Building

5. The total volume of residential construction of all types, public and private, during the first half of 1940 exceeded that of a year ago by about 7 per cent. Approximately 16,700 homes have been built during the period which is 8 per cent above that for the same period in 1939, and about 4,870 units in multiples have been provided, which is 18 per cent greater than for the comparable months last year. The latter figures exclude public and private large-scale housing (U.S.H.A. and Wyvernwood).

6. In view of the currently unfavorable trend in multiple vacancies and rents, the sharp decline in the number of permits issued for this class of construction in June is encouraging.

7. As in the first quarter of the year, emphasis on mass construction of small homes has continued in recent months. Significantly about two-thirds of all the homes being built in the unincorporated area of the County, where most of these mass projects are located, have building permit valuations of less than $5,000. Expanding industrial employment, principally in the aircraft and related lines, is providing heavy demand for such houses.

Home Financing

8. Based on the percentage of real estate loans recorded in Los Angeles County, savings and loan associations as a group continue to show the most rapid growth among local lenders.

General Business

9. With the stimulus provided by the rapidly expanding aircraft industry, local business is currently showing moderate improvement after several months of relatively little change.