331 | 110 | 28 | 3 | 2 | 1 | | | | | | | | | | | |
| 1940 | 1,123 | | | | 611 | 448 | 46 | 14 | 3 | 1 | | | | | | | | | | | |
| 1941 | 1,044 | | | | | 754 | 257 | 29 | 2 | 2 | | | | | | | | | | | |
| 1942 | 502 | | | | | | 355 | 139 | 8 | | | | | | | | | | | | |
| 1943 | 168 | | | | | | | 140 | 27 | 1 | | | | | | | | | | | |
| 1944 | 33 | | | | | | | | 26 | 7 | | | | | | | | | | | |
| 1945 | 8 | | | | | | | | | 7 | 1 | | | | | | | | | | |
| 1946 | 1 | | | | | | | | | | 1 | | | | | | | | | | |
| 1947 | | | | | | | | | | | | | | | | | | | | | |
| 1948 | 4 | | | | | | | | | | | | 2 | 2 | | | | | | | |
| 1949 | 37 | | | | | | | | | | | | | 17 | 19 | 1 | | | | | |
| 1950 | 225 | | | | | | | | | | | | | | 65 | 102 | 25 | 11 | 8 | 7 | 7 |
| 1951 | 407 | | | | | | | | | | | | | | | 188 | 173 | 17 | 10 | 8 | 11 |
| 1952 | 282 | | | | | | | | | | | | | | | | 142 | 86 | 13 | 20 | 21 |
| 1953 | 263 | | | | | | | | | | | | | | | | | 88 | 84 | 49 | 42 |
| 1954 | 427 | | | | | | | | | | | | | | | | | | 162 | 174 | 91 |
| 1955 | 485 | | | | | | | | | | | | | | | | | | | 199 | 286 |
| Total | 6,197 | 24 | 208 | 384 | 997 | 1,346 | 692 | 327 | 67 | 20 | 2 | | 2 | 19 | 84 | 291 | 340 | 202 | 277 | 457 | 458 |

NOTE.—On the 5,739 properties sold, the average time between acquisition and sale by the Federal Housing Administration was 6.64 months. The number of properties sold has been reduced by 30 properties repossessed because of default on mortgage notes. Of these repossessions, 25 had been sold by Dec. 31, 1955.





Through December 31, 1955, 5,739 acquired properties insured under Section 203 had been sold at prices which left a net charge against the fund of $3,340,083, or an average of approximately $582 per case. One Section 207 rental housing project, insured under the Mutual Mortgage Insurance Fund before February 3, 1938, had been acquired and sold in 1941 at no loss to the fund.

STATEMENT 15

*Statement of profits and loss on sale of acquired properties, Mutual Mortgage Insurance Fund, through Dec. 31, 1955*

| Item | Sec. 203 (5,739 properties) | Sec. 207 (1 property, 285 units) | Total MMI Fund (6,004 properties) |
|---|---|---|---|
| Proceeds of sales: | | | |
| Sales price[1] | $31,397,231 | $1,000,000 | $32,397,231 |
| Less commission and other selling expenses | 1,431,332 | | 1,431,332 |
| Net proceeds of sales | 29,965,899 | 1,000,000 | 30,965,899 |
| Income: | | | |
| Rental and other income (net) | 662,977 | | 662,977 |
| Mortgage note income | 3,491,129 | | 3,491,129 |
| Total income | 4,154,106 | | 4,154,106 |
| Total proceeds of sold properties | 34,120,005 | 1,000,000 | 35,120,005 |
| Expenses: | | | |
| Debentures and cash adjustments | 30,056,719 | 942,145 | 30,998,864 |
| Interest on debentures | 4,048,063 | 18,387 | 4,066,450 |
| Taxes and insurance | 620,088 | 5,012 | 625,100 |
| Additions and improvement | 85,138 | | 85,138 |
| Maintenance and operating expense | 1,594,232 | | 1,594,232 |
| Miscellaneous expense | 5,385 | 1,669 | 7,054 |
| Total expenses | 36,409,625 | 967,213 | 37,376,838 |
| Net profit (or loss −) before distribution of liquidation profits | −2,289,620 | 32,787 | −2,256,833 |
| Less distribution of liquidation profits: | | | |
| Certificates of claim | 675,114 | 31,532 | 706,646 |
| Increment on certificates of claim | 44,875 | 1,255 | 46,130 |
| Refunds to mortgagors | 330,474 | | 330,474 |
| Loss to Mutual Mortgage Insurance Fund | −3,340,083 | | −3,340,083 |
| Average loss to Mutual Mortgage Insurance Fund | 582 | | |

[1] Analysis of terms of sales:

| Terms of sales | Number of properties | Number of notes | Cash | Mortgage notes | Sales price |
|---|---|---|---|---|---|
| Properties sold for all cash | 881 | | $5,446,486 | | $5,446,486 |
| Properties sold for cash and notes (or contracts for deed) | 4,841 | 4,786 | 2,786,663 | $24,103,106 | 26,889,769 |
| Properties sold for notes only | 17 | 17 | | 60,976 | 60,976 |
| Total | 5,739 | 4,803 | 8,233,149 | 24,164,082 | 32,397,231 |

On December 31, 1955, 458 properties insured under the Mutual Mortgage Insurance Fund were held by the Federal Housing Administration. The cost of these properties was:

*Mutual Mortgage Insurance Fund, statements of properties on hand at Dec. 31, 1955*

| | Sec. 203 (458 properties) |
|---|---|
| Expenses: | |
| Acquisition costs | $3,772,027 |
| Interest on debentures | 183,919 |
| Taxes and insurance | 106,918 |
| Additions and improvements | 27,008 |
| Maintenance and operating expenses | 145,988 |
| Miscellaneous expenses | 70 |
| Total expenses | 4,235,930 |
| Income: Rental and other income (net) | 100,662 |
| Net acquired security on hand | 4,135,268 |

### Certificates of Claim and Refunds to Mortgagors

Section 204(f) of the Act provides that if the net amount realized from any property acquired by the FHA under the terms of insurance with respect to which Section 204(f) is applicable, after deducting all expenses incurred in handling, dealing with, and disposing of such property, exceeds the face value of debentures issued and cash paid in exchange for such property plus all interest paid on such debentures, such excess shall be applied to the certificate of claim issued to the mortgagee, and any excess remaining after paying the certificate of claim and increment thereon shall be refunded to the mortgagor.

Certificates of claim issued in connection with the 5,739 Section 203 properties which had been acquired and sold through 1955 totaled $2,459,970. The amount paid or to be paid on these certificates of claim totaled $675,114 (approximately 27 percent), while certificates of claim totaling $1,784,856 (approximately 73 percent), had been or will be canceled.

In addition, there were excess proceeds on approximately 17 percent (or 968) of the 5,739 sold properties amounting to $330,474, for refund to mortgagors. The refund to mortgagors on those 968 cases averaged $341.

### Mutual Mortgage Participation Payments

The first participation payments in connection with insured loans prepaid in full were made as of January 1, 1944, and during the 11½ years following that date total payments of $61,348,296 were made or accrued on 477,604 insured loans.

## TITLE II: HOUSING INSURANCE FUND

The insurance risks on rental and group housing insured under Sections 207 and 210 after February 3, 1938, and on cooperative housing insured under Section 213 are liabilities of the Housing Insurance Fund, which was established by the amendment to the National Housing Act approved February 3, 1938.





Section 213, which was added to the Act by an amendment approved April 20, 1950, authorizes the insurance of mortgages on cooperative housing projects. To be eligible for insurance under Section 213, the mortgagor must be a nonprofit cooperative ownership housing corporation, the permanent occupancy of the dwellings being restricted to members, or a nonprofit corporation organized for the purpose of building homes for members. In the latter instance provision is made for the release from the blanket mortgage of individual properties for sale to members and for the insurance of individual mortgages under Section 213 on such released properties.

Appraisal fees, insurance premiums, interest on investments, and income from projects acquired under the terms of insurance are deposited with the Treasurer of the United States to the credit of the Housing Insurance Fund. Foreclosure losses and general operating expenses of the Federal Housing Administration under Sections 207 and 210, since February 3, 1938, and under Section 213 are charged against the fund.

This is not a mutual insurance fund in the sense that any portion of the net income from operations will be shared by mortgagors in the form of participation payments. Any increase in the fund resulting from operations is retained as a general reserve to meet possible insurance losses and future expenses in connection with Sections 207, 210, and 213 insurance. In accordance with Section 207(h) of the Act, the excess proceeds, if any, from the sale of an acquired project, after deducting all costs incident to the acquisition, handling, and final disposition of such project, are applied to the mortgagee's certificate of claim and increment thereon, and any balance is credited to the Housing Insurance Fund, except that, with respect to individual mortgages insured under the provisions of Section 213(d), any excess remaining after payment of the certificate of claim and increment thereon is for refund to the mortgagor. Before enactment of the amendments of August 10, 1948, to the National Housing Act, any excess remaining after payment of the certificate of claim and increment thereon was refunded to the mortgagor.

### Housing Insurance Fund Capital and Net Income

Assets of the Housing Insurance Fund as of June 30, 1955, totaled $11,857,348, against which there were outstanding liabilities of $5,243,987. The capital of the fund amounted to $6,613,361, represented by $5,400,000 capital contributions from other FHA insurance funds and earned surplus of $1,213,361.

In accordance with Public Law 94, 83d Congress, approved June 30, 1953, the amount of capital contributed to this fund by the United States Government for salaries and expenses, a total of $4,170,024 was established as a liability of the fund as of June 30, 1953. This amount, together with interest thereon in the amount of $1,386,666, was repaid during fiscal year 1954, the final payment being made on October 31, 1953.

STATEMENT 16

*Comparative statement of financial condition, Housing Insurance Fund, as of June 30, 1954, and June 30, 1955*

| | June 30, 1954 | June 30, 1955 | Increase or Decrease (−) |
|---|---|---|---|
| ASSETS | | | |
| Cash with U. S. Treasury | $3,172,288 | $1,501,227 | −$1,671,061 |
| Investments: | | | |
| U. S. Government securities (amortized) | 3,300,951 | 3,300,891 | −60 |
| Other securities (stock in rental housing corporations) | 43,500 | 46,700 | 3,200 |
| Total investments | 3,344,451 | 3,347,591 | 3,140 |
| Loans receivable: | | | |
| Mortgage notes and contracts for deed | 3,999,389 | 4,052,695 | 53,306 |
| Less reserve for losses | 146,656 | 149,409 | 2,753 |
| Net loans receivable | 3,852,733 | 3,903,286 | 50,553 |
| Accounts and notes receivable: | | | |
| Accounts receivable—insurance premiums | 35,428 | 35,328 | −100 |
| Accounts receivable—interfund | 7,200 | 11,102 | 3,902 |
| Total accounts and notes receivable | 42,628 | 46,430 | 3,802 |
| Accrued assets: Interest on U. S. Government securities | 3,438 | 3,437 | −1 |
| Acquired security or collateral: | | | |
| Real estate (at cost plus expenses to date) | 1,699,502 | 2,169,716 | 470,214 |
| Less reserve for losses | 669,290 | 846,820 | 177,530 |
| Net real estate | 1,030,212 | 1,322,896 | 292,684 |
| Mortgage notes acquired under terms of insurance (at cost plus expenses to date) | 1,471,506 | 2,848,555 | 1,377,049 |
| Less reserve for losses | 577,994 | 1,116,074 | 538,080 |
| Net mortgage notes acquired under terms of insurance | 893,512 | 1,732,481 | 838,969 |
| Net acquired security or collateral | 1,923,724 | 3,055,377 | 1,131,653 |
| Total assets | 12,339,262 | 11,857,348 | −481,914 |
| LIABILITIES | | | |
| Accounts payable: Bills payable to vendors and Government agencies | 49 | 173 | 124 |
| Accrued liabilities: Interest on debentures | 44,533 | 41,601 | −2,932 |
| Trust and deposit liabilities: | | | |
| Excess proceeds of sale | 128,606 | 132,050 | 3,444 |
| Deposits held for mortgagors, lessees, and purchasers | 172,400 | 62,735 | −109,665 |
| Total trust and deposit liabilities | 301,006 | 194,785 | −106,221 |
| Deferred and undistributed credits: | | | |
| Unearned insurance premiums | 1,389,783 | 1,460,576 | 70,793 |
| Unearned insurance fees | 508,110 | 221,137 | −286,973 |
| Total deferred and undistributed credits | 1,897,893 | 1,681,713 | −216,180 |
| Bonds, debentures, and notes payable: Debentures payable | 2,916,250 | 3,297,950 | 381,700 |
| Other liabilities: Reserve for foreclosure costs—mortgage notes | 13,203 | 27,765 | 14,562 |
| Total liabilities | 5,172,934 | 5,243,987 | 71,053 |
| CAPITAL | | | |
| Capital contributions from other FHA insurance funds | 6,490,000 | 5,400,000 | −1,090,000 |
| Earned surplus: | | | |
| Insurance reserve fund (cumulative earnings) available for future losses and related expenses | 676,328 | 1,213,361 | 537,033 |
| Total capital | 7,166,328 | 6,613,361 | −552,967 |
| Total liabilities and capital | 12,339,262 | 11,857,348 | −481,914 |
| Contingent liability for certificates of claim on properties on hand | 58,791 | 103,345 | 44,554 |





During the fiscal year 1955 the income of the fund amounted to $3,352,326, while expenses and losses amounted to $2,071,919, leaving $1,280,407 net income before adjustment of valuation reserves. After the valuation reserves had been increased by $718,363, there remained $562,044 as net income for the year.

STATEMENT 17

*Income and expenses, Housing Insurance Fund, through June 30, 1954, and June 30, 1955*

| | Feb. 3, 1938, to June 30, 1954 | July 1, 1954, to June 30, 1955 | Feb. 3, 1938, to June 30, 1955 |
|---|---|---|---|
| Income: | | | |
| Interest and dividends: | | | |
| Interest on U. S. Government securities | $1,011,431 | $82,439 | $1,093,870 |
| Interest—other | 133,420 | 86,748 | 220,168 |
| Dividends on rental housing stock | 1,781 | 198 | 1,979 |
| | 1,146,632 | 169,385 | 1,316,017 |
| Insurance premiums and fees: | | | |
| Premiums | 9,850,449 | 2,542,317 | 12,392,766 |
| Fees | 5,899,174 | 640,624 | 6,539,798 |
| | 15,749,623 | 3,182,941 | 18,932,564 |
| Other income: Profit on sale of investments | 88,568 | | 88,568 |
| Total income | 16,984,823 | 3,352,326 | 20,337,149 |
| Expenses: | | | |
| Interest expenses: Interest on funds advanced by U. S. Treasury | 1,386,666 | | 1,386,666 |
| Administrative expenses: Operating costs | 13,625,897 | 2,052,581 | 15,703,489 |
| Other expenses: | | | |
| Depreciation on furniture and equipment | 80,686 | 8,801 | 89,487 |
| Miscellaneous expenses | 100 | | 100 |
| | 80,786 | 8,801 | 89,587 |
| Losses and chargeoffs: | | | |
| Loss (or profit −) on sale of acquired properties | −178,035 | 10,048 | −167,987 |
| Loss (or profit −) on equipment | −759 | 489 | −270 |
| | −178,794 | 10,537 | −168,257 |
| Total expenses | 14,914,555 | 2,071,919 | 17,011,485 |
| Net income before adjustment of valuation reserves | 2,070,268 | 1,280,407 | 3,325,664 |
| Increase (−) or decrease (+) in valuation reserves: | | | |
| Reserve for loss on loans receivable | −146,656 | −2,753 | −149,409 |
| Reserve for loss on real estate | −669,290 | −177,530 | −846,820 |
| Reserve for loss on mortgage notes acquired under terms of insurance | −577,994 | −538,080 | −1,116,074 |
| Net adjustment of valuation reserves | −1,393,940 | −718,363 | −2,112,303 |
| Net income | 676,328 | 562,044 | 1,213,361 |

ANALYSIS OF EARNED SURPLUS

| | | | |
|---|---|---|---|
| Distribution of net income: | | | |
| Earned surplus: | | | |
| Balance at beginning of period | | $676,328 | |
| Adjustments during the period | | −25,011 | |
| Net income for the period | $676,328 | 562,044 | $1,213,361 |
| Balance at end of period | 676,328 | 1,213,361 | 1,213,361 |

### Investments

Section 207 (p) of the National Housing Act provides that excess moneys not needed for current operations under the Housing Insurance Fund shall be deposited with the Treasurer of the United States to the credit of the Housing Insurance Fund or invested in bonds or other obligations of, or in bonds or other obligations guaranteed as to principal and interest by the United States, or, with the approval of the Secretary of the Treasury, used for the purchase of debentures issued under Section 207 and Section 204. In the fiscal year 1955, $162,250 of Series M 2½ percent debentures were called for redemption and $40,000 were redeemed in payment of mortgage insurance premiums; and $9,050 of Series Q 2½ percent debentures were redeemed in payment of mortgage insurance premiums and $1,630,800 were called for redemption. During the fiscal year 1955, no sales or purchases of United States Government securities were made. On June 30, 1955, the fund held United States Government securities in the principal amount of $3,300,000, as follows:

*Investments of the Housing Insurance Fund, June 30, 1955*

| Series | Interest rate (percent) | Purchase price | Par value | Book value (amortized) |
|---|---|---|---|---|
| 1962–67 | 2½ | $1,500,000 | $1,500,000 | $1,500,000 |
| 1967–72 | 2½ | 1,801,438 | 1,800,000 | 1,800,891 |
| Average annual yield 2.50 percent | | 3,301,438 | 3,300,000 | 3,300,891 |

### Properties Acquired under the Terms of Insurance

During 1955, 4 project properties (448 units) and 6 mortgage notes (438 units) insured under Section 207 were acquired by the FHA Commissioner under the terms of insurance and there were no project properties or mortgages acquired under Section 213. During the year, 2 Section 207 project properties (44 units) and 7 units of Section 213 project properties were sold. Under Section 213, 14 home properties were acquired under the terms of insurance and 5 were sold during 1955. Through December 31, 1955, a cumulative total of 24 rental housing properties (3,561 units) and 8 project mortgage notes (1,588 units) insured under Sections 207–210 had been acquired under the terms of insurance; 1 project property (19 units), 2 project mortgage notes (192 units) and 17 home properties insured under Section 213 had been acquired. Eighteen projects (2,812 units) and 1 mortgage note (1,102 units) insured under Sections 207–210, 7 units on projects, 1 mortgage note (144 units) and 6 home properties under Section 213 had been sold. The acquired security on hand at December 31, 1955, in the Housing Insurance Fund is as follows:





*Housing Insurance Fund, statement of properties on hand as of Dec. 31, 1955*

| | Sec. 207—Projects | | Sec. 213 | | | Total, 18 properties, 8 mortgage notes (1,306 units) |
|---|---|---|---|---|---|---|
| | | | Projects | | Homes, 11 properties (11 units) | |
| | 6 properties (749 units) | 7 mortgage notes (486 units) | 1 property (19 units) | 1 mortgage note (41 units) | | |
| Expenses: | | | | | | |
| Acquisition costs | $4,374,724 | $6,040,638 | $143,327 | $466,156 | $91,082 | $11,115,927 |
| Interest on debentures | 167,241 | 123,227 | 10,944 | 28,597 | 2,726 | 332,735 |
| Taxes and insurance | 68,694 | | 3,098 | | 879 | 72,671 |
| Additions and improvements | 1,698 | | 60 | | | 1,758 |
| Maintenance and operating expenses | 97,034 | | 675 | | 2,669 | 100,378 |
| Miscellaneous expenses | 1,444 | 2,452 | 144 | 515 | | 4,555 |
| Total expenses | 4,710,835 | 6,166,317 | 158,248 | 495,268 | 97,356 | 11,628,024 |
| Income: | | | | | | |
| Rental and other income (net) | 279,232 | 86,634 | 3,798 | 38,420 | 12 | 408,096 |
| Collections on mortgage notes | | | | 146,170 | | 146,170 |
| Total income and recoveries | 279,232 | 86,634 | 3,798 | 184,590 | 12 | 554,266 |
| Net acquired security on hand | 4,431,603 | 6,079,683 | 154,450 | 310,678 | 97,344 | 11,073,758 |

In addition to the rental housing projects acquired under the Housing Insurance Fund, one Section 207 project insured under the Mutual Mortgage Insurance Fund had been acquired and sold at no loss to that fund.

### STATEMENT 18

*Statement of profit and loss on sale of acquired properties, Housing Insurance Fund, through Dec. 31, 1955*

| | Secs. 207–210 (18 projects and 1 mortgage note, 3,914 units) | Sec. 213 | | Total HI Fund, 24 properties, 2 mortgage notes (4,071 units) |
|---|---|---|---|---|
| | | Projects (1 mortgage note, 151 units) [1] | Homes (6 properties, 6 units) | |
| Proceeds of sales: | | | | |
| Sales price (or proceeds of mortgage note)[2] | $15,301,286 | $1,588,650 | $57,400 | $16,947,336 |
| Less commissions | 4,555 | 1,360 | 2,870 | 8,785 |
| Net proceeds of sales | 15,296,731 | 1,587,290 | 54,530 | 16,938,551 |
| Income: | | | | |
| Rental and other income (net) | 1,600,838 | 40,691 | 40 | 1,731,569 |
| Mortgage note income | 2,805,850 | 181,958 | 1,399 | 2,989,207 |
| Total income | 4,406,688 | 222,649 | 1,439 | 4,720,776 |
| Total proceeds of sold properties | 19,703,419 | 1,809,939 | 55,969 | 21,659,327 |
| Expenses: | | | | |
| Debentures and cash adjustments | 14,963,742 | 1,548,901 | 53,742 | 16,566,475 |
| Interest on debentures | 2,782,352 | 153,242 | 2,180 | 2,937,774 |
| Taxes and insurance | 471,737 | 1,432 | 623 | 473,792 |
| Additions and improvements | 212,120 | 22 | | 212,142 |
| Maintenance and operating expenses | 760,546 | 1,471 | 2,070 | 764,087 |
| Miscellaneous expenses | 33,321 | 49 | | 33,370 |
| Total expenses | 19,223,818 | 1,705,207 | 58,615 | 20,987,640 |
| Net profit (or loss −) before distribution of liquidation profits | 509,601 | 104,732 | −2,646 | 671,687 |
| Less distribution of liquidation profits: | | | | |
| Certificates of claim | 212,500 | 30,242 | 616 | 243,358 |
| Increment on certificates of claim | 43,368 | 3,300 | 12 | 46,680 |
| Refunds to mortgagors | 172,289 | | | 172,289 |
| Excess (net) credited to fund | 141,444 | 71,190 | −3,274 | 209,360 |

[1] Also includes 7 unit partial sale of 1 project.
[2] Analysis of terms of sales:

| Terms of sales | Number of properties | Number of notes | Cash | Mortgage notes | Sales price |
|---|---|---|---|---|---|
| Properties sold for all cash | 2 | | $3,062,401 | | $3,062,401 |
| Properties sold for cash and notes (or contracts for deed) | 21 | 28 | 248,190 | $10,448,183 | 10,696,373 |
| Properties sold for mortgage notes or contracts for deed only | 3 | 146 | | 3,188,562 | 3,188,562 |
| Total | 26 | 174 | 3,310,591 | 13,636,745 | 16,947,336 |

The turnover of Section 207 and Section 213 properties acquired and sold, by calendar year, is given below:

STATEMENT 19

*Turn-over of properties acquired and mortgage notes assigned under Sec. 207 of Title II, through Dec. 31, 1955*

| Properties and notes acquired | | Properties and notes sold, by calendar years | | | | | | | | | | | | | | | | Properties and notes on hand Dec. 31, 1955 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Year | Number | 1940 | 1941 | 1942 | 1943 | 1944 | 1945 | 1946 | 1947 | 1948 | 1949 | 1950 | 1951 | 1952 | 1953 | 1954 | 1955 | |
| 1940 | 6 | 1 | | 2 | | 2 | | 1 | | | | | | | | | | |
| 1941 | 9 | | 4 | | | 3 | | 1 | | | 1 | | | | | | | |
| 1942 | 3 | | | 1 | 1 | | | 1 | | | | | | | | | | |
| 1943 | | | | | | | | | | | | | | | | | | |
| 1944 | | | | | | | | | | | | | | | | | | |
| 1945 | | | | | | | | | | | | | | | | | | |
| 1946 | | | | | | | | | | | | | | | | | | |
| 1947 | | | | | | | | | | | | | | | | | | |
| 1948 | | | | | | | | | | | | | | | | | | |
| 1949 | | | | | | | | | | | | | | | | | | |
| 1950 | | | | | | | | | | | | | | | | | | |
| 1951 | | | | | | | | | | | | | | | | | | |
| 1952 | | | | | | | | | | | | | | | | | | |
| 1953 | 2 | | | | | | | | | | | | | | | | | 2 |
| 1954 | 3 | | | | | | | | | | | | | | | 2 | | 1 |
| 1955 | 10 | | | | | | | | | | | | | | | | | 10 |
| Total | 33 | 1 | 4 | 3 | 1 | 5 | | 3 | | | 1 | | | | | 2 | | 13 |

STATEMENT 20

*Turnover of properties acquired and mortgage notes assigned under Sec. 213 of Title II, through Dec. 31, 1955*

| Properties and note acquired | | Properties and note sold, by calendar years | | | | Properties on hand Dec. 31, 1955 |
|---|---|---|---|---|---|---|
| Year | Number | 1952 | 1953 | 1954 | 1955 | |
| 1952 | 1 | | | 1 | | |
| 1953 | 2 | | | | | 2 |
| 1954 | 3 | | | 1 | 1 | 1 |
| 1955 | 14 | | | | 4 | 10 |
| Total | 20 | | | 2 | 5 | 13 |

Note.—The acquisition in the year 1952 represents the only mortgage note assigned through Dec. 31, 1955.

### Certificates of Claim and Refunds to Mortgagors

Certificates of claim issued in connection with the 18 projects and one mortgage note insured under Sections 207–210, which had been sold through December 31, 1955, totaled $296,401 The amounts paid or to be paid on these certificates totaled $212,500, and the amounts canceled or to be canceled $83,901. In addition, excess proceeds on 3 projects had been refunded to mortgagors in the amount of $172,289, in accordance with provisions of the Act prior to amendment of August 10, 1948.





As a result of insurance under Section 213, a certificate of claim in the amount of $32,690 had been issued in connection with one project acquired under terms of insurance and subsequently sold. Of this amount, $30,242 is to be paid and $2,448 canceled. In addition, certificates of claim in the amount of $2,391 were issued on six Section 213 homes. Of this total, $616 is to be paid and $1,775 is to be canceled.

The certificate of claim issued in connection with the only rental housing project acquired under the Mutual Mortgage Insurance Fund amounted to $31,532. This certificate of claim had been paid in full, with increment thereon in the amount of $1,255.

## TITLE II: SECTION 220 HOUSING INSURANCE FUND

The Section 220 Housing Insurance Fund was created by Section 220 of the National Housing Act, as amended August 2, 1954 (Housing Act of 1954, Public Law 560, 83d Cong.), which authorizes insurance by the FHA of mortgages on homes and rental properties located in an urban redevelopment area for which a Federal-aid contract was executed or approved before August 2, 1954, or in an urban renewal area which the Housing and Home Finance Administrator has determined to be appropriate for an urban renewal project and which is located in a city for which the Administrator has approved a workable program presented by the local authorities for preventing the spread of blight and eliminating and preventing slum conditions Terms of insurance are similar to those under Sections 203 and 207, and in addition provide for the insurance of mortgages on dwellings with more than 4 units but fewer than 12. This is not a mutual insurance fund in the sense that any portion of the net income from operations will be shared by mortgagors in the form of participation payments.

For the purposes of this fund, the Act authorized the Commissioner to transfer the sum of $1,000,000 from the War Housing Insurance Fund.

### Capital and Net Income

At June 30, 1955, assets of the fund totaled $959,134. There were outstanding liabilities of $3,720 and contributed capital of $1,000,000, which left an operating deficit of $44,586.

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STATEMENT 21

*Comparative statement of financial condition, Sec. 220 Housing Insurance Fund, as of June 30, 1954, and June 30, 1955*

| | June 30, 1954 | June 30, 1955 | Increase or decrease (−) |
|---|---|---|---|
| ASSETS | | | |
| Cash with U. S. Treasury | | $208,983 | $208,983 |
| Investments: U. S. Government securities | | 750,000 | 750,000 |
| Accounts and notes receivable: Interfund | | 151 | 151 |
| Total assets | | 959,134 | 959,134 |
| LIABILITIES | | | |
| Deferred and undistributed credits: Unearned insurance fees | | 3,720 | 3,720 |
| CAPITAL | | | |
| Capital contributions from other FHA insurance funds | | 1,000,000 | 1,000,000 |
| Earned surplus (deficit −): Insurance reserve fund (cumulative earnings or deficit −) available for future losses and related expenses | | −44,586 | −44,586 |
| Total capital | | 955,414 | 955,414 |
| Total liabilities and capital | | 959,134 | 959,134 |

From August 2, 1954, through June 30, 1955, the income of the fund amounted to $38,496 while expenses and losses were $83,082, resulting in a net loss of $44,586.

STATEMENT 22

*Income and expenses, Sec. 220 Housing Insurance Fund, from inception Aug. 2, 1954, through June 30, 1955*

| | Aug. 2, 1954, to June 30, 1955 |
|---|---|
| Income: | |
| Interest and dividends: Interest on U. S. Government securities | $12,021 |
| Insurance premiums and fees: Fees | 25,575 |
| Total income | 38,496 |
| Expenses: | |
| Administrative expenses: Operating costs | 82,709 |
| Other expenses: Depreciation on furniture and equipment | 354 |
| Losses and chargeoffs: Loss on equipment | 19 |
| Total expenses | 83,082 |
| Net income (or loss −) | −44,586 |

ANALYSIS OF EARNED SURPLUS (OR DEFICIT −)

| | |
|---|---|
| Distribution of net income: | |
| Earned surplus (or deficit −): | |
| Balance at beginning of period | |
| Net income (or loss −) for the period | −$44,586 |
| Balance at end of period | −44,586 |





### Investments

Section 220(g) of the Act provides that moneys in the Section 220 Housing Insurance Fund not needed for current operations shall be deposited with the Treasurer of the United States to the credit of the fund, or invested in bonds or other obligations of, or in bonds or other obligations guaranteed by the United States; or the Commissioner may, with the approval of the Secretaary of the Treasury, purchase debentures issued under this fund, provided that such purchases are made at a price that will produce an investment yield of not less than the yield obtainable from other authorized investments. At June 30, 1955, the following United States Government securities were held by the fund:

*Investments of Sec. 220 Housing Insurance Fund, June 30, 1955*

| Series | Interest rate (percent) | Purchase price | Par value | Book value (amortized) |
|---|---|---|---|---|
| 1959<br>Average annual yield 2.00 percent. | 2 | $750,000 | $750,000 | $750,000 |

## TITLE II: SECTION 221 HOUSING INSURANCE FUND

The Section 221 Housing Insurance Fund was created by Section 221 of the National Housing Act as amended August 2, 1954 (Housing Act of 1954, Public Law 560, 83d Cong.). Section 221 authorizes the insurance, in communities that have requested it, of mortgages on low-cost housing for families from urban renewal areas and families displaced because of governmental action. The city must have a workable program for the prevention and elimination of slums and blight, or must be one for which a redevelopment or urban renewal project has been approved.

The maximum mortgage for owner-occupant mortgagors is $6,700, or $8,600 in high-cost areas, and 95 percent of appraised value. Mortgages in amounts up to $6,800 ($7,650 in high-cost areas) or 85 percent of value may be insured on single-family homes built, or acquired and rehabilitated, for sale to owner-occupants. Insurance under this section may also cover mortgages up to $5 million in amount to finance the construction or rehabilitation of rental accommodations for 10 or more displaced families when the mortgagor is a private nonprofit organization subject to Government supervision. The Housing Administrator will certify to the FHA Commissioner the number of units needed to relocate displaced families, and the number of units financed under Section 221 may not exceed that number. This is not a mutual insurance fund in the sense that any portion of the net income from operations will be shared by mortgagors in the form of participation payments.

For the purposes of the fund, the Act authorized the Commissioner to transfer the sum of $1,000,000 from the War Housing Insurance Fund.

### Capital and Net Income

At June 30, 1955, assets of the fund amounted to $951,588. There were outstanding liabilities of $75 and contributed capital of $1,000,000, leaving a net operating deficit of $48,487.

STATEMENT 23

*Comparative statement of financial condition, Sec. 221 Housing Insurance Fund, as of June 30, 1954, and June 30, 1955*

| | June 30, 1954 | June 30, 1955 | Increase or decrease (—) |
|---|---|---|---|
| ASSETS | | | |
| Cash with U. S. Treasury | | $201,476 | $201,476 |
| Investments: U. S. Government securities | | 750,000 | 750,000 |
| Accounts and notes receivable: Interfund | | 112 | 112 |
| Total assets | | 951,588 | 951,588 |
| LIABILITIES | | | |
| Trust and deposit liabilities: Fee deposits held for future disposition | | 75 | 75 |
| CAPITAL | | | |
| Capital contributions from other FHA insurance funds | | 1,000,000 | 1,000,000 |
| Earned surplus (deficit —): Insurance reserve fund (cumulative earnings or deficit —) available for future losses and related expenses | | —48,487 | —48,487 |
| Total capital | | 951,513 | 951,513 |
| Total liabilities and capital | | 951,588 | 951,588 |

From August 2, 1954, through June 30, 1955, the income of the fund was $12,921 while expenses and losses amounted to $61,408, resulting in a net loss of $48,487.

STATEMENT 24

*Income and expenses, Sec. 221 Housing Insurance Fund, from inception, Aug. 2, 1954, through June 30, 1955*

| | Aug. 2, 1954 to June 30, 1955 |
|---|---|
| Income: Interest and dividends: Interest on U. S. Government securities | $12,921 |
| Total Income | 12,921 |
| Expenses: | |
| Administrative expenses: Operating costs | 61,132 |
| Other expenses: Depreciation on furniture and equipment | 262 |
| Losses and chargeoffs: Loss on equipment | 14 |
| Total expenses | 61,408 |
| Net income (or loss —) | —48,487 |
| ANALYSIS OF EARNED SURPLUS (OR DEFICIT —) | |
| Distribution of net income: | |
| Earned surplus (or deficit —): | |
| Balance at beginning of period | |
| Net income (or loss —) for the period | —$48,487 |
| Balance at end of period | —48,487 |





### Investments

Section 221 (h) of the Act provides that moneys in the Section 221 Housing Insurance Fund not needed for current operations shall be deposited with the Treasurer of the United States to the credit of the fund, or invested in bonds or other obligations of, or in bonds or other obligations guaranteed by the United States; or the Commissioner may, with the approval of the Secretary of the Treasury, purchase debentures issued under this fund, provided that such purchases are made at a price which will produce an investment yield of not less than the yield obtainable from other authorized investments. At June 30, 1955, the fund held United States Government securities as follows:

*Investments of the Sec. 221 Housing Insurance Fund, June 30, 1955*

| Series | Interest rate (percent) | Purchase price | Par value | Book value (amortized) |
|---|---|---|---|---|
| 1959<br>Average annual yield 2.00 percent. | 2 | $750,000 | $750,000 | $750,000 |

## TITLE II: SERVICEMEN'S MORTGAGE INSURANCE FUND

The Servicemen's Mortgage Insurance Fund was created by Section 222 of the National Housing Act, as amended August 2, 1954 (Housing Act of 1954, Public Law 560, 83d Cong.). The purpose of this Section is to aid in the provision of housing accommodations for servicemen in the Armed Forces of the United States and in the Coast Guard of the United States, and their families. Section 222 provides for the insurance of mortgages which would be eligible for insurance under Section 203, except that when the mortgage is executed by a mortgagor who is a serviceman and who, at the time of insurance, is the owner-occupant of the property, the maximum ratio of loan to value may, in the discretion of the Commissioner, exceed the maximum ratio of loan to value prescribed in Section 203 but may not exceed in any event 95 per centum of the appraised value of the property, and the mortgage amount may not exceed $17,100.

This is not a mutual insurance fund in the sense that any portion of the net income from operations will be shared by mortgagors in the form of participation payments.

For the purposes of the fund, the Act authorized the Commissioner to transfer the sum of $1,000,000 from the War Housing Insurance Fund.

### Capital and Net Income

As of June 30, 1955, the fund had assets of $1,036,331, outstanding liabilities of $47,300, and contributed capital of $1,000,000, leaving a net operating deficit of $10,969.

STATEMENT 25

*Comparative statement of financial condition, Servicemen's Mortgage Insurance Fund, as of June 30, 1954, and June 30, 1955*

| | June 30, 1954 | June 30, 1955 | Increase or decrease (—) |
|---|---|---|---|
| ASSETS | | | |
| Cash with U. S. Treasury | | $282, 427 | $282, 427 |
| Investments: U. S. Government securities | | 750, 000 | 750, 000 |
| Accounts and notes receivable: | | | |
| Accounts receivable—insurance premiums | | 3, 753 | 3, 753 |
| Accounts receivable—interfund | | 151 | 151 |
| Total accounts and notes receivable | | 3, 904 | 3, 904 |
| Total assets | | 1, 036, 331 | 1, 036, 331 |
| LIABILITIES | | | |
| Trust and deposit liabilities: Fee deposits held for future disposition | | 14, 825 | 14, 825 |
| Deferred and undistributed credits: Unearned insurance premiums | | 32, 475 | 32, 475 |
| Total liabilities | | 47, 300 | 47, 300 |
| CAPITAL | | | |
| Capital contributions from other FHA insurance funds | | 1, 000, 000 | 1, 000, 000 |
| Earned surplus (deficit —): Insurance reserve fund (cumulative earnings or deficit —) available for future losses and related expenses | | —10, 969 | —10, 969 |
| Total capital | | 989, 031 | 989, 031 |
| Total liabilities and capital | | 1, 036, 331 | 1, 036, 331 |

From August 2, 1954, through June 30, 1955, the fund had income of $72,114 while expenses and losses were $83,083, resulting in a net loss of $10,969.

STATEMENT 26

*Income and expenses, Servicemen's Mortgage Insurance Fund, from inception, Aug. 2, 1954, through June 30, 1955*

| | Aug. 2, 1954, to June 30, 1955 |
|---|---|
| Income: | |
| Interest and dividends: | |
| Interest on U. S. Government securities | $12, 921 |
| Insurance premiums and fees: | |
| Premiums | 8, 356 |
| Fees | 50, 837 |
| | 59, 193 |
| Total income | 72, 114 |
| Expenses: | |
| Administrative expenses: Operating costs | 82, 708 |
| Other expenses: Depreciation on furniture and equipment | 355 |
| Losses and chargeoffs: Loss on equipment | 20 |
| Total expenses | 83, 083 |
| Net income (or loss —) | —10, 969 |

ANALYSIS OF EARNED SURPLUS (OR DEFICIT —)

| | |
|---|---|
| Distribution of net income: | |
| Earned surplus (or deficit —): | |
| Balance at beginning of period | |
| Net income (or loss —) for the period | —$10, 969 |
| Balance at end of period | —10, 969 |





### Investments

Section 222(f) of the Act provides that moneys in the Servicemen's Mortgage Insurance Fund not needed for current operations shall be deposited with the Treasurer of the United States to the credit of the fund, or invested in bonds or other obligations of, or in bonds or other obligations guaranteed by the United States; or the Commissioner may, with the approval of the Secretary of the Treasury, purchase debentures issued under this fund, provided that such purchases are made at a price which will produce an investment yield of not less than the yield obtainable from other authorized investments. As of June 30, 1955, the fund held the following United States Government securities:

*Investments of the Servicemen's Mortgage Insurance Fund, June 30, 1955*

| Series | Interest rate (percent) | Purchase price | Par value | Book value (amortized) |
|---|---|---|---|---|
| 1959<br>Average annual yield 2.00 percent. | 2 | $750, 000 | $750, 000 | $750, 000 |

## TITLE VI: WAR HOUSING INSURANCE FUND

The insurance risks on privately financed emergency housing loans insured under Title VI are liabilities of the War Housing Insurance Fund, established by an amendment of March 28, 1941, to the National Housing Act. Section 603 of Title VI authorized the insurance of home mortgages (one- to four-family); Section 608, the insurance of mortgages on rental and group housing; Section 609, the insurance of loans to finance the manufacture of housing; Section 610, the insurance under Sections 603 and 608 of mortgages executed in connection with sales by the Government of specified types of permanent housing; and Section 611, the insurance of mortgages, including construction advances, on projects of 25 or more single-family dwellings.

The War Housing Insurance Fund was originally allocated the sum of $5,000,000 by the Federal Government. It has been credited with all income received in connection with insurance granted under Title VI, and has been charged with all expenses and losses relating to such insurance.

It is not a mutual fund in the sense that any portion of the net income from operations will be shared by mortgagors in the form of participation payments.

### War Housing Insurance Fund Capital

Assets of the War Housing Insurance Fund as of June 30, 1955, totaled $170,020,659, against which there were outstanding liabilities of $60,160,-975. The fund had capital of $109,859,684, consisting entirely of earned surplus.

In accordance with Public Law 94, 83d Congress, approved June 30, 1953, the amount of capital contributed by the United States Government to establish this fund, totaling $5,000,000 was established as a liability as of

June 30, 1953. This principal amount, together with interest thereon in the amount of $1,390,010, has been repaid, the final payment being made on September 30, 1953.

**STATEMENT 27**

*Comparative statement of financial condition, War Housing Insurance Fund, as of June 30, 1954, and June 30, 1955*

| | June 30, 1954 | June 30, 1955 | Increase or decrease (−) |
|---|---|---|---|
| **ASSETS** | | | |
| Cash with U. S. Treasury | $71,240,220 | $15,680,578 | −$55,568,642 |
| Investments: | | | |
| U. S. Government securities (amortized) | 20,773,009 | 23,361,791 | 2,588,782 |
| Other securities (stock in rental housing corporations) | 401,000 | 396,460 | −4,540 |
| Total investments | 21,174,009 | 23,758,251 | 2,584,242 |
| Loans receivable: | | | |
| Mortgage notes and contracts for deed | 33,810,313 | 44,069,551 | 10,259,238 |
| Less reserve for losses | 910,816 | 1,397,974 | 487,158 |
| Net loans receivable | 32,899,497 | 42,671,577 | 9,772,080 |
| Accounts and notes receivable: | | | |
| Accounts receivable—insurance premiums | 492,288 | 442,275 | −50,013 |
| Accounts receivable—other | 7,876 | 7,631 | −245 |
| Total accounts and notes receivable | 500,164 | 449,906 | −50,258 |
| Accrued assets: Interest on U. S. Government securities | 46,458 | 46,458 | |
| Acquired security or collateral: | | | |
| Real estate (at cost plus expenses to date) | 61,718,843 | 68,333,149 | 6,614,306 |
| Less reserve for losses | 22,419,165 | 28,809,348 | 6,390,183 |
| Net real estate | 39,299,678 | 39,523,801 | 224,123 |
| Mortgage notes acquired under terms of insurance (at cost plus expenses to date) | 62,492,451 | 79,562,371 | 17,069,920 |
| Less reserve for losses | 25,418,587 | 31,811,319 | 6,392,732 |
| Net mortgage notes acquired under terms of insurance | 37,073,864 | 47,751,052 | 10,677,188 |
| Net acquired security or collateral | 76,373,542 | 87,274,853 | 10,901,311 |
| Other assets—held for account of mortgagors | 52,164 | 139,036 | 86,872 |
| Total assets | 202,295,054 | 170,020,659 | −32,274,395 |
| **LIABILITIES** | | | |
| Accounts payable: | | | |
| Bills payable to vendors and Government agencies | 3,868 | 21,745 | 17,877 |
| Interfund | 14,242 | 11,007 | −3,235 |
| Total accounts payable | 18,110 | 32,752 | 14,642 |
| Accrued liabilities: Interest on debentures | 981,565 | 640,200 | −341,365 |
| Trust and deposit liabilities: | | | |
| Excess proceeds of sale | 1,324,383 | 1,595,679 | 271,296 |
| Deposits held for mortgagors, lessees, and purchasers | 1,505,144 | 1,806,505 | 301,361 |
| Total trust and deposit liabilities | 2,829,527 | 3,402,184 | 572,657 |
| Deferred and undistributed credits: | | | |
| Unearned insurance premiums | 12,050,152 | 11,318,866 | −731,286 |
| Unearned insurance fees | 24 | | −24 |
| Total deferred and undistributed credits | 12,050,176 | 11,318,866 | −731,310 |
| Bonds, debentures, and notes payable: Debentures payable | 79,289,600 | 43,963,550 | −35,326,050 |
| Other liabilities: Reserve for foreclosure costs—mortgage notes | 628,058 | 803,423 | 175,365 |
| Total liabilities | 95,797,036 | 60,160,975 | −35,636,061 |
| **CAPITAL** | | | |
| Earned surplus: | | | |
| Insurance reserve fund (cumulative earnings) available for future losses and related expenses | 106,498,018 | 109,859,684 | 3,361,666 |
| Total liabilities and capital | 202,295,054 | 170,020,659 | −32,274,395 |
| Contingent liability for certificates of claim on properties on hand | 2,747,970 | 3,211,793 | 463,823 |





## Income and Expenses

During the fiscal year 1955 the fund earned $28,303,015 and had expenses of $6,503,992, leaving $21,799,023 net income before adjustment of valuation reserves. After the valuation reserves had been increased by $13,270,073, the net income for the year amounted to $8,528,950, which was credited to the insurance reserve fund.

The cumulative income of the War Housing Insurance Fund from its establishment March 28, 1941, to June 30, 1955, amounted to $272,190,285, while cumulative expenses were $82,001,960, leaving $190,188,325 net income before adjustment of reserves. Valuation reserves of $62,018,641 were established, leaving cumulative net income of $128,169,684.

**STATEMENT 28**

*Income and expenses, War Housing Insurance Fund, through June 30, 1954, and June 30, 1955*

| | Mar. 28, 1941, to June 30, 1954 | July 1, 1954, to June 30, 1955 | Mar. 28, 1941, to June 30, 1955 |
|---|---|---|---|
| Income: | | | |
| Interest and dividends: | | | |
| Interest on U. S. Government securities | $10,241,305 | $617,240 | $10,858,545 |
| Interest—other | 5,475,296 | 3,523,601 | 8,998,897 |
| Dividends on rental housing stock | 9,896 | 1,913 | 11,809 |
| | 15,726,497 | 4,142,754 | 19,869,251 |
| Insurance premiums and fees: | | | |
| Premiums | 183,542,746 | 24,153,344 | 207,696,090 |
| Fees | 45,152,754 | 6,917 | 45,159,671 |
| | 228,695,500 | 24,160,261 | 252,855,761 |
| Other income: | | | |
| Profit (or loss −) on sale of investments | −535,107 | | −535,107 |
| Miscellaneous income | 380 | | 380 |
| | −534,727 | | −534,727 |
| Total income | 243,887,270 | 28,303,015 | 272,190,285 |
| Expenses: | | | |
| Interest expenses: Interest on funds advanced by U. S. Treasury | 1,390,010 | | 1,390,010 |
| Administrative expenses: Operating costs | 69,696,824 | 1,719,860 | 71,473,968 |
| Other expenses: Depreciation on furniture and equipment | 367,717 | 7,615 | 375,332 |
| Losses and chargeoffs: | | | |
| Loss on sale of acquired properties | 4,005,339 | 4,776,094 | 8,781,433 |
| Loss (or profit −) on equipment | −19,206 | 423 | −18,783 |
| | 3,986,133 | 4,776,517 | 8,762,650 |
| Total expenses | 75,440,684 | 6,503,992 | 82,001,960 |
| Net income before adjustment of valuation reserves | 168,446,586 | 21,799,023 | 190,188,325 |
| Increase (−) or decrease (+) in valuation reserves: | | | |
| Reserve for loss on loans receivable | −910,816 | −487,158 | −1,397,974 |
| Reserve for loss on real estate | −22,419,165 | −6,390,183 | −28,809,348 |
| Reserve for loss on mortgage notes acquired under terms of insurance | −25,418,587 | −6,392,732 | −31,811,319 |
| Net adjustment of valuation reserves | −48,748,568 | −13,270,073 | −62,018,641 |
| Net income | 119,698,018 | 8,528,950 | 128,169,684 |

ANALYSIS OF EARNED SURPLUS

| | | | |
|---|---|---|---|
| Distribution of net income: | | | |
| Earned surplus: | | | |
| Balance at beginning of period | | $106,498,018 | |
| Adjustments during the period | | −57,284 | |
| Net income for the period | $119,698,018 | 8,528,950 | $128,169,684 |
| | 119,698,018 | 114,969,684 | 128,169,684 |
| Capital contributions to other FHA insurance funds | −13,200,000 | −5,110,000 | −18,310,000 |
| Balance at end of period | 106,498,018 | 109,859,684 | 109,859,684 |

### Investments

Section 605 (a) of Title VI contains a provision similar to that under Title II with respect to investment of moneys not needed for current operations by the purchase of United States Government securities or the retirement of debentures.

During the fiscal year 1955 excess funds not needed for current operations were used to retire $75,806,400 Series H 2½ percent War Housing Insurance Fund debentures, of which $74,051,800 were called for redemption, $148,000 were purchased from FNMA and $1,606,600 were redeemed in payment of mortgage insurance premiums and $3,300 Series J 2½ percent debentures were called and redeemed.

During the fiscal year 1955, net purchases of $2,600,000 face amount increased the United States Government securities held by the fund as of June 30, 1955, to $23,200,000, principal amount. These transactions decreased the average annual yield from 2.43 to 2.38 percent.

*Investments of the War Housing Insurance Fund, June 30, 1955*

| Series | Interest rate (percent) | Purchase price | Par value | Book value (amortized) |
|---|---|---|---|---|
| 1959 | 2 | $2, 600, 000 | $2, 600, 000 | $2, 600, 000 |
| 1966–71 | 2½ | 4, 000, 000 | 4, 000, 000 | 4, 000, 000 |
| 1967–72 | 2½ | 16, 867, 853 | 16, 600, 000 | 16, 761, 791 |
| Average annual yield 2.38 percent | | 23, 467, 853 | 23, 200, 000 | 23, 361, 791 |

### Properties Acquired under the Terms of Insurance

The Federal Housing Administration acquired title in 1955, under the terms of insurance, to 717 properties (1,264 units) insured under Section 603 and sold 836 (1,371 units). Through December 31, 1955, a total of 11,274 Section 603 properties (15,425 units) had been acquired at a cost of $75,772,099, and 10,080 properties (13,488 units) had been sold at prices which left a net charge against the fund of $5,227,452, or an average of $519 per case. There remained on hand for future disposition 1,194 properties having 1,937 living units.

During 1955, 45 rental housing projects (2,475 units) and 31 mortgage notes (1,877 units) insured under Section 608 were acquired by the FHA Commissioner under the terms of insurance, and 38 projects (2,804 units) were sold by the Commissioner. Through December 31, 1955, a total of 247 projects (14,137 units) and 166 mortgage notes (12,193 units) had been acquired by the Commissioner. One hundred and ten projects (6,403 units) had been sold, and 1 mortgage note (42 units) had been settled, resulting in a net loss to the War Housing Insurance Fund of $9,251,009 leaving 137 projects (7,734 units) and 165 mortgage notes (12,151 units) still held by the FHA.





There were no additional purchasers' or manufacturers' notes, insured under Section 609, assigned to the FHA Commissioner during the calendar year 1955. Through December 31, 1955, 2 manufacturers' notes and 65 discounted purchasers' notes had been assigned. Sixty-four discounted purchasers' notes and 2 manufacturers' notes had been settled with a resultant loss to the fund of $784,934, leaving 1 purchaser's note on hand at December 31, 1955.

**STATEMENT 29**

*Statement of profit and loss on sale of acquired properties, War Housing Insurance Fund, through Dec. 31, 1955*

| | Sec. 603, 10,080 properties (13,488 units) | Sec. 608, 110 projects and 1 mortgage note (6,445 units) | Sec. 609, 66 notes [2] (369 units) | Total WHI Fund (10,257 properties) |
|---|---|---|---|---|
| Proceeds of sales: | | | | |
| Sales price (or proceeds of mortgage)[1] | $59, 864, 290 | $29, 822, 724 | $324, 878 | $90, 011, 892 |
| Less commissions and other selling expenses | 2, 226, 443 | 13, 461 | | 2, 239, 904 |
| Net proceeds of sales | 57, 637, 847 | 29, 809, 263 | 324, 878 | 87, 771, 988 |
| Income: | | | | |
| Rental and other income (net) | 5, 229, 498 | 9, 948, 251 | | 15, 177, 749 |
| Mortgage note income | 7, 152, 160 | 1, 462, 457 | 28, 260 | 8, 642, 877 |
| Total income | 12, 381, 658 | 11, 410, 708 | 28, 260 | 23, 820, 626 |
| Total proceeds of sold properties | 70, 019, 505 | 41, 219, 971 | 353, 138 | 111, 592, 614 |
| Expenses: | | | | |
| Debentures and cash adjustments | 57, 891, 397 | 38, 565, 795 | 1, 115, 807 | 97, 572, 099 |
| Purchase of land held under lease | 66, 340 | | | 66, 340 |
| Interest on debentures | 7, 810, 496 | 4, 634, 442 | 22, 266 | 12, 467, 204 |
| Taxes and insurance | 1, 810, 010 | 2, 097, 097 | | 3, 907, 107 |
| Additions and improvements | 526, 821 | 684, 511 | | 1, 211, 332 |
| Maintenance and operating expenses | 4, 571, 066 | 4, 122, 878 | | 8, 693, 944 |
| Miscellaneous expenses | 3, 423 | 133, 621 | | 137, 044 |
| Total expenses | 72, 679, 553 | 50, 238, 344 | 1, 138, 073 | 124, 055, 970 |
| Net profit (or loss −) before distribution of liquidation profits | −2, 660, 048 | −9, 018, 373 | −784, 935 | −12, 463, 356 |
| Less distribution of liquidation profits: | | | | |
| Certificates of claim | 904, 667 | 203, 599 | | 1, 108, 266 |
| Increment on certificates of claim | 117, 948 | 29, 037 | | 146, 985 |
| Refunds to mortgagors | 1, 544, 789 | | | 1, 544, 789 |
| Loss to War Housing Insurance Fund | 5, 227, 452 | 9, 251, 009 | 784, 935 | 15, 263, 396 |
| Average loss to War Housing Insurance Fund | 519 | | | |

[1] Analysis of terms of sales:

| Terms of sales | Number of properties | Number of notes | Cash | Mortgage notes | Sales price |
|---|---|---|---|---|---|
| Properties sold for all cash | 2, 196 | | $14, 409, 777 | | $14, 409, 777 |
| Properties sold for cash and notes (or contracts for deed) | 7, 927 | 5, 991 | 5, 772, 145 | $68, 360, 175 | 74, 132, 320 |
| Properties sold for notes only | 134 | 0 | | 1, 469, 795 | 1, 469, 795 |
| Total | 10, 257 | 6, 000 | 20, 181, 922 | 69, 829, 970 | 90, 011, 892 |

[2] Represents sixty-four (64) discounted purchasers' notes and two (2) manufacturers' notes settled in full.

### STATEMENT 30

*Statement of properties on hand, War Housing Insurance Fund, as of Dec. 31, 1955*

| | Sec. 603, 1,194 properties, 1,937 units | 137 properties, 7,734 units | 165 mortgage notes,[1] 12,151 units | Sec. 609, 1 purchaser's note,[1] 1 unit | Total, 1,331 properties, 166 notes, 21,823 units |
|---|---|---|---|---|---|
| Expenses: | | | | | |
| Acquisition costs | $9,873,824 | $52,408,315 | $87,141,960 | $3,278 | $149,427,377 |
| Interest on debentures | 618,314 | 4,470,677 | 5,385,692 | 131 | 10,474,814 |
| Taxes and insurance | 539,536 | 2,577,239 | | | 3,116,775 |
| Additions and improvements | 164,482 | 418,798 | | | 583,280 |
| Maintenance and operating expenses | 627,705 | 5,327,655 | | | 5,955,360 |
| Miscellaneous expenses | 987 | 109,782 | 27,874 | | 138,643 |
| Total expenses | 11,824,848 | 65,312,466 | 92,555,526 | 3,409 | 169,696,249 |
| Income and recoveries: | | | | | |
| Rental and other income (net) | 1,144,492 | 9,784,233 | 5,237,685 | | 16,166,410 |
| Collections on mortgage notes | | | 1,437,493 | | 1,437,493 |
| Total income and recoveries | 1,144,492 | 9,784,233 | 6,675,178 | | 17,603,903 |
| Net acquired security on hand | 10,680,356 | 55,528,233 | 85,880,348 | 3,409 | 152,092,346 |

[1] Acquired in exchange for debentures.

The turnover of Section 603 and 608 properties acquired and sold by calendar year, is given below:

### STATEMENT 31

*Turnover of properties acquired under Sec. 603 of Title VI, through Dec. 31, 1955*

| Properties acquired | | Properties sold, by calendar years | | | | | | | | | | | | | Properties on hand Dec. 31, 1955 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Year | Number | 1943 | 1944 | 1945 | 1946 | 1947 | 1948 | 1949 | 1950 | 1951 | 1952 | 1953 | 1954 | 1955 | |
| 1943 | 498 | 29 | 220 | 110 | 139 | | | | | | | | | | |
| 1944 | 2,542 | | 30 | 685 | 1,178 | 386 | 140 | 87 | 17 | 7 | 6 | | | | |
| 1945 | 2,002 | | | 187 | 1,050 | 317 | 350 | 139 | 6 | 8 | 5 | | | | |
| 1946 | 998 | | | | 431 | 302 | 210 | 43 | 11 | 1 | | | | | |
| 1947 | 16 | | | | | 5 | 9 | 1 | | 1 | | | | | |
| 1948 | 116 | | | | | | 23 | 21 | 65 | 1 | 4 | 2 | | | |
| 1949 | 507 | | | | | | | 93 | 243 | 75 | 28 | 9 | 18 | 8 | 33 |
| 1950 | 1,635 | | | | | | | | 421 | 460 | 246 | 103 | 80 | 144 | 181 |
| 1951 | 735 | | | | | | | | | 411 | 193 | 53 | 27 | 36 | 15 |
| 1952 | 609 | | | | | | | | | | 209 | 122 | 65 | 73 | 140 |
| 1953 | 412 | | | | | | | | | | | 56 | 58 | 125 | 173 |
| 1954 | 427 | | | | | | | | | | | | 42 | 43 | 342 |
| 1955 | 717 | | | | | | | | | | | | | 407 | 310 |
| Total | 11,274 | 29 | 256 | 982 | 2,798 | 1,010 | 732 | 384 | 763 | 964 | 691 | 345 | 290 | 836 | 1,194 |

NOTES.—On the 10,080 properties sold, the average time between acquisition and sale by the Federal Housing Administration was 17.64 months.

The number of properties sold has been reduced by 45 properties repossessed because of default on mortgage notes of which 26 had been resold by Dec. 31, 1955.





### STATEMENT 32

*Turnover of properties acquired and mortgage notes assigned under Sec. 608 of Title VI, through Dec. 31, 1955*

| Properties and notes acquired | | Properties and notes sold, by calendar years | | | | | | | | | | | | | Properties and notes on hand Dec. 31, 1955 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Year | Number | 1943 | 1944 | 1945 | 1946 | 1947 | 1948 | 1949 | 1950 | 1951 | 1952 | 1953 | 1954 | 1955 | |
| 1943 | 1 | 1 | | | | | | | | | | | | | |
| 1944 | 1 | | 1 | | | | | | | | | | | | |
| 1945 | | | | | | | | | | | | | | | |
| 1946 | 1 | | | | | | | | | | | | 1 | | |
| 1947 | | | | | | | | | | | | | | | |
| 1948 | | | | | | | | | | | | | | | |
| 1949 | 16 | | | | | | | | | | | 11 | 1 | 1 | 3 |
| 1950 | 68 | | | | | | | | | 7 | 2 | 4 | 6 | 9 | 38 |
| 1951 | 82 | | | | | | | | | 1 | | 2 | 21 | 9 | 49 |
| 1952 | 37 | | | | | | | | | | | | 10 | 7 | 20 |
| 1953 | 63 | | | | | | | | | | | | 4 | 6 | 53 |
| 1954 | 70 | | | | | | | | | | | | 1 | 4 | 65 |
| 1955 | 76 | | | | | | | | | | | | | 2 | 74 |
| Total | 413 | 1 | 1 | | | | | | | 8 | 2 | 17 | 44 | 38 | 302 |

NOTE.—The number of properties and notes sold has been reduced by 4 properties repossessed because of default on mortgage notes of which none had been resold by Dec. 31, 1955.

## Certificates of Claim and Refunds to Mortgagors

Section 604(f) of the Act provides that if the net amount realized from any property conveyed to the Commissioner under Section 603, after deducting all expenses incurred in handling, dealing with, and disposing of such property, exceeds the face value of the debentures issued and the cash paid in exchange for such property plus all interest paid on such debentures, such excess shall be applied to the certificate of claim issued to the mortgagee and any excess remaining after paying the certificate of claim and increment thereon shall be refunded to the mortgagor.

Certificates of claim in the total amount of $1,988,732 had been issued through 1955 in connection with the 10,080 properties which had been acquired and subsequently sold. The proceeds of sale were sufficient to provide for payment in full or in part on these certificates in the amount of $904,667, or approximately 46 percent. Certificates of claim canceled or to be canceled amounted to $1,084,065, or approximately 54 percent. In addition, the proceeds of sale were sufficient to pay refunds of $1,544,789 to 3,844 mortgagors, or an average of $402 per case.

With respect to the excess proceeds, if any, from the sale of an acquired project insured under Section 608, the Act provides that any amount remaining after the payment of the certificate of claim shall be credited to the War Housing Insurance Fund.

Certificates of claim totaling $885,627 had been issued in connection with the 111 Section 608 acquisitions which had been disposed of by December 31, 1955. The proceeds of sale were sufficient to provide $203,599 for payment in full or in part on these certificates. Certificates of claim canceled or to be canceled amounted to $682,028. Excess proceeds of $569,911 had been credited to the fund, as provided in the Act.

## TITLE VII: HOUSING INVESTMENT INSURANCE FUND

The Housing Investment Insurance Fund was created by Section 710 of the National Housing Act as amended August 10, 1948 (Housing Act of 1948, Public Law 901, 80th Cong.), which provides that this fund shall be used by the FHA Commissioner as a revolving fund for carrying out the rental housing yield insurance program authorized by Title VII and for administrative expenses in connection therewith. This is not a mutual insurance fund in the sense that any portion of the net income from opera- r will be shared by mortgagors in the form of participation payments. ction 710 further provides that the Secretary of the Treasury shall : available to the Commissioner such funds as the Commissioner may . necessary, but not to exceed $10,000,000, which amount is authorized e appropriated out of any money in the Treasury not otherwise ɔpriated.

ıe million dollars has been allocated to the fund by the Secretary of 'reasury pursuant to the request of the Federal Housing Commissioner, he remaining $9,000,000 is being retained in the United States Treasury. ɔ December 31, 1955, no applications for insurance under Title VII ɔeen submitted.

### Housing Investment Insurance Fund Capital and Net Income

ɜets of the Housing Investment Insurance Fund at June 30, 1955, totaled $845,516. There was contributed capital amounting to $910,000, which left an operating deficit of $64,484. The $1,000,000 which was transferred from the United States Treasury to establish the fund in accordance with Section 710 of the Act was established as a liability of the fund as of June 30, 1953, under the provisions of Public Law 94, 83d Congress. This amount, including interest thereon in the amount of $107,914, was repaid on July 31, 1953.





STATEMENT 33

*Comparative statement of financial condition, Housing Investment Insurance Fund, as of June 30, 1954, and June 30, 1955*

| | June 30, 1954 | June 30, 1955 | Increase or decrease (−) |
|---|---|---|---|
| ASSETS | | | |
| Cash with U. S. Treasury | $29,604 | $42,367 | $12,763 |
| Investments: U. S. Government securities (amortized) | 801,774 | 801,634 | −140 |
| Accounts and notes receivable: Accounts receivable—inter-fund | 43 | 56 | 13 |
| Accrued assets: Interest on U. S. Government securities | 1,459 | 1,459 | |
| Total assets | 832,880 | 845,516 | 12,636 |
| CAPITAL | | | |
| Capital contributions from other FHA insurance funds | 910,000 | 910,000 | |
| Earned surplus (deficit −): Insurance reserve fund (cumulative earnings or deficit −) available for future losses and related expenses | −77,120 | −64,484 | 12,636 |
| Total capital | 832,880 | 845,516 | 12,636 |

The total income for fiscal year 1955 was $19,860, consisting entirely of interest on United States Government securities, while expenses amounted to $7,224, resulting in a net income for the year of $12,636. The cumulative income of the Housing Investment Insurance Fund from August 10, 1948, to June 30, 1955, amounted to $90,123, while cumulative expenses amounted to $154,607, resulting in a net deficit to the fund of $64,484.

STATEMENT 34

*Income and expenses, Housing Investment Insurance Fund, through June 30, 1954, and June 30, 1955*

| | Aug. 10, 1948, to June 30, 1954 | July 1, 1954, to June 30, 1955 | Aug. 10, 1948, to June 30, 1955 |
|---|---|---|---|
| Income: | | | |
| Interest and dividends: Interest on U. S. Government securities | $70,263 | $19,860 | $90,123 |
| Total income | 70,263 | 19,860 | 90,123 |
| Expenses: | | | |
| Interest expenses: Interest on funds advanced by U. S. Treasury | 107,914 | | 107,914 |
| Administrative expenses: Operating costs | 39,294 | 7,191 | 46,485 |
| Other expenses: Depreciation on furniture and equipment | 180 | 31 | 211 |
| Losses and chargeoffs: Loss (or profit −) on equipment | −5 | 2 | −3 |
| Total expenses | 147,383 | 7,224 | 154,607 |
| Net income | −77,120 | 12,636 | −64,484 |
| ANALYSIS OF EARNED SURPLUS (OR DEFICIT −) | | | |
| Distribution of net income: | | | |
| Earned surplus (or deficit −): | | | |
| Balance at beginning of period | | −$77,120 | |
| Net income for the period | −$77,120 | 12,636 | −$64,484 |
| Balance at end of period | −77,120 | −64,484 | −64,484 |

### Investments

Section 710 of the Act provides that moneys in the Housing Investment Insurance Fund not needed for current operations shall be deposited with the Treasurer of the United States to the credit of the fund, or invested in bonds or other obligations of, or in bonds or other obligations guaranteed by the United States; or the Commissioner may, with the approval of the Secretary of the Treasury, purchase debentures issued under the fund, provided that such purchases are made at a price which will produce an investment yield of not less than the yield obtainable from other authorized investments. During the fiscal year 1955, no transactions in United States Government securities were made for the account of this fund. At June 30, 1955, the fund held $800,000, principal amount, of United States Government securities as follows:

*Investments of the Housing Investment Insurance Fund, June 30, 1955*

| Series | Interest rate (percent) | Purchase price | Par value | Book value (amortized) |
|---|---|---|---|---|
| 1965–70 | 2½ | $97,375 | $100,000 | $97,825 |
| 1967–72 | 2½ | 704,922 | 700,000 | 703,809 |
| Average annual yield 2.48 percent | ---------- | 802,297 | 800,000 | 801,634 |

## TITLE VIII: ARMED SERVICES HOUSING MORTGAGE INSURANCE FUND

An amendment to the National Housing Act approved August 8, 1949 (Public Law 211, 81st Cong.), created the Military Housing Insurance Fund to be used by the FHA Commissioner as a revolving fund for carrying out the provisions of Title VIII of the Act, which provides for the insurance of military housing mortgages. Public Law 345, 84th Congress, approved August 11, 1955, changed the title of the fund from Military Housing Insurance Fund to Armed Services Housing Mortgage Insurance Fund. For the purposes of this fund, the Act authorized to be appropriated the sum of $10,000,000, of which $5,000,000 was made available by the Supplemental Appropriation Act, 1950 (Public Law 358, 81st Cong.).

This is not a mutual fund in the sense that any portion of the net income from operations will be shared by mortgagors in the form of participation payments.

### Investments

Section 804 (a) of the Act provides that moneys not needed for current operations shall be deposited with the Treasurer of the United States to the credit of the fund, or invested in bonds or other obligations of, or in bonds or other obligations guaranteed as to principal and interest by the United States, or, with the approval of the Secretary of the Treasury, used to purchase debentures issued under this title. During the fiscal year 1955, net purchases of $2,400,000 increased the United States Government securities





held by the fund as of June 30, 1955, to $12,950,000 principal amount. These transactions resulted in a decrease in the average annual yield from 2.49 percent to 2.40 percent.

*Investments of the Armed Services Housing Mortgage Insurance Fund, June 30, 1955*

| Series | Interest rate (percent) | Purchase price | Par value | Book value (amortized) |
|---|---|---|---|---|
| 1959 | 2 | $2,400,000 | $2,400,000 | $2,400,000 |
| 1964–69 | 2½ | 1,511,820 | 1,550,000 | 1,518,446 |
| 1965–70 | 2½ | 288,391 | 300,000 | 289,868 |
| 1966–71 | 2½ | 1,063,141 | 1,100,000 | 1,067,996 |
| 1967–72 | 2½ | 7,701,281 | 7,600,000 | 7,672,260 |
| Average annual yield 2.40 percent | ---------- | 12,964,633 | 12,950,000 | 12,948,570 |

### Title VIII Mortgage Insurance Authorization

Section 803 (a) of the Act as amended by Public Law 345, 84th Congress, created a separate mortgage insurance authorization for all new insurance written under Title VIII pursuant to commitments issued on or after August 11, 1955, including both the new Armed Services Housing program and the extended Military Housing program. This new insurance authorization provides that the aggregate amount of principal obligations of all mortgages insured under this program shall not exceed $1,363,500,000 and that the limitation in Section 217 shall not apply to this program. The status of the Title VIII Insurance Authorization at December 31, 1955, is as follows:

*Status of Armed Services Housing Mortgage Insurance Authority, as of Dec. 31, 1955*

| | | |
|---|---|---|
| Insurance authority | | $1,363,500,000 |
| Charges against insurance authority: | | |
| Mortgages insured | $3,570,000 | |
| Commitments for insurance | [1] 15,054,600 | |
| Total charges against authority | | 18,624,600 |
| Unused insurance authority | | 1,344,875,400 |

[1] Includes statements of eligibility in the amount of $12,076,500.

### Armed Services Housing Mortgage Insurance Fund Capital and Net Income

As of June 30, 1955, the assets of the Armed Services Housing Mortgage Insurance Fund totaled $14,184,085, against which there were outstanding liabilities of $2,419,354, leaving $11,764,731 capital. The capital consists entirely of earned surplus.

In accordance with Public Law 94, 83d Congress, approved June 30, 1953, the amount of capital contributed by the United States Government to establish the fund in the amount of $5,000,000 was established as a liability of the fund as of June 30, 1953. This amount was repaid during

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fiscal year 1954 together with interest thereon in the amount of $441,092, the final payment being made on November 30, 1953.

STATEMENT 35

*Comparative statement of financial condition, Armed Services Housing Mortgage Insurance Fund, as of June 30, 1954, and June 30, 1955*

| | June 30, 1954 | June 30, 1955 | Increase or decrease (—) |
|---|---|---|---|
| ASSETS | | | |
| Cash with U. S. Treasury | $764,461 | $699,949 | —$64,512 |
| Investments: | | | |
| U. S. Government securities (amortized) | 10,549,522 | 12,948,570 | 2,399,048 |
| Other securities (stock in rental housing corporations) | 20,200 | 22,900 | 2,700 |
| Total investments | 10,569,722 | 12,971,470 | 2,401,748 |
| Accounts and notes receivable: Accounts receivable—insurance premiums | 73,042 | 51,907 | —21,135 |
| Accrued assets: Interest on U. S. Government securities | 19,739 | 19,740 | 1 |
| Acquired security or collateral: | | | |
| Real estate (at cost plus expenses to date) | | 393,396 | 393,396 |
| Less reserve for losses | | 158,172 | 158,172 |
| Net real estate | | 235,224 | 235,224 |
| Mortgage notes acquired under terms of insurance | | 339,334 | 339,334 |
| Less reserve for losses | | 133,539 | 133,539 |
| Net mortgage notes acquired under terms of insurance | | 205,795 | 205,795 |
| Net acquired security or collateral | | 441,019 | 441,019 |
| Total assets | 11,426,964 | 14,184,085 | 2,757,121 |
| LIABILITIES | | | |
| Accounts payable: | | | |
| Bills payable to vendors and Government agencies | | 2,847 | 2,847 |
| Interfund | 1,939 | 598 | —1,341 |
| Total accounts payable | 1,939 | 3,445 | 1,506 |
| Accrued liabilities: Interest on debentures | | 9,062 | 9,062 |
| Trust and deposit liabilities: Deposits held for mortgagors, lessees, and purchasers | | 6,851 | 6,851 |
| Deferred and undistributed credits: | | | |
| Unearned insurance premiums | 1,525,508 | 1,646,087 | 120,579 |
| Unearned insurance fees | 3,599 | 25,620 | 22,021 |
| Total deferred and undistributed credits | 1,529,107 | 1,671,707 | 142,600 |
| Bonds, debentures, and notes payable: Debentures payable | | 724,950 | 724,950 |
| Other liabilities: Reserve for foreclosure costs—mortgage notes | | 3,339 | 3,339 |
| Total liabilities | 1,531,046 | 2,419,354 | 888,308 |
| CAPITAL | | | |
| Capital contributions from other FHA insurance funds | 700,000 | | —700,000 |
| Earned surplus: Insurance reserve fund (cumulative earnings) available for future losses and related expenses | 9,195,918 | 11,764,731 | 2,568,813 |
| Total capital | 9,895,918 | 11,764,731 | 1,868,813 |
| Total liabilities and capital | 11,426,964 | 14,184,085 | 2,757,121 |
| Contingent liability for certificates of claim on properties on hand | | 14,395 | 14,395 |





Total income of the Armed Services Housing Mortgage Insurance Fund during the fiscal year 1955 amounted to $3,370,413, while expenses and losses amounted to $564,158, leaving a net income of $2,806,255 before adjustment of valuation reserves. After valuation reserves of $291,711 were provided there remained $2,514,544 net income for the year. The cumulative income of the fund from August 8, 1949, to June 30, 1955, amounted to $17,144,156, while cumulative expenses totaled $5,087,714, resulting in a cumulative net income of $12,056,442 before adjustment of valuation reserves. Valuation reserves of $291,711 were established, leaving cumulative net income of $11,764,731.

STATEMENT 36

*Income and expenses, Armed Services Housing Mortgage Insurance Fund, through June 30, 1954, and June 30, 1955*

| | Aug. 8, 1949, to June 30, 1954 | July 1, 1954, to June 30, 1955 | Aug. 8, 1949, to June 30, 1955 |
|---|---|---|---|
| Income: | | | |
| Interest and dividends: | | | |
| Interest on U. S. Government securities | $919,806 | $281,223 | $1,201,029 |
| Dividends on rental housing stock | 265 | 120 | 385 |
| | 920,071 | 281,343 | 1,201,414 |
| Insurance premiums and fees: | | | |
| Premiums | 7,435,043 | 2,961,866 | 10,396,909 |
| Fees | 5,418,629 | 127,204 | 5,545,833 |
| | 12,853,672 | 3,089,070 | 15,942,742 |
| Total income | 13,773,743 | 3,370,413 | 17,144,156 |
| Expenses: | | | |
| Interest expenses: Interest on funds advanced by U. S. Treasury | 441,092 | | 441,092 |
| Administrative expenses: Operating costs | 4,117,131 | 561,620 | 4,624,482 |
| Other expenses: Depreciation on furniture and equipment | 19,998 | 2,404 | 22,402 |
| Losses and chargeoffs: Loss (or profit —) on equipment | —396 | 134 | —262 |
| Total expenses | 4,577,825 | 564,158 | 5,087,714 |
| Net income before adjustment of valuation reserves | 9,195,918 | 2,806,255 | 12,056,442 |
| Increase (—) or decrease (+) in valuation reserves: | | | |
| Reserve for loss on real estate | | —158,172 | —158,172 |
| Reserve for loss on mortgage notes acquired under terms of insurance | | —133,539 | —133,539 |
| Net adjustment of valuation reserves | | —291,711 | —291,711 |
| Net income | 9,195,918 | 2,514,544 | 11,764,731 |

ANALYSIS OF EARNED SURPLUS

| | | | |
|---|---|---|---|
| Distribution of net income: | | | |
| Earned surplus: | | | |
| Balance at beginning of period | | $9,195,918 | |
| Adjustments during the period | | 54,269 | |
| Net income for the period | $9,195,918 | 2,514,544 | $11,764,731 |
| Balance at end of period | 9,195,918 | 11,764,731 | 11,764,731 |

### Properties Acquired under Terms of Insurance

During the calendar year 1955, four mortgage notes (1,069 units) insured under Title VIII were assigned to the Commissioner under the terms of insurance and none were sold. The cost of the properties at December 31, 1955, was:

*Armed Services Housing Mortgage Insurance Fund, statement of properties on hand at Dec. 31, 1955*

| | 1 property (55 units) | 4 mortgage notes (1,069 units) | Total 1 property and 4 mortgage notes (1,124 units) |
|---|---|---|---|
| Expenses: | | | |
| Acquisition costs | $395,430 | $8,918,541 | $9,313,971 |
| Interest on debentures | 14,827 | 146,481 | 161,308 |
| Taxes and insurance | 5,208 | | 5,208 |
| Additions and improvements | 800 | | 800 |
| Maintenance and operating expenses | 8,795 | | 8,795 |
| Miscellaneous expenses | 242 | 976 | 1,218 |
| Total expenses | 425,302 | 9,065,998 | 9,491,300 |
| Income: Rental and other income (net) | 29,061 | 40,022 | 69,083 |
| Net acquired security on hand | 396,241 | 9,025,976 | 9,422,217 |

## TITLE IX: NATIONAL DEFENSE HOUSING INSURANCE FUND

The national Defense Housing Insurance Fund was created by Section 902 of the National Housing Act, as amended September 1, 1951 (Defense Housing and Community Facilities and Services Act of 1951, Public Law 139, 82d Cong.), which provides that this fund shall be used by the Commissioner as a revolving fund for carrying out the provisions of Title IX of the Act. This title of the Act provides for the insurance of mortgages in areas which the President shall have determined to be critical defense housing areas. To accomplish this purpose, the Act authorized the Commissioner to transfer from the War Housing Insurance Fund the sum of $10,000,000, all of which had been transferred by December 31, 1953. This is not a mutual insurance fund in the sense that any portion of the net income from operations will be shared by mortgagors in the form of participation payments.

### National Defense Housing Insurance Fund Capital and Net Income

As of June 30, 1955, the assets of the National Defense Housing Insurance Fund totaled $19,267,222, against which there were outstanding liabilities of $12,921,740, leaving $6,345,482 capital. Included in the capital is $10,000,000 transferred from other insurance funds in accordance with Section 219 of the Act and an operating deficit of $3,654,518.





STATEMENT 37

*Comparative statement of financial condition, National Defense Housing Insurance Fund, as of June 30, 1954, and June 30, 1955*

| | June 30, 1954 | June 30, 1955 | Increase or decrease (−) |
|---|---|---|---|
| ASSETS | | | |
| Cash with U. S. Treasury | $1,014,619 | $2,254,096 | $1,239,477 |
| Investments: | | | |
| U. S. Government securities (amortized) | 8,070,840 | 5,074,843 | −2,995,997 |
| Other securities (stock in rental housing corporations) | 8,500 | 9,200 | 700 |
| Total investments | 8,079,340 | 5,084,043 | −2,995,297 |
| Loans receivable: | | | |
| Mortgage notes and contracts for deed | | 191,567 | 191,567 |
| Less reserve for losses | | 3,352 | 3,352 |
| Net loans receivable | | 188,215 | 188,215 |
| Accounts and notes receivable: Accounts receivable—insurance premiums | 39,864 | 65,945 | 26,081 |
| Accrued assets: Interest on U. S. Government securities | 6,406 | 6,406 | |
| Acquired security or collateral: | | | |
| Real estate (at cost plus expenses to date) | 891,871 | 16,032,414 | 15,140,543 |
| Less reserve for losses | 153,306 | 6,262,747 | 6,109,441 |
| Net real estate | 738,565 | 9,769,667 | 9,031,102 |
| Mortgage notes acquired under terms of insurance (at cost plus expenses to date) | 1,395,049 | 3,138,495 | 1,743,446 |
| Less reserve for losses | 551,644 | 1,239,645 | 688,001 |
| Net mortgage notes acquired under terms of insurance | 843,405 | 1,898,850 | 1,055,445 |
| Net acquired security or collateral | 1,581,970 | 11,668,517 | 10,086,547 |
| Total assets | 10,722,199 | 19,267,222 | 8,545,02[illegible] |
| LIABILITIES | | | |
| Accounts payable: | | | |
| Bills payable to vendors and Government agencies | 1,437 | 25,351 | 23,91[illegible] |
| Interfund | 10,128 | 8,556 | −1,572 |
| Total accounts payable | 11,565 | 33,907 | 22,342 |
| Accrued liabilities: Interest on debentures | 29,835 | 149,508 | 119,673 |
| Trust and deposit liabilities: | | | |
| Excess proceeds of sale | | 1,566 | 1,566 |
| Fee deposits held for future disposition | 374,341 | 101,889 | −272,452 |
| Deposits held for mortgagors, lessees and purchasers | 5,713 | 22,142 | 16,429 |
| Total trust and deposit liabilities | 380,054 | 125,597 | −254,457 |
| Deferred and undistributed credits: Unearned insurance premiums | 1,244,209 | 1,379,807 | 135,598 |
| Bonds, debentures, and notes payable: Debentures payable | 2,203,500 | 11,201,900 | 8,998,400 |
| Other liabilities: Reserve for foreclosure costs—mortgage notes | 13,791 | 31,021 | 17,230 |
| Total liabilities | 3,882,954 | 12,921,740 | 9,038,786 |
| CAPITAL | | | |
| Capital contributions from other FHA insurance funds | 6,100,000 | 10,000,000 | 3,900,000 |
| Earned surplus (deficit −): Insurance reserve fund (cumulative earnings or deficit −) available for future losses and related expenses | 739,245 | −3,654,518 | −4,393,763 |
| Total capital | 6,839,245 | 6,345,482 | −493,763 |
| Total liabilities and capital | 10,722,199 | 19,267,222 | 8,545,023 |
| Contingent liability for certificates of claim on properties on hand | 44,815 | 581,957 | 537,142 |

## Income and Expenses

During fiscal year 1955 the income to the fund amounted to $2,925,057, while expenses and losses amounted to $605,999, leaving $2,319,058 net income before provision for valuation reserves. After $6,800,794 had been provided for valuation reserves, there remained $4,481,736 net deficit for the year.

The cumulative income of the National Defense Housing Insurance Fund from September 1, 1951, to June 30, 1955, amounted to $8,490,202, while cumulative expenses amounted to $4,638,976, leaving cumulative net income of $3,851,226 before adjustment of valuation reserves. Valuation reserves of $7,505,744 were established, leaving a cumulative net deficit of $3,654,518.

STATEMENT 38

*Income and expenses, National Defense Housing Insurance Fund, through June 30, 1954, and June 30, 1955*

| | Sept. 1, 1951, to June 30, 1954 | July 1, 1954, to June 30, 1955 | Sept. 1, 1951, to June 30, 1955 |
|---|---|---|---|
| Income: | | | |
| Interest and dividends: | | | |
| Interest on U. S. Government securities | $346,883 | $160,559 | $513,442 |
| Interest—other | 349 | 78,001 | 78,350 |
| Dividends on rental housing stock | 10 | 35 | 45 |
| | 347,242 | 244,595 | 591,837 |
| Insurance premiums and fees: | | | |
| Premiums | 2,578,807 | 2,592,662 | 5,171,469 |
| Fees | 2,584,474 | 87,800 | 2,672,274 |
| | 5,163,281 | 2,680,462 | 7,843,743 |
| Other income: Profit on sale of investments | 54,622 | ---------- | 54,622 |
| Total income | 5,565,145 | 2,925,057 | 8,490,202 |
| Expenses: | | | |
| Administrative expenses: Operating costs | 4,072,307 | 590,759 | 4,575,093 |
| Other expenses: | | | |
| Depreciation on furniture and equipment | 19,297 | 2,528 | 21,825 |
| Miscellaneous expenses | 29,207 | ---------- | 29,207 |
| | 48,504 | 2,528 | 51,032 |
| Losses and chargeoffs: | | | |
| Loss on sale of acquired properties | ---------- | 12,571 | 12,571 |
| Loss on equipment | 139 | 141 | 280 |
| | 139 | 12,712 | 12,851 |
| Total expenses | 4,120,950 | 605,999 | 4,638,976 |
| Net income before adjustment of valuation reserves | 1,444,195 | 2,319,058 | 3,851,226 |
| Increase (−) or decrease (+) in valuation reserves: | | | |
| Reserve for loss on loans receivable | ---------- | −3,352 | −3,352 |
| Reserve for loss on real estate | −153,306 | −6,109,441 | −6,262,747 |
| Reserve for loss on mortgage notes acquired under terms of insurance | −551,644 | −688,001 | −1,239,645 |
| Net adjustment of valuation reserves | −704,950 | −6,800,794 | −7,505,744 |
| Net income (or loss −) | 739,245 | −4,481,736 | −3,654,518 |
| ANALYSIS OF EARNED SURPLUS (OR DEFICIT −) | | | |
| Distribution of net income: | | | |
| Earned surplus (or deficit −): | | | |
| Balance at beginning of period | ---------- | $739,245 | ---------- |
| Adjustments during the period | ---------- | 87,973 | ---------- |
| Net income (or loss −) for period | $739,245 | −4,481,736 | −$3,654,518 |
| Balance at end of period | 739,245 | −3,654,518 | −3,654,518 |





## Investments

Section 905(a) of Title IX contains a provision similar to that under Title II with respect to investment of moneys not needed for current operations by the purchase of United States Government securities or the retirement of debentures.

During fiscal year 1955, $6,624,800 of National Defense Housing Insurance Fund debentures were purchased from FNMA, $1,050 were redeemed in payment of mortgage insurance premiums, and $1,019,550 were called and redeemed.

During the fiscal year 1955, net sales of $3,000,000, principal amount, of United States Government securities were made. These transactions left the United States Government securities held by the fund as of June 30, 1955, at $5,100,000 yielding 2.35 percent.

*Investments of the National Defense Housing Insurance Fund, June 30, 1955*

| Series | Interest rate (percent) | Purchase price | Par value | Book value (amortized) |
|---|---|---|---|---|
| 1958 | 2⅜ | $2,790,813 | $2,800,000 | $2,794,839 |
| 1959 | 2 | 1,600,000 | 1,600,000 | 1,600,000 |
| 1956–59 | 2¼ | 288,375 | 300,000 | 291,926 |
| 1966–71 | 2½ | 193,562 | 200,000 | 194,295 |
| 1967–72 | 2½ | 193,063 | 200,000 | 193,783 |
| Average annual yield 2.35 percent | ---------- | 5,065,813 | 5,100,000 | 5,074,843 |

## Properties Acquired under Terms of Insurance

During 1955, 7 mortgage notes (465 units) and 1 property (128 units) insured under Section 908 were acquired by the FHA Commissioner, and titles to 2,535 home properties (2,932 units) insured under Section 903 were acquired under the terms of insurance. Through December 31, 1955, a cumulative total of 11 mortgage notes (718 units) and 1 property (128 units) insured under Section 908 and 3,228 home properties (3,735 units) insured under Section 903 had been acquired under the terms of insurance. Four hundred and seventy-six home properties (572 units) insured under Section 903 had been sold at December 31, 1955, resulting in a loss of $768,255 to the National Defense Housing Insurance Fund. Certificates of claim issued in connection with the 476 Section 903 properties sold through December 31, 1955, totaled $136,359 of which $27,153 will be paid and $109,206 canceled. At December 31, 1955, there remained on hand 2,752 properties (3,163 units) insured under Section 903 and 11 mortgage notes (718 units) and 1 property (128 units) insured under Section 908 as follows:

***National Defense Housing Insurance Fund, statement of properties on hand as of Dec. 31, 1955***

| | Sec. 903, 2,752 properties (3,103 units) | Sec. 908 1 property (128 units) | Sec. 908 11 mortgage notes (718 units) | Total, 2,753 properties and 11 mortgage notes (4,000 units) |
|---|---|---|---|---|
| Expenses: | | | | |
| Acquisition costs | $22,722,905 | $956,856 | $5,414,905 | $29,094,666 |
| Interest on debentures | 482,067 | 49,190 | 116,527 | 647,784 |
| Taxes and insurance | 263,489 | 6,169 | ---- | 269,658 |
| Additions and improvements | 11,779 | ---- | ---- | 11,779 |
| Maintenance and operating expenses | 136,248 | 2,296 | ---- | 138,544 |
| Miscellaneous expenses | 287 | 1,633 | 2,324 | 4,244 |
| Total expenses | 23,616,775 | 1,016,144 | 5,533,756 | 30,166,675 |
| Income: | | | | |
| Rental and other income (net) | 323,798 | 6,961 | 61,512 | 392,271 |
| Collections on mortgage notes | ---- | ---- | 15,747 | 15,747 |
| Total income | 323,798 | 6,961 | 77,259 | 408,018 |
| Net acquired security on hand | 23,292,977 | 1,009,183 | 5,456,497 | 29,758,657 |

A summary of the 476 Section 903 acquired properties sold at December 31, 1955, is shown in Statement 39.

**STATEMENT 39**

***Statement of profit and loss on sale of acquired properties, National Defense Housing Insurance Fund, through Dec. 31, 1955***

| Items | Total, NDHI Fund 476 properties (572 units) |
|---|---|
| Proceeds of sales: | |
| Sales price [1] | $3,571,871 |
| Less commission and other selling expense | 79,246 |
| Net proceeds of sales | 3,492,625 |
| Income: | |
| Rental and other income (net) | 55,080 |
| Mortgage note income | 21,355 |
| Total income | 76,435 |
| Total proceeds of sold properties | 3,569,060 |
| Expenses: | |
| Debentures and cash adjustment | 4,098,383 |
| Interest on debentures | 125,290 |
| Taxes and insurance | 33,313 |
| Additions and improvements | 21 |
| Maintenance and operating expenses | 53,105 |
| Total expenses | 4,310,121 |
| Net profit (or loss —) before distribution of liquidation profits | —741,061 |
| Less distribution of liquidation profits: | |
| Certificates of claim | 27,153 |
| Increment on certificates of claim | 41 |
| Loss to National Defense Housing Insurance Fund | 768,255 |
| Average loss to National Defense Housing Insurance Fund | 1,614 |

[1] Analysis of terms of sales:

| Terms of sales | Number of properties | Number of notes | Cash | Mortgage notes | Sales price |
|---|---|---|---|---|---|
| Properties sold for all cash | 25 | ---- | $66,400 | ---- | $66,400 |
| Properties sold for cash and notes (or contracts for deed) | 451 | 313 | 132,971 | $3,372,500 | 3,505,471 |
| Total | 476 | 313 | 199,371 | 3,372,500 | 3,571,871 |





Statement 40 shows the turnover of properties acquired under Section 903.

**STATEMENT 40**

***Turnover of properties acquired under Sec. 903 of Title IX, through Dec. 31, 1955***

| Properties acquired: Year | Number | Properties sold, calendar years: 1953 | 1954 | 1955 | Properties on hand Dec. 31, 1955 |
|---|---|---|---|---|---|
| 1953 | 3 | ---- | | 3 | ---- |
| 1954 | 690 | ---- | 2 | 113 | 575 |
| 1955 | 2,535 | ---- | ---- | 358 | 2,177 |
| Total | 3,228 | ---- | 2 | 474 | 2,752 |

NOTE.—On the 476 properties sold, the average time between acquisition and sale by the Federal Housing Administration was 8.54 months.

## Administrative Expense Account

A separate account, entitled "Salaries and Expenses, Federal Housing Administration," is maintained for the purpose of handling all transactions with respect to the payment of salaries and other expenses involved in operating the FHA. Moneys for such expenses and for the purchase of furniture and equipment required in the operations of the Administration are allocated to this fund and all disbursements for these purposes are made from it. Until the income of the insurance funds was sufficient to cover salaries and expenses, allocations were made to this account from the United States Treasury through the RFC in accordance with provisions contained in the National Housing Act and subsequent appropriation acts. Since July 1, 1937, a portion of the allocations, and since July 1, 1940, all allocations to salaries and expenses have been made from the various FHA insurance funds.

STATEMENT 41

*Comparative statement of financial condition, Administrative Expense Account (salaries and expenses), as of June 30, 1954, and June 30, 1955*

| | June 30, 1954 | June 30, 1955 | Increase or decrease (−) |
|---|---|---|---|
| ASSETS | | | |
| Cash with U. S. Treasury | $3, 151, 244 | $5, 489, 753 | $2, 338, 509 |
| Accounts and notes receivable: Accounts receivable—other | 78, 176 | 84, 743 | 6, 567 |
| Land, structures, and equipment: | | | |
| Furniture and equipment | 2, 124, 969 | [1] 2, 295, 826 | 170, 857 |
| Less reserve for depreciation | 1, 230, 278 | 1, 331, 819 | 101, 541 |
| Net furniture and equipment | 894, 691 | 964, 007 | 69, 316 |
| Total assets | 4, 124, 111 | 6, 538, 503 | 2, 414, 392 |
| LIABILITIES | | | |
| Accounts payable: | | | |
| Bills payable to vendors and Government agencies | 2, 397, 662 | [2] 4, 494, 457 | 2, 096, 795 |
| Interfund | 894, 691 | 964, 007 | 69, 316 |
| Total accounts payable | 3, 292, 353 | 5, 458, 464 | 2, 160, 111 |
| Trust and deposit liabilities: | | | |
| Undistributed receipts | 2, 966 | 14, 321 | 11, 355 |
| Due general fund of the U. S. Treasury | 25 | | −25 |
| Employees' payroll deductions for taxes, etc | 828, 767 | 1, 065, 718 | 236, 951 |
| Total trust and deposit liabilities | 831, 758 | 1, 080, 039 | 248, 281 |
| Total liabilities | 4, 124, 111 | 6, 538, 503 | 2, 414, 392 |

[1] Excludes unfilled orders in the amount of $115,341.
[2] Excludes unfilled orders in the amount of $301,852.