to observe whether this continued shrinkage can be overcome without these associations meeting the competition of insured investments.

The insurance of their investment accounts by the other associations, particularly the Guaranty and the San Jose Pacific, has strengthened them materially with their investors and the public in general.

6. What Type of Institution Heretofore Enumerated Will Do the Major Mortgage Lending During the Next Five Years?

In view of the present position of the building and loan associations in the mortgage field and the evidence that the trend in their investment accounts is again upward, it is believed that they will continue to do the major residential lending in the community during the next five years. However, the banks will inevitably be strong contenders so long as Federal Housing Administration loans can be written.

H. Former Mortgage Lenders Who Are Not Now Lending.

None of the life insurance companies have ever been active in this community; however, the Equitable Life Assurance Society and the Metropolitan Life Insurance Company both made some loans here, but have not done so for the last four or five years. Their policy in the near future was not disclosed, but it is not believed that any of the life insurance companies are likely to be active in the residential field in the near future.

Aside from the two institutions mentioned, there are no former lenders who are not now active.