1929 levels. This increase in population, however, was one of the prime causes preventing a serious property acquisition and overhang problem in the community, another being the refinancing activity of the HOLC. The strong demand for housing in 1936-37 enabled institutions to dispose of most of their overhang before the heavy wave of new residential construction - largely FHA financed - began in 1937. The current market - both rental and sales - is not strong. Vacancies are increasing - particularly in multi-family units where surplus units now range from 11-13% (single-family about 2.2%) - rents are dropping and sales of existing dwellings are becoming increasingly difficult. Large scale rental developments presently under construction or proposed for the near future under the FHA program will add about 2100 units to this already glutted multi-family rental market. The USHA has about 5600 units under construction or awaiting approval but since they are supposed to demolish as many units as they construct, these are not expected to add to the supply of housing on the market.

Mortgage competition is intense, and this competition is one of the underlying factors in the outstanding volume of new home construction in the area, mostly speculative built. Banks and savings and loan associations are doing virtually all the home mortgage business with the former accounting for an increasing portion of the total for institutions as a result of their FHA activity. Detailed data on mortgage and real estate investments, and sales and lending by types of institutions are given in the tables attached.