III. MORTGAGE FINANCING

A. General History operations during last six years.

1. Banks and Trust Companies. There are only two banks operating in Fresno, neither of which are locally owned and controlled. They are the Bank of America National Trust and Savings Association of San Francisco and the Security-First National Bank of Los Angeles. The Bank of America has two branches and two additional agencies here, while the Security-First has just a single branch.

The development of Fresno having been gradual up to 1929 no extreme drop is shown in its financial history through the depression. Bank debits have risen 36% since 1933 and bank deposits only sank to 80% of the 1929 level in 1933, having now arrived at point which is 116% of the 1929 level. The Main Office of the Bank of America has had such a press of business that a new branch was started this year. Because of these branches of large institutions, almost unlimited mortgage money is available to Fresno.

The community has perfect confidence in the banks, apparently. There was only one failure here in recent years, the First National Bank of Fresno, and that was in 1930, before the depression had really set in. This was the last remaining locally owned bank and its closing came as a definite shock to the community, particularly as it was followed by a "run" on the now defunct United States Building and Loan of Fresno. The closed bank went into the hands of federal receiver, and is not now a factor in the local mortgage lending field, as it has been paid out almost entirely on a 95% basis.

There have been no bank mergers here in recent years.

The banks made very few loans during the depth of the depression being concerned for the most part with refinancing "distress" loans which they felt able to save and refinancing some others with the Home Owners' Loan Corporation.

2. Mutual Savings Banks. There are no Mutual Savings Banks in Fresno.

3. Building and Loan Associations and Cooperative Banks and Homestead Associations. There are no Homestead Associations in Fresno.