



Washington, D.C. 20410

U.S. Department of Housing and Urban Development
Office of Public Affairs

News Release

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HUD No. 85-114
Peter Centenari (202) 755-6685
Robert Nipp (202) 755-6980

FOR IMMEDIATE RELEASE

NEW PRIVATE MORTGAGE INSURANCE ACTIVITY IN MAY 1985 WAS 27 PERCENT BELOW THAT OF A YEAR AGO

The U. S. Department of Housing and Urban Development reported that the volume of primary insurance written on newly originated 1-4 family conventional mortgage loans totaled nearly \$4.4 billion in May 1985, a substantial decline of 26.6 percent from a volume of \$6.0 billion insured in May 1984. However, private mortgage insurance activity in May represented the largest monthly volume thus far in 1985. The results were released in the latest survey of private insurance activity for conventional mortgage loans and for privately insured mortgage pass-through securities.

The number of newly issued certificates of insurance in May 1985 totaled 64,794, down 29 percent from the number of issuances a year earlier. Net applications for private mortgage insurance in May 1985 were 99,652. The May volume of new applications was 23 percent below that of May 1984.

Insurance written for privately issued conventional pass-through securities totaled \$489.5 million in May of 1985. Outstanding privately insured conventional pass-through securities stood at \$35.8 billion at the end of May 1985.

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W-3
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July 3, 1985

Table 1

Primary 1-4 Family Private Mortgage Insurance Activity

Applications		Certificates Issued		Primary Insurance In Force		Insurance Written		Conventional Loans Closed		
Gross	Net	Gross	Net	Gross	Net	Gross	Net	Closed	PMI	Share
Annual										
		(Number)		(Dollars in Millions)						
<u>1983</u>		967,633	882,810	738,265	652,214	\$147,968	\$45,872.2	\$42,363.1	\$154,270	27
<u>1984</u>		1,248,022	1,205,327	990,529	946,404	\$192,031	\$65,498.9	\$63,402.9	\$173,799	36
Quarterly										
<u>1984</u>	I	277,037	265,589	214,139	200,693	157,185	13,930.5	13,350.0	37,098	36
	II	383,303	372,097	281,041	270,192	169,725	18,653.2	18,000.4	53,182	34
	III	321,871	309,790	283,830	270,847	182,310	19,043.3	18,474.1	44,835	41
	IV	265,811	257,581	211,519	204,672	192,031	13,871.9	13,578.4	38,684	35
<u>1985</u>	I	225,474	222,450	167,539	162,940	199,063	11,146.8	10,960.2	NA	NA
Monthly										
<u>1984</u>	May	132,268	128,853	95,065	91,556	164,070	6,285.8	5,964.9	18,293	33
	Jun	128,844	123,994	105,695	102,093	169,725	7,106.9	6,928.3	19,058	36
	Jul	121,443	115,998	105,483	100,684	174,073	7,114.8	6,906.7	16,735	41
	Aug	109,111	105,553	100,213	96,181	180,187	6,699.0	6,532.8	16,382	40
	Sep	91,317	88,239	78,134	73,982	182,310	5,229.5	5,034.6	12,359	41
	Oct	102,523	97,841	82,608	80,042	186,792	5,500.5	5,390.5	13,720	39
	Nov	83,916	81,746	66,748	64,974	189,571	4,332.3	4,254.8	12,138	35
	Dec	79,372	78,264	62,163	59,656	192,031	4,039.1	3,933.1	13,476	29
<u>1985</u>	Jan.	70,504	69,541	63,305	61,618	195,455	4,195.9	4,125.2	11,367	36
	Feb.	66,980	66,108	51,019	49,850	197,724	3,393.4	3,341.2	NA	NA
	Mar.	87,990	86,801	53,215	51,472	199,063	3,557.5	3,493.8	NA	NA
	Apr.	103,219	102,302	62,211	60,988	201,863	4,203.0	4,152.0	NA	NA
	May	101,652	99,652	66,332	64,794	203,489	4,437.0	4,376.1	NA	NA

Notes: 1. Net figures include only primary insurance written on new mortgage loans issued as a condition of origination.

2. Gross figures include new primary insurance on newly originated loans, captured policy renewals, and new insurance on seasoned loans used to qualify the loans for sale to FHLMC or FNMA.

3. Insurance in force figures include primary insurance and exclude mortgage pool insurance activity.

4. Conventional loans closed from the Survey of Mortgage Lending Activity excluding Federal Credit Agencies and share of net insurance written as a percent of these conventional originations.

Table 2

Privately Insured Pools of
Conventional Mortgage Loans

(Dollars in Millions)

	Dollar Volume of New Mortgage Pools Issued				Outstanding Mortgage Balances			
	1985	1984	1983	1982	1985	1984	1983	1982
<u>Annual</u>								
	NA	\$8,733.7	\$9,057.0	\$4,384.7	NA	\$32,711.2	\$25,727.7	\$18,918.7
<u>Quarterly</u>								
I	\$2,113.2	\$2,864.2	\$1,559.6	\$ 800.8	\$34,699.0	\$28,225.2	\$20,662.4	\$15,750.9
II	NA	2,172.4	2,824.8	1,161.1	NA	30,083.0	22,165.5	16,866.5
III	NA	1,852.2	2,319.4	1,306.3	NA	31,523.7	24,011.4	18,007.2
IV	NA	1,844.9	2,353.2	1,116.5	NA	32,711.2	25,727.7	18,918.7
<u>Monthly</u>								
Jan	\$793.1	\$ 927.5	\$ 18.8	\$404.1	\$34,156.3	\$26,507.6	\$19,953.2	\$15,373.3
Feb	488.3	1,124.5	295.2	137.2	33,984.7	27,401.2	20,066.2	15,505.1
Mar	831.8	812.5	645.6	259.6	34,661.6	29,225.2	20,662.4	15,750.9
Apr	818.2	619.6	302.9	473.9	35,560.3	28,711.0	20,878.4	16,720.6
May	489.5	765.4	533.6	381.2	35,767.5	29,312.6	21,146.6	16,575.9
Jun	787.4	988.3	306.1		30,083.0	22,165.5	16,866.5	
Jul	509.2	507.7	516.7		30,485.4	22,517.2	17,362.0	
Aug	655.1	845.8	516.9		30,986.5	22,606.3	17,808.3	
Sep	687.9	967.7	272.6		31,523.7	24,011.4	18,007.2	
Oct	580.6	707.4	476.3		31,877.1	24,938.0	18,432.3	
Nov	565.4	548.1	319.1		32,341.0	24,320.9	18,734.2	
Dec	698.9	1,097.7	321.1		32,711.2	25,727.7	18,918.7	

Notes:

1. Mortgage Pool Insurance Activity includes only the following companies: GE, IMI, MGIC, PMI, TICOR, United, and Verex
2. Data reported above include tax-exempt mortgage revenue bonds set up as pass-through securities.
3. Data reflect privately placed as well as publicly sold issues.

U. S. Department of Housing and Urban Development
Office of Financial Management



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HUD NO. 85-121
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FOR RELEASE
Wednesday
July 24, 1985

SECONDARY MARKET PRICES AND YIELDS AND INTEREST RATES FOR HOME LOANS JULY 1, 1985

The U.S. Department of Housing and Urban Development (HUD) today released the results of its latest survey of market conditions for fixed rate, long-term, level payment home loans as well as interest rates for home construction funds. The July 1, 1985, survey found that the national average yield on secondary market transactions involving HUD/FHA Section 203(b) loans declined to the lowest levels since June of 1980. The national average yield was based on the most active commitments transacted for Section 203(b) loans. On July 1, these commitments were for loans bearing a gross contract rate of 11.50 percent, compared to a 12.00 percent dominant rate on the first day of June.

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On July 1, 1985, the national average secondary market yield on 11.50 percent HUD/FHA Section 203(b) loan transactions was 11.89 percent 1/, a decline of 39 basis points from a June 1, 1985, average yield of 12.28 percent for 12.00 percent mortgages. Compared to the survey's results of the previous month, average yields decreased in all of the geographic regions. The drop in average yields ranged from 19 basis points in the Middle Atlantic region to 55 basis points in the North Central region.

The proportion of HUD field offices indicating that funds were generally adequate (relative to current demand) for financing Section 203(b) home mortgages was 99 percent on July 1, 1985, down slightly from 100 percent on June 1, 1985.

In the primary mortgage market, the national average contract rate for commitments on conventional loans for new and existing homes also registered declines from that of previous month. The average rate for conventional loans for new homes on July 1, 1985, was 12.06 percent, down 43 basis points from 12.49 percent on June 1, 1985. The average rate for previously occupied homes fell by 44 basis points to 12.06 percent over the same period. Compared to the previous month, average conventional rates decreased from 45 basis points in the West region to 64 basis points in the Northeast region.2/ However, average conventional interest rates in the Middle Atlantic region showed an upward adjustment of 4 basis points.

1/ Secondary market transactions pertain to commitments for mandatory delivery of HUD/FHA mortgages within 90 days.

2/ The U.S. Department of Housing and Urban Development defines its survey regions as the following: Northeast - Connecticut, Maine, Massachusetts, New Hampshire, New York, Rhode Island and Vermont. Mid-Atlantic - Delaware, District of Columbia, Maryland, New Jersey, Pennsylvania, Virginia, and West Virginia. Southeast - Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee. North Central - Illinois, Indiana, Iowa, Michigan, Minnesota, Nebraska, North Dakota, Ohio, South Dakota and Wisconsin. Southwest - Arkansas, Colorado, Kansas, Louisiana, Missouri, New Mexico, Oklahoma and Texas. West - Alaska, Arizona, California, Hawaii, Idaho, Montana, Nevada, Oregon, Utah, Washington, and Wyoming.

In the home construction loan market, the HUD survey found that the national average interest rate for firm commitments on FHA home construction funds was 11.99 percent on July 1, 1985, down 33 basis points from an average rate of 12.32 percent on June 1. The average rate for conventional home construction funds on July 1, 1985 was 12.13 percent, or 14 basis points above the average construction rate for FHA loans.

The proportion of HUD offices reporting an adequate supply of construction funds on July 1, 1985, was 97 percent for both FHA and conventional loans, down from a response rate of 99 percent for these loans on the first of the previous month.

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The statistics presented in the attached tables are obtained from a survey of home loan market conditions. The survey covers over 250 lending institutions and builders and is conducted by officials in 75 HUD field office jurisdictions located in major metropolitan areas across the country.

NET PRICES AND AVERAGE YIELDS FOR HUD-INSURED
 NEW HOME MORTGAGES (SECTION 203) IMMEDIATE DELIVERY
 TRANSACTIONS 30-YEAR MATURITY - MINIMUM DOWNPAYMENT

Area	11.50% Mortgages			12.00% Mortgages		
	July 1, 1985		1/	June 1, 1985		1/
	Average Price	Average Yield	1/	Average Price	Average Yield	1/
Northeast 2/	-	-		-	-	
Middle Atlantic	\$ 97.3	11.94%		\$ 99.2	12.13%	
Southeast	98.0	11.82		98.5	12.25	
North Central	97.2	11.95		97.0	12.50	
Southwest	97.8	11.85		98.3	12.28	
West	97.7	11.87		98.2	12.30	
United States	\$ 97.6	11.89%		\$ 98.3	12.28%	

1/ Gross yield to investors, without allowance for servicing costs,
 based on prepayment of the mortgage at the end of 12 years.
 2/ Average price not listed because of insufficient FHA secondary
 market activity in this area.

NATIONAL PERCENT OF HUD OFFICES REPORTING ADEQUATE
 MORTGAGE MONEY AVAILABLE FOR FINANCING HOME
 LOANS INSURED UNDER SECTION 203

July 1, 1985 June 1, 1985 July 1, 1984
 99% 100% 99%

AVERAGE INTEREST RATES ON CONVENTIONAL FIRST MORTGAGES 3/

Area	New Home Loans			Existing Home Loans		
	Jul 1 1985	Jun 1 1985	Jul 1 1984	Jul 1 1985	Jun 1 1985	Jul 1 1984
Northeast	12.92%	13.50%	14.47%	12.86%	13.50%	14.47%
Middle Atlantic	12.18	12.14	14.79	12.21	12.17	14.88
Southeast	11.74	12.23	14.65	11.76	12.25	14.68
North Central	11.93	12.45	14.62	11.96	12.48	14.62
Southwest	11.96	12.47	14.74	11.92	12.47	14.74
West	11.94	12.39	14.66	11.94	12.39	14.66
United States	12.06%	12.49%	14.65%	12.06%	12.50%	14.67%

3/ As of 1/1/83 averages are unrounded.

AVERAGE INTEREST RATE* FOR HOME CONSTRUCTION FINANCING

<u>Area</u>	<u>FHA INSURED</u>			<u>CONVENTIONAL</u>		
	<u>Jul 1 1985</u>	<u>Jun 1 1985</u>	<u>Jul 1 1984</u>	<u>Jul 1 1985</u>	<u>Jun 1 1985</u>	<u>Jul 1 1984</u>
Northeast	13.32%	13.68%	14.70%	13.62%	13.91%	14.79%
Middle Atlantic	11.78	12.06	14.89	11.83	12.11	14.96
Southeast	11.56	11.66	14.52	11.47	11.69	14.52
North Central	12.48	12.73	15.04	12.67	12.92	15.44
Southwest	11.55	11.69	14.85	11.73	11.77	14.74
West	11.69	12.36	15.09	11.70	12.38	15.02
United States	11.99%	12.32%	14.89%	12.13%	12.45%	14.95%

NATIONAL PERCENT OF HUD OFFICES REPORTING ADEQUATE
CONSTRUCTION FUNDS AVAILABLE FOR HOMES

	<u>July 1, 1985</u>	<u>June 1, 1985</u>	<u>July 1, 1984</u>
FHA-Insured	97%	99%	96%
Conventional	97%	99%	97%

These data are not based on actual transactions but are compiled from the best information available to HUD Area Office Managers and FHA Insuring Office Supervisors throughout the United States. Prices are net for current transactions, after allowance for discounts, commitment fees, or other charges and are exclusive of FNMA activity. In the summarization of the secondary market data, weighting procedures are used which take into account the probable volume of sales within the jurisdiction of each office. In tabulating the availability of funds and conventional interest rates, weights are not used.



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HUD No. 85-122
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FOR RELEASE:
Wednesday,
July 24, 1985

ENERGY SAVINGS, IMPROVEMENTS TARGETED IN HUD TECHNICAL ASSISTANCE GRANT

Energy efficiency in multi-family housing rehabilitation funded by the Community Development Block Grant (CDBG) program will be the focus of a cooperative agreement between the Department of Housing and Urban Development and the NAHB Research Foundation, HUD Secretary Samuel R. Pierce, Jr., announced today.

The \$371,966 program will enable four selected block grant-eligible communities to include energy saving features and improvements while they carry out CDBG funded rehabilitation.

"The emphasis on existing housing rehabilitation, which HUD has stressed, presents opportunities to reduce energy-related operating expenses," HUD Secretary Pierce said.

The activities will be targeted on rehab of multi-family buildings occupied by low- and moderate-income families, containing five or more units. The program will include on-site assistance to the participants.

"We expect that this project will help develop basic techniques and information under market conditions, which may be shared and followed by hundreds of other communities," added Alfred C. Moran, HUD Assistant Secretary for Community Planning and Development.

For further information, contact: Bernie Manheimer, (202) 755-5504.

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FOR RELEASE:
Monday,
July 29, 1985

HUD EMPLOYEE ARRESTED ON BRIBERY CHARGES

Joseph D. Perez, a Housing and Urban Development employee in the management information division of the New York Regional Office has been arrested and charged with bribery following an FBI/HUD Office of Inspector General (OIG) investigation, Secretary Samuel R. Pierce, Jr., announced.

"Any illegal activity on the part of HUD employees or participants in HUD programs will be prosecuted to the full extent of the law," the HUD Secretary warned.

Perez, a GS-9, allegedly offered a \$5,000 bribe to another HUD employee on behalf of Rex Dorado, an investor wishing to purchase a property without taking part in the Department's competitive bidding process.

As a result of the investigation, Dorado and Perez were arrested July 24, 1985 by Federal Bureau of Investigation agents without incident. Perez subsequently resigned his position with the Department. Bail for the suspects has been set at \$10,000, and the preliminary hearing has been scheduled for August 13, 1985.

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News Release

HUD NO. 85-132
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FOR RELEASE
Thursday
August 22, 1985

SECONDARY MARKET PRICES AND YIELDS AND INTEREST RATES FOR HOME LOANS AUGUST 1, 1985

The U.S. Department of Housing and Urban Development (HUD) today released the results of its latest survey of market conditions for fixed rate, long-term, level payment home loans as well as interest rates for home construction funds. The August 1, 1985, survey found that the national average yield on secondary market transactions involving HUD/FHA Section 203(b) loans increased from that of the previous month. The national average yield was based on the most active commitments transacted for Section 203(b) loans. On August 1, these commitments were for loans bearing a gross contract rate of 11.50 percent.

On August 1, 1985, the national average secondary market yield on 11.50 percent HUD/FHA Section 203(b) loan transactions was 12.12 percent 1/, an increase of 23 basis points from a July 1, 1985, average yield of 11.89 percent. Compared to the survey's results of the previous month, average yields were higher in all of the geographic regions. The increases in average yields ranged from 17 basis points in the West region to 32 basis points in the North Central region.

The proportion of HUD field offices indicating that funds were generally adequate (relative to current demand) for financing Section 203(b) home mortgages was 100 percent on August 1, 1985, up slightly from 99 percent on July 1, 1985.

In the primary mortgage market, the national average contract rate for commitments on conventional loans for new and existing homes was also slightly higher from that of the prior month. The average rate for conventional loans for new homes on August 1, 1985, was 12.09 percent, up 3 basis points from 12.06 percent on July 1, 1985. The average rate for previously occupied homes increased by 4 basis points to 12.10 percent over the same period. Compared to the previous month, however, interest rates among the regions of the country experienced divergent trends. Average conventional rates increased from 5 basis points in the Southwest region to 30 basis points in the Southeast region.2/ However, average conventional interest rates in the Northeast and Middle Atlantic regions showed downward movements of as much as 39 and 11 basis points, respectively.

- 1/ Secondary market transactions pertain to commitments for mandatory delivery of HUD/FHA mortgages within 90 days.
- 2/ The U.S. Department of Housing and Urban Development defines its survey regions as the following: Northeast - Connecticut, Maine, Massachusetts, New Hampshire, New York, Rhode Island and Vermont. Mid-Atlantic - Delaware, District of Columbia, Maryland, New Jersey, Pennsylvania, Virginia, and West Virginia. Southeast - Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee. North Central - Illinois, Indiana, Iowa, Michigan, Minnesota, Nebraska, North Dakota, Ohio, South Dakota and Wisconsin. Southwest - Arkansas, Colorado, Kansas, Louisiana, Missouri, New Mexico, Oklahoma and Texas. West - Alaska, Arizona, California, Hawaii, Idaho, Montana, Nevada, Oregon, Utah, Washington, and Wyoming.

In the home construction loan market, the HUD survey found that the national average interest rate for firm commitments on FHA home construction funds was 12.06 percent on August 1, 1985, up 7 basis points from an average rate of 11.99 percent on July 1. The average rate for conventional home construction funds on August 1, 1985 was 12.09 percent, or 3 basis points above the average construction rate for FHA loans.

The proportion of HUD offices reporting an adequate supply of construction funds on August 1, 1985, was 97 percent for both FHA and conventional loans, unchanged from the response rate on the first of the previous month.

#

The statistics presented in the attached tables are obtained from a survey of home loan market conditions. The survey covers over 250 lending institutions and builders and is conducted by officials in 75 HUD field office jurisdictions located in major metropolitan areas across the country.

NET PRICES AND AVERAGE YIELDS FOR HUD-INSURED
 NEW HOME MORTGAGES (SECTION 203) IMMEDIATE DELIVERY
 TRANSACTIONS 30-YEAR MATURITY - MINIMUM DOWNPAYMENT

<u>Area</u>	<u>11.50% Mortgages</u> <u>August 1, 1985</u>			<u>11.50% Mortgages</u> <u>July 1, 1985</u>		
	<u>Average</u>	<u>Average</u>	<u>Yield 1/</u>	<u>Average</u>	<u>Average</u>	<u>Yield 1/</u>
	<u>Price</u>			<u>Price</u>		
Northeast 2/	-	-	-	-	-	-
Middle Atlantic	\$ 95.6	12.22%		\$ 97.3	11.94%	
Southeast	96.4	12.09		98.0	11.82	
North Central	95.3	12.27		97.2	11.95	
Southwest	96.5	12.07		97.8	11.85	
West	96.7	12.04		97.7	11.87	
United States	\$ 96.2	12.12%		\$ 97.6	11.89%	

1/ Gross yield to investors, without allowance for servicing costs,
 based on prepayment of the mortgage at the end of 12 years.
 2/ Average price not listed because of insufficient FHA secondary
 market activity in this area.

NATIONAL PERCENT OF HUD OFFICES REPORTING ADEQUATE
 MORTGAGE MONEY AVAILABLE FOR FINANCING HOME
 LOANS INSURED UNDER SECTION 203

August 1, 1985 July 1, 1985 August 1, 1984
 100% 99% 97%

AVERAGE INTEREST RATES ON CONVENTIONAL FIRST MORTGAGES 3/

<u>Area</u>	<u>New Home Loans</u>			<u>Existing Home Loans</u>		
	<u>Aug 1 1985</u>	<u>Jul 1 1985</u>	<u>Aug 1 1984</u>	<u>Aug 1 1985</u>	<u>Jul 1 1985</u>	<u>Aug 1 1984</u>
Northeast	12.53%	12.92%	14.58%	12.53%	12.86%	14.58%
Middle Atlantic	12.08	12.18	14.69	12.10	12.21	14.69
Southeast	12.03	11.74	14.74	12.06	11.76	14.76
North Central	12.05	11.93	14.52	12.09	11.96	14.54
Southwest	12.01	11.96	14.43	11.97	11.92	14.43
West	12.01	11.94	14.42	12.01	11.94	14.42
United States	12.09%	12.06%	14.53%	12.10%	12.06%	14.54%

3/ As of 1/1/83 averages are unrounded.

AVERAGE INTEREST RATE FOR HOME CONSTRUCTION FINANCING

<u>Area</u>	<u>FHA INSURED</u>			<u>CONVENTIONAL</u>		
	<u>Aug 1 1985</u>	<u>Jul 1 1985</u>	<u>Aug 1 1984</u>	<u>Aug 1 1985</u>	<u>Jul 1 1985</u>	<u>Aug 1 1984</u>
Northeast	13.51%	13.32%	15.13%	13.51%	13.62%	15.13%
Middle Atlantic	11.64	11.78	14.81	11.75	11.83	14.81
Southeast	11.69	11.56	14.79	11.47	11.47	14.88
North Central	12.37	12.48	14.92	12.52	12.67	15.13
Southwest	11.72	11.55	14.63	11.75	11.73	14.64
West	11.78	11.69	14.92	11.78	11.70	14.73
United States	12.06%	11.99%	14.83%	12.09%	12.13%	14.87%

**NATIONAL PERCENT OF HUD OFFICES REPORTING ADEQUATE
CONSTRUCTION FUNDS AVAILABLE FOR HOMES**

	<u>August 1, 1985</u>	<u>July 1, 1985</u>	<u>August 1, 1984</u>
FHA-Insured	97%	97%	94%
Conventional	97%	97%	99%

These data are not based on actual transactions but are compiled from the best information available to HUD Area Office Managers and FHA Insuring Office Supervisors throughout the United States. Prices are net for current transactions, after allowance for discounts, commitment fees, or other charges and are exclusive of FNMA activity. In the summarization of the secondary market data, weighting procedures are used which take into account the probable volume of sales within the jurisdiction of each office. In tabulating the availability of funds and conventional interest rates, weights are not used.



A handwritten signature in black ink, appearing to read "Samuel R. Pierce, Jr." or a similar variation.

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FOR RELEASE:
Wednesday,
August 21, 1985

HUD SOLAR BANK ANNOUNCES AWARDS OF \$20.1 MILLION TO STATES AND TERRITORIES

Housing and Urban Development Secretary Samuel R. Pierce, Jr., today announced that the Solar Bank has awarded \$20.1 million to 49 states and five territories, the District of Columbia and an Indian Assistance Coordinator. The funding will be used to finance energy conservation and solar energy improvements on the local level.

"This additional funding will help these participants provide subsidies to those who are most affected by the high cost of energy--low- and moderate-income people," Secretary Pierce said. The new funding, which will include Wyoming, the Virgin Islands, and South Dakota for the first time, brings the Bank's total awards to \$80.4 million.

Energy conservation improvements financed through the awards include insulation, thermal windows, efficient heating systems, and other weatherization measures in buildings completed before 1980, and solar energy projects. Award amounts are based on population characteristics and specific performance criteria in accordance with program regulations.

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As of August 6, 1985, \$28.9 million in Solar Bank funds has generated more than 39,000 projects. These projects have leveraged approximately \$50 million in additional private and local government investment, with energy savings equivalent to some 300,000 barrels of oil annually.

Richard Francis, President Designate of the Bank said "States and territories, with a direct knowledge of their citizens' needs, can allocate the funds most efficiently and effectively. Eligible individuals should apply for assistance through state agencies that administer the program."

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(Individual awards to participants are listed on the following page.)

<u>State</u>	<u>1985 Award</u>
Alabama	\$ 336,700.00
American Samoa	46,100.00
Arizona	251,500.00
Arkansas	516,000.00
California	657,600.00
Colorado	261,700.00
Connecticut	465,500.00
Delaware	122,200.00
District of Columbia	196,100.00
Florida	290,900.00
Georgia	204,600.00
Guam	46,500.00
Hawaii	51,500.00
Idaho	469,000.00
Illinois	942,500.00
Indian Tribes	121,300.00
Indiana	465,700.00
Iowa	713,900.00
Kansas	322,200.00
Kentucky	282,100.00
Louisiana	146,400.00
Maine	341,700.00
Maryland	238,500.00
Massachusetts	662,700.00
Michigan	542,500.00
Minnesota	451,500.00
Mississippi	130,000.00
Missouri	633,600.00
Montana	307,000.00
Nebraska	419,900.00
New Hampshire	210,500.00
New Jersey	322,000.00
New Mexico	196,400.00
New York	791,700.00
North Carolina	294,200.00
North Dakota	260,000.00
Northern Mariana Islands	69,700.00
Ohio	1,157,158.19
Oklahoma	322,600.00
Oregon	511,000.00
Pennsylvania	796,400.00
Puerto Rico	256,800.00
Rhode Island	455,300.00
South Carolina	323,900.00
South Dakota	131,500.00
Tennessee	420,100.00
Texas	342,200.00
Utah	387,000.00
Vermont	211,300.00
Virginia	392,900.00
Virgin Islands	120,000.00
Washington	398,400.00
West Virginia	137,300.00
Wisconsin	850,500.00
Wyoming	<u>120,000.00</u>
Total	\$20,116,258.19



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FOR RELEASE:
Thursday
September 5, 1985

HUD SECRETARY TO HEAD U.S. DELEGATION TO THE U.S.S.R.

Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, today announced that he will lead a twenty-member U.S. Delegation to the Soviet Union, September 11-21, for the fourth meeting of the Joint Committee under the USA/USSR Agreement on Cooperation in Housing and Other Construction. The delegation is comprised of high-level U.S. officials, and six prominent representatives from the private sector. There will be three days of working meetings in Moscow, and a study tour to review housing, construction and industrial sites in three other Soviet cities with significant new construction projects.

This will be the first Cabinet-level meeting of the Joint Committee since 1978. The five-year Agreement was originally signed in Moscow by President Nixon and Chairman Aleksei Kosygin in 1974, renewed in 1979 by President Carter, and again in 1984 by President Reagan. It names the Department of Housing and Urban Development as the U.S. Executive Agency responsible for the bilateral exchange of information on housing, urban development, and other construction issues through a time frame ending in June 1989. The Agreement includes the General Services Administration, National Science Foundation, U.S. Army Corps of Engineers and the U.S. Forest Service.

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Secretary Pierce will co-chair meetings of the Joint Committee with his Soviet counterpart, Sergey V. Bashilov, the Chairman of the Soviet's State Committee on Civil Construction (GOSSTROY). The Committee will identify areas of technical exchange which benefit both countries. The two officials will sign a Protocol of the fourth meeting which will authorize future projects. These projects will provide for exchange visits of experts, technical seminars, documentation exchanges and other cooperative efforts.

The Protocol is designed to provide mutual benefits to both the U.S. and the U.S.S.R. In a planning meeting earlier this year, the Soviet Union expressed a strong interest to include development of the commercial potential in the housing and construction sectors as an aspect of this technical exchange agreement.

The Agreement contains six Working Group areas of cooperation, each co-chaired by an official from the United States and the U.S.S.R. (1) Working Group 10.01 - Building Design and Construction co-chaired by Mr. William R. Lawson, Assistant Commissioner for Design and Construction, Public Buildings Service, General Services Administration (GSA); (2) Working Group 10.02 - Utilities Systems co-chaired by Dr. June Q. Koch, Assistant Secretary for Policy Development and Research, Department of Housing and Urban Development (HUD).; (3) Working Group 10.03 - Building Materials and Components co-chaired by Ms. Janet Hale, Acting General Deputy Assistant Secretary for Housing

(HUD); (4) Working Group 10.04 - Construction in Seismic Areas co-chaired by Dr. Arthur A. Ezra, Director, Division for Fundamental Research in Emerging and Critical Engineering Systems, National Science Foundation (NSF); (5) Working Group 10.05 - Building for Extreme Climates and Unusual Geological Conditions co-chaired by Major General Norman Delbridge, Jr., Deputy Chief of Engineers, United States Army (USA); and (6) Working Group 10.06 - Urban Planning, Development, and Management co-chaired by Mr. Alfred C. Moran, Assistant Secretary for Community Planning and Development, Department of Housing and Urban Development (HUD). Ambassador Theodore R. Britton, Jr., Assistant to Secretary Pierce for International Affairs, is the U.S. Executive Secretary for the Agreement and will also be a member of the delegation.

The American businessmen who will take part in the bi-lateral technical discussions have an interest in exploring the commercial potential of the various project areas. This added emphasis, recommended by more than 60 private sector U.S. participants who supported renewal of the Agreement, reflects a new area of possible benefit to the United States. The businessmen are:

Austin Guirlinger, President, Cardinal Industries, Inc., leading U. S. manufacturer of modular housing and the fourth largest developer of multifamily housing.

Kenneth E. Horn, President, Horn and Bottoms, Inc., business consultant on cement manufacturing plants.

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George H. Matters, Chairman and Chief Executive Officer, U.S. Home Corporation, the largest builder of single family housing in the U.S. (approximately 12,000 houses last year) and one of the largest producers of manufactured housing.

Henry Nagy, Chairman of the Board, Spancrete Industries, which manufactures machinery to make precast, prestressed hollow core concrete planks for floors, roofs and walls.

A. Alfred Taubman, Chairman and Chief Executive Officer, The Taubman Company, head of one of the major real estate development firms in the United States. Since 1950, his company has developed and/or constructed more than 70 million square feet of retail and commercial space; it currently manages 20 regional shopping malls across the country.

Gregory Weidler, Manager, Business Development, ARCO Chemical, whose products include building materials and components such as plastics, insulation and special aluminum products.

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FOR IMMEDIATE RELEASE

SURVEY OF MORTGAGE LENDING ACTIVITY FIRST QUARTER OF 1985

The Department of Housing and Urban Development has announced that originations of mortgages on 1-4 family homes totaled \$44.2 billion during the first quarter of 1985. This volume represented a decrease of nearly 3 percent as compared with that of the corresponding period a year earlier. Home loans closed by savings and loan associations rose only 1 percent from that of the first quarter of 1984, while originations by commercial banks were virtually unchanged. Mortgage companies suffered a decline in activity by about 11 percent over the same period. Savings and loan associations (including federal savings banks) accounted for 44 percent of the first quarter of 1985 originations. Mortgage companies and commercial banks registered market shares of 26 and 22 percent, respectively.

FHA-insured and VA-guaranteed loans comprised 11 and 6 percent, respectively, of the first quarter of 1985 originations. Loans closed for new homes amounted to \$11 billion (a 26 percent share), up 7 percent from that of the first three months of 1984. Loans closed for existing homes (including refinancings) were \$33 billion in the first quarter of 1985, a drop of 2 percent from that of the previous year.

In the first quarter of 1985, originations of conventional loans amounted to \$36.9 billion, or 83 percent of total originations, edging up from almost 82 percent in the corresponding period last year. The proportion of total mortgage company home loan originations which were conventional loans was over 50 percent in the first quarter of 1985. In the first quarter of 1984, the proportion of conventional lending activity at mortgage companies was 54 percent.

Purchases of home mortgages amounted to \$46.0 billion in the first quarter of 1985. Of this total \$34.3 billion, or 75 percent, was for conventional loans, up from 71 percent in the same period of 1984. Federally supported mortgage pools purchased 43 percent and savings and loan associations purchased 22 percent. Federal credit agencies purchased 18 percent.

Federally supported mortgage pools and savings and loan associations continued to be the largest direct sources of funds for home mortgages in the first quarter 1985, accounting for 35 and 26 percent, respectively, of total net acquisitions (originations plus purchases minus sales). Commercial banks had a 15 percent market share, followed by federal credit agencies and mutual savings banks with shares of 14 and 4 percent, respectively.

Originations of long-term loans on multifamily properties totaled \$5.7 billion in the first quarter 1985, of which 6 percent were FHA-insured. Loans closed on new multifamily properties accounted for 30 percent of the first quarter total. Savings and loan associations made 48 percent of the total multifamily loans closed in the first quarter of 1985. Over the same period, commercial banks followed with a 14 percent share, while federal credit agencies had a share of 9 percent.

Total originations of long-term loans on nonresidential properties were \$18.9 billion in the first quarter of 1985, up by 10 percent from a year ago. Commercial banks accounted for 47 percent of first quarter originations, followed by savings and loan associations with a 24 percent market share and life insurance companies with a 20 percent share. Long-term loans on farm properties totaled \$2.4 billion in the first quarter of 1985, a substantial decline of 24 percent as compared with that of the same period in 1985.

Repayments (including amortization, prepayments and refinancings) of long-term loans on all types of properties amounted to \$50.1 billion in the first quarter of 1985, an increase of 26 percent from that of a year ago.

At the end of March 1985, total mortgage debt outstanding was \$1,895 billion, of which \$1,192 billion were long-term loans for 1-4 family homes; \$140 billion were long-term loans for multifamily residential properties; and \$304 billion were long-term loans for nonresidential properties. Of the \$148 billion in construction loans, \$40 billion were for homes, \$25 billion were for multifamily properties, and \$84 billion were for nonresidential properties. Land loans amounted to \$30 billion.

The statistics presented in the attached tables are obtained from reports filed by about 1,500 lending institutions and agencies that are compiled by the FHLBB, Mortgage Bankers Association of America, Census Bureau, American Council of Life Insurance, FDIC and HUD under a cooperative arrangement.

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September 16, 1985

TABLE 1

END OF QUARTER HOLDINGS OF LAND, CONSTRUCTION AND LONG-TERM MORTGAGE LOANS
BY ELEVEN MAJOR LENDER GROUPS FOR THE END OF THE FIRST QUARTER, 1985

PROPERTY TYPE	(MILLIONS OF DOLLARS)											TOTALS GROUPS SHOWN
	COMM- ERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS	LTFE INSURANCE COMPANIES	NON-INS PENSION FUNDS	MORTGAGE COMPANIES	REITS	STAI REIT FUNDS	FEDERAL CREDIT AGENCIES	MORTGAGE POOLS	STAI CREDIT AGENCIES	
LOANS FOR CONSTRUCTION												
1-4 FAMILY HOMES	12752	611	25134	40	0	1305	0	20	0	0	10	30873
MULTIFAMILY	8110	696	13087	19	7	456	0	16	1553	0	852	24797
ALL NON-RESIDENTIAL	45784	2380	32022	644	91	2585	0	2	0	0	17	83525
TOTAL CONSTRUCTION	66646	3688	70243	703	98	4346	0	38	1553	0	870	148194
LONG-TERM MORTGAGE LOANS												
1-4 FAMILY HOMES												
FHA INSURED	5298	7262	11102	3195	254	2300	0	2060	19355	101527	6692	159045
VA GUARANTEED	2909	7698	14817	1967	240	1268	0	604	10968	79082	1602	121056
CONVENTIONAL	173589	58858	423403	9428	570	4778	0	1220	74398	130862	35347	911453
SUBTOTAL	181796	73819	449322	13690	1064	8346	0	3884	104621	311471	43641	1191554
MULTIFAMILY												
FHA INSURED	413	2049	944	810	118	0	0	4009	6196	3948	2606	21093
CONVENTIONAL	10780	11889	50846	17845	170	363	0	1116	12581	3627	9498	118715
SUBTOTAL	11193	13938	51790	18655	288	363	0	5125	18777	7575	12104	139808
NON-RESIDENTIAL												
FARM PROPERTIES	98171	14615	61322	110837	1556	384	0	5737	6723	85	4161	303501
TOTAL LONG-TERM MORTGAGE LOANS	301667	102377	562725	155205	2908	9093	0	14766	179703	327173	61206	1716823
LAND LOANS	11053	210	17826	257	102	746	0	4	0	0	26	30224
TOTAL MORTGAGE LOAN CREDITS	379366	106275	650794	156165	3108	14185	0	14808	181256	327173	62111	1895241

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.

OFFICE OF FINANCIAL MANAGEMENT
08/30/85

TABLE 2

QUARTERLY GROSS FLOWS OF LONG-TERM MORTGAGE LOANS ON 1-4 FAMILY NON-FARM HOMES
BY LOAN TYPE FOR ELEVEN MAJOR LENDER GROUPS, FIRST QUARTER, 1985

(MILLIONS OF DOLLARS)

	NEW PROPERTIES	EXISTING PROPERTIES	TOTAL ORIGINA- TIONS	LOAN PUR- CHASES	GROSS ACQUISI- TIONS	LOAN SALES	NET ACQUISI- TIONS
COMMERCIAL BANKS							
FHA INSURED	109	463	573	242	815	704	111
VA GUARANTEED	74	225	299	110	410	464	-54
CONVENTIONAL	1610	7046	8656	1319	9974	2050	7924
TOTAL	1793	7735	9528	1671	11199	3218	7981
MUTUAL SAVINGS BANKS							
FHA INSURED	8	16	23	21	45	42	3
VA GUARANTEED	2	7	9	0	9	9	0
CONVENTIONAL	407	2018	2424	676	3100	787	2313
TOTAL	417	2040	2457	697	3154	838	2316
SAVINGS & LOAN ASSOCIATIONS							
FHA INSURED	72	177	249	0	249	241	8
VA GUARANTEED	75	180	255	0	255	248	7
CONVENTIONAL	4847	13876	18723	10093	28816	15267	13549
TOTAL	4994	14233	19227	10093	29320	15756	13564
LIFE INSURANCE COMPANIES							
FHA INSURED	7	39	46	1	47	46	1
VA GUARANTEED	6	17	23	0	23	23	0
CONVENTIONAL	74	50	124	19	143	13	130
TOTAL	87	106	193	20	213	82	131
PRV. NON-INSURED PENSION FUNDS							
FHA INSURED	0	7	7	0	7	0	7
VA GUARANTEED	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	16	16	0	16
TOTAL	0	7	7	16	23	0	23
MORTGAGE COMPANIES							
FHA INSURED	1120	2693	3813	1866	5679	5235	444
VA GUARANTEED	547	1410	1997	1107	3104	2877	227
CONVENTIONAL	1718	4120	5838	814	6652	6624	28
TOTAL	3425	8223	11648	3787	15435	14736	699
REAL ESTATE INVESTMENT TRUSTS							
FHA INSURED	0	0	0	0	0	0	0
VA GUARANTEED	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
FHA INSURED	0	0	0	18	18	0	18
VA GUARANTEED	0	0	0	3	3	0	3
CONVENTIONAL	1	1	2	27	29	0	29
TOTAL	1	1	2	48	50	0	50
FEDERAL CREDIT AGENCIES							
FHA INSURED	0	0	0	235	235	0	235
VA GUARANTEED	0	0	0	6	6	0	6
CONVENTIONAL	449	272	761	8144	8905	1750	7155
TOTAL	449	272	761	8385	9146	1750	7396
MORTGAGE POOLS							
FHA INSURED	0	0	0	5053	5053	0	5053
VA GUARANTEED	0	0	0	2809	2809	0	2809
CONVENTIONAL	0	0	0	11969	11969	1524	14445
TOTAL	0	0	0	19831	19831	1524	19307
STATE & LOCAL CREDIT AGENCIES							
FHA INSURED	10	11	21	217	238	0	238
VA GUARANTEED	3	5	8	61	69	0	69
CONVENTIONAL	105	226	331	1188	1519	0	1519
TOTAL	118	242	360	1466	1826	0	1826
TOTALS FOR ELEVEN GROUPS							
FHA INSURED	1326	3406	4732	7653	12386	6268	6117
VA GUARANTEED	747	1845	2591	4096	6688	3621	3067
CONVENTIONAL	9251	27608	36859	34265	71124	28015	47109
TOTAL	11324	32859	44183	46014	90197	37904	52293

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.

OFFICE OF FINANCIAL MANAGEMENT
08/30/85

TABLE 3

QUARTERLY GROSS FLOWS OF LONG-TERM MORTGAGE LOANS
BY ELEVEN MAJOR LENDING GROUPS FOR THE FIRST QUARTER, 1965

(MILLIONS OF DOLLARS)

	TOTAL LOAN ORIGINATIONS	LOAN PURCHASES	GROSS ACQUISITIONS	LOAN SALES	NFT ACQUISITIONS	REPAYMENTS	NET CHANGE
COMMERCIAL BANKS							
1-4 FAMILY HOMES	9528	1671	11199	3218	7981	7386	594
MULTIFAMILY	801	129	930	0	930	619	310
NON-RESIDENTIAL	8935	1519	10453	111	10343	8145	2198
FARM PROPERTIES	730	0	730	0	730	741	-11
TOTALS	19993	3319	23312	3329	19983	16891	3092
MUTUAL SAVINGS BANKS							
1-4 FAMILY HOMES	2457	497	3154	838	2316	2143	173
MULTIFAMILY	506	60	566	34	532	332	200
NON-RESIDENTIAL	799	54	853	70	783	395	387
FARM PROPERTIES	0	0	0	0	-0	0	-0
TOTALS	3763	811	4573	942	3631	2870	761
SAVINGS & LOAN ASSOCIATIONS							
1-4 FAMILY HOMES	19227	10093	29320	15756	13564	7862	5702
MULTIFAMILY	2776	1351	4127	469	3658	3019	639
NON-RESIDENTIAL	4541	3708	8249	1528	6721	4699	2022
FARM PROPERTIES	207	0	207	0	207	210	-3
TOTALS	26751	15152	41903	17753	24150	15790	2360
LIFE INSURANCE COMPANIES							
1-4 FAMILY HOMES	193	20	213	82	131	383	-252
MULTIFAMILY	412	8	420	7	413	250	163
NON-RESIDENTIAL	3767	184	3951	293	3658	1171	2487
FARM PROPERTIES	108	0	108	0	108	429	-321
TOTALS	4490	212	4692	382	4310	2233	2077
PRV. NON-INSURED PENSION FUNDS							
1-4 FAMILY HOMES	7	16	23	0	23	236	-213
MULTIFAMILY	9	6	15	0	15	5	10
NON-RESIDENTIAL	50	31	81	8	73	575	-502
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	66	53	119	8	111	816	-705
MORTGAGE COMPANIES							
1-4 FAMILY HOMES	11648	3787	15435	14736	699	1356	-657
MULTIFAMILY	584	184	768	654	114	3	111
NON-RESIDENTIAL	378	0	378	276	102	31	71
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	12610	3971	16581	15666	915	1390	-475
REAL ESTATE INVESTMENT TRUSTS							
1-4 FAMILY HOMES	0	0	0	0	0	0	0
MULTIFAMILY	0	0	0	0	0	0	0
NON-RESIDENTIAL	0	0	0	0	0	0	0
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
1-4 FAMILY HOMES	2	48	50	0	50	55	-5
MULTIFAMILY	4	44	48	0	48	68	-20
NON-RESIDENTIAL	80	40	120	0	120	37	93
FARM PROPERTIES	0	0	0	13	-13	0	-13
TOTALS	86	132	218	13	205	160	45
FEDERAL CREDIT AGENCIES							
1-4 FAMILY HOMES	761	8285	9146	1750	7396	2561	4835
MULTIFAMILY	523	269	792	449	343	120	223
NON-RESIDENTIAL	192	0	182	0	182	235	-57
FARM PROPERTIES	1315	536	1851	631	1220	2690	-1470
TOTALS	2781	9190	11971	2830	9141	5606	3535
MORTGAGE POOLS							
1-4 FAMILY HOMES	0	19831	19831	1524	18307	2424	14883
MULTIFAMILY	0	613	613	1	612	445	167
NON-RESIDENTIAL	0	0	0	0	0	0	0
FARM PROPERTIES	0	631	631	536	95	1	94
TOTALS	0	21075	21075	2061	19014	2970	15144
STATE & LOCAL CREDIT AGENCIES							
1-4 FAMILY HOMES	360	1466	1826	0	1826	304	1522
MULTIFAMILY	125	4	129	0	129	26	103
NON-RESIDENTIAL	159	0	159	0	159	101	58
FARM PROPERTIES	23	0	23	0	23	21	2
TOTALS	667	1470	2137	0	2137	452	1685
TOTALS FOR ELEVEN GROUPS							
1-4 FAMILY HOMES	44193	46014	90197	37904	52293	25710	26583
MULTIFAMILY	5740	2668	8408	1614	6794	4887	1967
NON-RESIDENTIAL	18891	5535	24426	2286	22141	15389	6752
FARM PROPERTIES	2383	1167	3550	1180	2370	4092	-1722
TOTALS	71197	55384	126581	42984	83597	50078	23519

TABLE 4

QUARTERLY GROSS FLOWS OF LONG-TERM MORTGAGE LOANS ON MULTIFAMILY PROPERTIES

BY LOAN TYPE FOR ELEVEN MAJOR LENDER GROUPS, FIRST QUARTER, 1985

(MILLIONS OF DOLLARS)

	NEW PROPERTIES	EXISTING PROPERTIES	TOTAL ORIGINALS	LOAN PURCHASES	GROSS ACQUISITIONS	LOAN SALES	NET ACQUISITIONS
COMMERCIAL BANKS							
FHA INSURED	0	0	0	0	0	0	0
CONVENTIONAL	164	637	801	129	930	0	930
TOTAL	164	637	801	129	930	0	930
MUTUAL SAVINGS BANKS							
FHA INSURED	0	2	2	0	2	0	2
CONVENTIONAL	46	458	504	60	564	34	530
TOTAL	46	460	506	60	566	34	532
SAVINGS & LOAN ASSOCIATIONS							
FHA INSURED	12	28	40	0	40	12	28
CONVENTIONAL	756	1980	2736	1351	4087	457	2630
TOTAL	768	2008	2776	1351	4127	469	2658
LIFE INSURANCE COMPANIES							
FHA INSURED	0	0	0	4	4	0	4
CONVENTIONAL	165	247	412	4	416	7	409
TOTAL	165	247	412	8	420	7	413
PRV. NON-INSURED PENSION FUNDS							
FHA INSURED	0	2	2	0	2	0	2
CONVENTIONAL	0	7	7	6	13	0	13
TOTAL	0	9	9	6	15	0	15
MORTGAGE COMPANIES							
FHA INSURED	0	71	71	0	71	71	0
CONVENTIONAL	0	513	513	184	697	583	114
TOTAL	0	584	584	184	768	654	114
REAL ESTATE INVESTMENT TRUSTS							
FHA INSURED	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
FHA INSURED	0	0	0	23	23	0	23
CONVENTIONAL	2	2	4	21	25	0	25
TOTAL	2	2	4	44	48	0	48
FEDERAL CREDIT AGENCIES							
FHA INSURED	126	0	126	0	126	449	-323
CONVENTIONAL	362	35	397	269	666	0	666
TOTAL	488	35	523	269	792	449	343
MORTGAGE POOLS							
FHA INSURED	0	0	0	147	147	0	147
CONVENTIONAL	0	0	0	466	466	1	465
TOTAL	0	0	0	613	613	1	612
STATE & LOCAL CREDIT AGENCIES							
FHA INSURED	43	36	79	4	83	0	83
CONVENTIONAL	21	25	46	0	46	0	46
TOTAL	64	61	125	4	129	0	129
TOTALS FOR ELEVEN GROUPS							
FHA INSURED	191	139	320	178	498	532	-34
CONVENTIONAL	1516	3904	5420	2490	7910	1082	6927
TOTAL	1607	4043	5740	2668	8408	1614	6794

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.OFFICE OF FINANCIAL MANAGEMENT
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TABLE 1

END OF QUARTER HOLDINGS OF LAND, CONSTRUCTION AND LONG-TERM MORTGAGE LOANS
BY ELEVEN MAJOR LENDER GROUPS FOR THE END OF THE FOURTH QUARTER, 1984

PROPERTY TYPE	(MILLIONS OF DOLLARS)												TOTALS GROUPS SHOWN
	COMM- ERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS	LIFE INSURANCE COMPANIES	NON-INS PENSION FUNDS	MORTGAGE COMPANIES	REITS	STR RET FUNDS	FEDERAL CREDIT AGENCIES	MORTGAGE POOLS	STR CREDIT AGENCIES		
LOANS FOR CONSTRUCTION													
1-4 FAMILY HOMES	12716	616	24371	42	0	1146	0	19	0	0	0	7	38917
MULTIFAMILY	8098	697	12206	21	6	248	0	16	1596	0	0	864	21752
ALL NON-RESIDENTIAL	44449	2226	31709	926	91	1566	0	2	0	0	0	0	80969
TOTAL CONSTRUCTION	65264	3538	68286	989	97	2960	0	37	1596	0	0	871	143638
LONG-TERM MORTGAGE LOANS													
1-4 FAMILY HOMES													
FHA INSURED	5380	7417	11273	3305	255	2165	0	2087	19431	97531	6487	155331	
VA GUARANTEED	3039	7854	15026	2041	245	1253	0	615	11027	77088	1572	110761	
CONVENTIONAL	172786	58371	417321	8494	589	4705	0	1201	69328	121969	34143	888907	
SUBTOTAL	181205	73642	443620	12840	1089	8123	0	3904	99786	296588	42202	1163999	
MULTIFAMILY													
FHA INSURED	430	2071	980	824	116	0	0	4027	6543	3841	3369	22201	
CONVENTIONAL	10457	11671	50171	17767	88	169	0	1124	12011	3567	20538	127563	
SUBTOTAL	10887	13742	51151	10691	204	169	0	5151	18554	7408	23907	149764	
NON-RESIDENTIAL													
95993	15277	61300	108350	1589	345	0	0	5629	6776	85	4092	299436	
FARM PROPERTIES	10510	14	294	12444	0	0	0	34	51052	7948	1402	83699	
TOTAL LONG-TERM MORTGAGE LOANS	298595	102675	556365	153225	2882	8637	0	14718	176168	312020	71603	1696898	
LAND LOANS	10901	195	16752	255	111	739	0	5	0	0	25	28983	
TOTAL MORTGAGE LOAN CREDITS	374760	106409	641403	154469	3090	12336	0	14760	177764	312020	72499	1869519	

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.OFFICE OF FINANCIAL MANAGEMENT
08/30/85

TABLE 2

QUARTERLY GROSS FLOWS OF LONG-TERM MORTGAGE LOANS ON 1-4 FAMILY NON-FARM HOMES
BY LOAN TYPE FOR ELEVEN MAJOR LENDER GROUPS, FOURTH QUARTER, 1984

(MILLIONS OF DOLLARS)							
	NEW PROPERTIES	EXISTING PROPERTIES	TOTAL ORIGINAL- TIONS	LOAN PUR- CHASES	GROSS ACQUISI- TIONS	LOAN SALES	NET ACQUISI- TIONS
COMMERCIAL BANKS							
FHA INSURED	151	464	616	143	758	453	306
VA GUARANTEED	117	214	331	74	405	269	136
CONVENTIONAL	1868	7068	9836	1534	11369	1899	9470
TOTAL	2137	8646	10782	1751	12533	2621	9911
MUTUAL SAVINGS BANKS							
FHA INSURED	5	48	53	5	58	70	-11
VA GUARANTEED	2	22	24	2	25	44	-14
CONVENTIONAL	587	2215	2802	682	3483	499	2985
TOTAL	594	2285	2878	689	3567	612	2955
SAVINGS & LOAN ASSOCIATIONS							
FHA INSURED	70	165	235	0	235	201	34
VA GUARANTEED	76	168	244	0	244	203	41
CONVENTIONAL	5856	14212	20068	10300	30368	1567	15301
TOTAL	6002	14545	20547	10300	30847	15471	15376
LIFE INSURANCE COMPANIES							
FHA INSURED	6	42	48	31	79	26	53
VA GUARANTEED	5	24	29	23	52	19	33
CONVENTIONAL	96	57	153	28	181	4	177
TOTAL	107	123	230	82	312	49	263
PRV. NON-INSURED PENSION FUNDS							
FHA INSURED	0	0	0	14	14	0	14
VA GUARANTEED	0	0	0	24	24	0	24
CONVENTIONAL	0	0	0	14	14	0	14
TOTAL	0	0	0	52	52	0	52
MORTGAGE COMPANIES							
FHA INSURED	1091	2289	3380	1008	4388	3630	758
VA GUARANTEED	631	1709	1940	776	2716	2417	299
CONVENTIONAL	1737	3508	5245	1198	6443	6591	-148
TOTAL	3459	7106	10565	2982	13547	12638	909
REAL ESTATE INVESTMENT TRUSTS							
FHA INSURED	0	0	0	0	0	0	0
VA GUARANTEED	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
FHA INSURED	0	0	0	21	21	0	21
VA GUARANTEED	0	0	0	4	4	0	4
CONVENTIONAL	0	3	3	24	27	0	27
TOTAL	0	3	3	49	52	0	52
FEDERAL CREDIT AGENCIES							
FHA INSURED	0	0	0	65	65	0	65
VA GUARANTEED	0	0	0	12	12	0	12
CONVENTIONAL	568	278	846	6085	6931	1307	5624
TOTAL	568	278	846	6162	7008	1307	5701
MORTGAGE POOLS							
FHA INSURED	0	0	0	3907	3907	0	3907
VA GUARANTEED	0	0	0	2385	2385	0	2385
CONVENTIONAL	0	0	0	12319	12319	902	11417
TOTAL	0	0	0	18611	18611	902	17709
STATE & LOCAL CREDIT AGENCIES							
FHA INSURED	16	6	22	252	274	0	274
VA GUARANTEED	6	2	8	30	38	0	38
CONVENTIONAL	211	160	371	1245	1616	0	1616
TOTAL	233	168	401	1527	1928	0	1928
TOTALS FOR ELEVEN GROUPS							
FHA INSURED	1339	3014	4354	5446	9800	4379	5421
VA GUARANTEED	837	1739	2576	3330	5905	2952	2953
CONVENTIONAL	10923	28401	39324	33428	72752	26269	46483
TOTAL	13099	33154	46253	42204	88457	33601	54856

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.OFFICE OF FINANCIAL MANAGEMENT
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TABLE 3

QUARTERLY GROSS FLOWS OF LONG-TERM MORTGAGE LOANS
BY ELEVEN MAJOR LENDING GROUPS FOR THE FOURTH QUARTER, 1984

(MILLIONS OF DOLLARS)

	TOTAL LOAN ORIGINATIONS	LOAN PURCHASES	GROSS ACQUISITIONS	LOAN SALES	NFT ACQUISITIONS	REPAYMENTS	NFT CHANGE
COMMERCIAL RANKS							
1-4 FAMILY HOMES	10782	1751	12533	2621	9911	5951	3961
MULTIFAMILY	941	4	945	8	937	435	503
NON-RESIDENTIAL	10380	734	11114	219	10895	6631	4264
FARM PROPERTIES	1185	0	1185	0	1185	1110	75
TOTALS	23289	2689	25777	2848	22929	14127	8802
MUTUAL SAVINGS RANKS							
1-4 FAMILY HOMES	2878	689	3567	612	2955	1999	956
MULTIFAMILY	374	107	481	264	216	431	-215
NON-RESIDENTIAL	679	5	684	70	614	464	151
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	3931	801	4732	947	3785	2894	892
SAVINGS & LOAN ASSOCIATIONS							
1-4 FAMILY HOMES	20547	10300	30847	15471	15376	9849	5527
MULTIFAMILY	3466	1757	5233	1050	4183	2303	1880
NON-RESIDENTIAL	5468	5855	11323	4271	7052	5060	1992
FARM PROPERTIES	41	0	41	0	41	10	31
TOTALS	29522	17922	47444	20792	26652	17222	9430
LIFE INSURANCE COMPANIES							
1-4 FAMILY HOMES	230	82	312	49	263	308	-45
MULTIFAMILY	631	1	632	20	612	411	201
NON-RESIDENTIAL	4799	328	5117	1542	3575	2025	1550
FARM PROPERTIES	134	0	134	0	134	312	-178
TOTALS	5784	411	6195	1611	4584	3056	1528
PRV. NON-INSURED PENSION FUNDS							
1-4 FAMILY HOMES	0	52	52	0	52	132	-80
MULTIFAMILY	0	79	79	1	78	9	69
NON-RESIDENTIAL	111	58	169	0	169	135	34
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	111	189	300	1	299	276	23
MORTGAGE COMPANIES							
1-4 FAMILY HOMES	10565	2982	13547	12638	909	895	14
MULTIFAMILY	44	119	163	141	22	79	-57
NON-RESIDENTIAL	602	0	602	561	41	138	-97
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	11211	3101	14312	13340	972	1112	-140
REAL ESTATE INVESTMENT TRUSTS							
1-4 FAMILY HOMES	0	0	0	0	0	0	0
MULTIFAMILY	0	0	0	0	0	0	0
NON-RESIDENTIAL	0	0	0	0	0	0	0
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
1-4 FAMILY HOMES	3	49	52	0	52	55	-3
MULTIFAMILY	5	33	38	0	38	27	11
NON-RESIDENTIAL	232	113	345	6	339	53	286
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	240	195	435	6	429	135	294
FEDERAL CREDIT AGENCIES							
1-4 FAMILY HOMES	846	6162	7008	1307	5701	1865	3836
MULTIFAMILY	541	245	786	236	550	92	458
NON-RESIDENTIAL	153	0	153	0	153	230	-77
FARM PROPERTIES	993	285	1278	109	1169	1440	-271
TOTALS	2533	6492	9225	1652	7573	3627	3946
MORTGAGE POOLS							
1-4 FAMILY HOMES	0	18611	18611	902	17709	7664	14045
MULTIFAMILY	0	578	578	0	578	51	527
NON-RESIDENTIAL	0	0	0	0	0	0	0
FARM PROPERTIES	0	110	110	285	-175	3	-178
TOTALS	0	19299	19299	1187	18112	7718	14394
STATE & LOCAL CREDIT AGENCIES							
1-4 FAMILY HOMES	401	1527	1928	0	1928	318	1610
MULTIFAMILY	148	10	158	0	158	26	132
NON-RESIDENTIAL	86	0	86	0	86	3	83
FARM PROPERTIES	21	0	21	0	21	15	6
TOTALS	656	1537	2193	0	2193	362	1831
TOTALS FOR ELEVN GROUPS							
1-4 FAMILY HOMES	46253	42204	88457	33601	54856	25035	29821
MULTIFAMILY	6150	2943	9093	1720	7373	3864	3509
NON-RESIDENTIAL	22500	793	29593	6669	22924	14739	8185
FARM PROPERTIES	2374	395	2769	394	2375	2890	-515
TOTALS	77277	52635	129912	42384	87528	46528	41000

TABLE 4

QUARTERLY GROSS FLOWS OF LONG-TERM MORTGAGE LOANS ON MULTIFAMILY PROPERTIES

BY LOAN TYPE FOR ELEVEN MAJOR LENDER GROUPS, FOURTH QUARTER, 1984

(MILLIONS OF DOLLARS)

	NEW PROPERTIES	EXISTING PROPERTIES	TOTAL ORIGINATI- ONS	LOAN PUR- CHASES	GROSS ACQUISTI- TIONS	LOAN SALES	NFT ACQUISTI- TIONS
COMMERCIAL BANKS							
FHA INSURED	0	3	3	0	3	0	3
CONVENTIONAL	103	836	939	4	943	8	925
TOTAL	103	839	941	4	945	8	937
MUTUAL SAVINGS BANKS							
FHA INSURED	0	8	8	15	23	9	15
CONVENTIONAL	70	295	365	92	457	256	202
TOTAL	70	293	374	107	481	264	216
SAVINGS & LOAN ASSOCIATIONS							
FHA INSURED	8	16	24	0	24	15	9
CONVENTIONAL	1105	2247	3442	1767	5209	1035	4174
TOTAL	1203	2263	3466	1767	5233	1050	4183
LIFE INSURANCE COMPANIES							
FHA INSURED	0	0	0	0	0	0	0
CONVENTIONAL	328	203	631	1	632	20	612
TOTAL	328	203	631	1	632	20	612
PRV. NON-INSURED PENSION FUNDS							
FHA INSURED	0	0	0	72	72	1	71
CONVENTIONAL	0	0	0	7	7	0	7
TOTAL	0	0	0	79	79	1	78
MORTGAGE COMPANIES							
FHA INSURED	0	1	1	0	1	1	0
CONVENTIONAL	0	43	43	119	162	140	22
TOTAL	0	44	44	119	163	141	22
REAL ESTATE INVESTMENT TRUSTS							
FHA INSURED	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
FHA INSURED	0	0	0	26	26	0	26
CONVENTIONAL	2	3	5	7	12	0	12
TOTAL	2	3	5	33	38	0	38
FEDERAL CREDIT AGENCIES							
FHA INSURED	170	0	170	0	170	236	166
CONVENTIONAL	329	42	371	245	616	0	616
TOTAL	499	42	541	245	796	236	550
MORTGAGE POOLS							
FHA INSURED	0	0	0	258	258	0	258
CONVENTIONAL	0	0	0	320	320	0	320
TOTAL	0	0	0	578	578	0	578
STATE & LOCAL CREDIT AGENCIES							
FHA INSURED	72	52	84	10	94	0	94
CONVENTIONAL	28	36	64	0	64	0	64
TOTAL	60	48	148	10	158	0	158
TOTALS FOR ELEVEN GROUPS							
FHA INSURED	210	80	290	381	671	262	410
CONVENTIONAL	2055	3805	5860	2562	8422	1458	6963
TOTAL	2265	3885	6150	2943	9093	1720	7373

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.OFFICE OF FINANCIAL MANAGEMENT
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TARI 1

END OF QUARTER HOLDINGS OF LAND, CONSTRUCTION AND LONG-TERM MORTGAGE LOANS
BY ELEVEN MAJOR LENDER GROUPS FOR THE END OF THE THIRD QUARTER, 1984

PROPERTY TYPE	(MILLIONS OF DOLLARS)												TOTALS GROUPS SHOWN
	COMM- ERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS	LIFE INSURANCE COMPANIES	NON-INS PENSION FUNDS	MORTGAGE COMPANIES	PFITS	STAI RFT FUNDS	FEDERAL CREDIT AGENCIES	MORTGAGE POOLS	STAI CREDIT AGENCIES		
LOANS FOR CONSTRUCTION													
1-4 FAMILY HOMES	12805	603	23800	6	0	1123	0	20	0	0	0	8	38365
MULTIFAMILY	7937	632	12321	32	8	256	0	16	1550	0	0	882	23634
ALL NON-RESIDENTIAL	41856	1845	27578	929	91	1693	0	2	0	0	0	0	73993
TOTAL CONSTRUCTION	62597	3080	63699	967	99	3072	0	38	1550	0	0	890	135992
LONG-TERM MORTGAGE LOANS													
1-4 FAMILY HOMES													
FHA INSURED	5206	7607	11534	3311	255	1387	0	2091	19548	94642	6267	151849	
VA GUARANTEED	3015	8032	15310	2034	228	877	0	618	11151	75494	1551	110312	
CONVENTIONAL	169022	57046	411249	837	653	4754	0	1190	65252	112405	32777	863895	
SUBTOTAL	177244	72686	438093	13982	1136	7018	0	3908	95951	282543	40595	1133056	
MULTIFAMILY													
FHA INSURED	446	2103	1002	834	45	3	0	4017	6638	3621	3291	22000	
CONVENTIONAL	9939	11853	48269	17556	90	544	0	1095	11457	3260	10488	114551	
SUBTOTAL	10385	13957	49271	19390	135	547	0	5112	18095	6881	13778	136551	
NON-RESIDENTIAL													
FARM PROPERTIES	10436	14	263	12621	0	0	0	34	51324	8126	1395	84213	
TOTAL LONG-TERM MORTGAGE LOANS	289793	101784	546935	151693	4235	8500	0	14425	172223	297635	59777	1647001	
LAND LOANS	9545	204	15428	260	110	560	0	5	0	0	26	26179	
TOTAL MORTGAGE LOAN CREDITS	361936	105068	626062	152920	4444	12132	0	14468	173773	297635	60693	1000131	

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.

OFFICE OF FINANCIAL MANAGEMENT
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TABLE 2

QUARTERLY GROSS FLOWS OF LONG-TERM MORTGAGE LOANS ON 1-4 FAMILY NON-FARM HOMES
BY LOAN TYPE FOR ELEVEN MAJOR LENDER GROUPS, THIRD QUARTER, 1984

(MILLIONS OF DOLLARS)							
	NEW PROPERTIES	EXISTING PROPERTIES	TOTAL ORIGINAL- TIONS	LOAN PUR- CHASES	GROSS ACQUISI- TIONS	LOAN SALES	MFT ACQUISI- TIONS
COMMERCIAL BANKS							
FHA INSURED	123	259	382	80	462	482	-20
VA GUARANTEED	92	159	251	57	307	341	-33
CONVENTIONAL	1780	7391	9172	953	10124	1984	9140
TOTAL	1995	7809	9805	1090	10894	2807	9087
MUTUAL SAVINGS BANKS							
FHA INSURED	0	37	37	4	40	261	-221
VA GUARANTEED	0	22	22	2	23	319	-296
CONVENTIONAL	583	2874	3457	968	4425	494	3931
TOTAL	583	2932	3515	974	4489	1074	3414
SAVINGS & LOAN ASSOCIATIONS							
FHA INSURED	75	240	315	0	315	215	100
VA GUARANTEED	104	241	345	0	345	215	130
CONVENTIONAL	6635	19353	25988	11937	37925	12904	25021
TOTAL	6814	19834	26648	11937	38585	13334	25251
LIFE INSURANCE COMPANIES							
FHA INSURED	12	20	32	2	34	32	2
VA GUARANTEED	4	14	18	0	18	21	-3
CONVENTIONAL	61	82	143	10	153	1	152
TOTAL	77	116	193	12	205	54	151
PRV. NON-INSURED PENSION FUNDS							
FHA INSURED	0	0	0	0	0	0	0
VA GUARANTEED	0	0	0	6	6	0	6
CONVENTIONAL	0	0	0	3	3	0	3
TOTAL	0	0	0	9	9	0	9
MORTGAGE COMPANIES							
FHA INSURED	858	1275	2133	1021	3154	3378	-224
VA GUARANTEED	618	416	1534	753	2287	2535	-248
CONVENTIONAL	2261	3966	5627	428	6055	6175	-120
TOTAL	3737	5557	9294	2202	11496	12088	-592
REAL ESTATE INVESTMENT TRUSTS							
FHA INSURED	0	0	0	0	0	0	0
VA GUARANTEED	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
FHA INSURED	0	0	0	9	9	0	9
VA GUARANTEED	0	0	0	4	4	0	4
CONVENTIONAL	0	3	3	17	20	0	20
TOTAL	0	3	3	30	33	0	33
FEDERAL CREDIT AGENCIES							
FHA INSURED	0	0	0	23	23	0	23
VA GUARANTEED	0	0	0	2	2	0	2
CONVENTIONAL	528	323	851	5256	6107	2750	3357
TOTAL	528	323	851	5281	6132	2750	3382
MORTGAGE POOLS							
FHA INSURED	0	0	0	3540	3540	0	3540
VA GUARANTEED	0	0	0	2937	2937	0	2937
CONVENTIONAL	0	0	0	10758	10758	1776	8982
TOTAL	0	0	0	17235	17235	1776	15459
STATE & LOCAL CREDIT AGENCIES							
FHA INSURED	4	8	12	250	262	0	242
VA GUARANTEED	1	3	4	49	53	0	53
CONVENTIONAL	66	170	236	910	1146	0	1146
TOTAL	71	181	252	1209	1461	0	1461
TOTALS FOR ELEVEN GROUPS							
FHA INSURED	1072	1839	2911	4929	7840	4368	3472
VA GUARANTEED	919	1355	2173	3809	5983	2431	2552
CONVENTIONAL	11914	33562	45476	31240	76716	26084	50632
TOTAL	13805	36756	50560	39978	90539	33883	56655

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.

OFFICE OF FINANCIAL MANAGEMENT
08/30/85

TABLE 3

QUARTERLY GROSS FLOWS OF LONG-TERM MORTGAGE LOANS
BY ELEVEN MAJOR LENDING GROUPS FOR THE THIRD QUARTER, 1984

(MILLIONS OF DOLLARS)

	TOTAL LOAN ORIGINATIONS	LOAN PURCHASES	GROSS ACQUISITIONS	LOAN SALES	NFT ACQUISITIONS	PPPAYMENTS	NFT CHANGE
COMMERCIAL BANKS							
1-4 FAMILY HOMES	9805	1090	10894	2807	8087	5469	2618
MULTIFAMILY	792	92	884	12	872	727	144
NON-RESIDENTIAL	8223	829	9052	206	8846	5239	3607
FARM PROPERTIES	740	0	740	0	740	365	374
TOTALS	19559	2010	21569	3025	18545	11801	4744
MUTUAL SAVINGS BANKS							
1-4 FAMILY HOMES	3515	974	4489	1074	3414	2314	1100
MULTIFAMILY	550	21	571	144	428	441	-13
NON-RESIDENTIAL	906	2	908	12	895	485	410
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	4971	996	5968	1230	4737	3240	1497
SAVINGS & LOAN ASSOCIATIONS							
1-4 FAMILY HOMES	26648	11037	38585	13334	25251	12757	11494
MULTIFAMILY	3267	887	4154	539	3615	2132	1493
NON-RESIDENTIAL	5250	2784	8034	667	7367	1582	5785
FARM PROPERTIES	4	0	4	0	4	49	-45
TOTALS	35169	15608	50777	14540	36237	17520	18717
LIFE INSURANCE COMPANIES							
1-4 FAMILY HOMES	193	12	205	54	151	376	-225
MULTIFAMILY	124	3	127	0	127	297	-170
NON-RESIDENTIAL	3457	151	3608	20	3588	1133	2455
FARM PROPERTIES	278	0	278	0	278	218	60
TOTALS	4052	166	4218	74	4144	2024	2120
PRV. NON-INSURED PENSION FUNDS							
1-4 FAMILY HOMES	0	0	9	0	0	23	-14
MULTIFAMILY	1	50	51	0	51	3	48
NON-RESIDENTIAL	25	102	127	0	127	40	87
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	26	161	187	0	187	66	121
MORTGAGE COMPANIES							
1-4 FAMILY HOMES	9294	2202	11496	12088	-592	699	-1291
MULTIFAMILY	51	35	86	87	-1	67	-68
NON-RESIDENTIAL	574	85	659	573	86	92	-6
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	9919	2322	12241	12748	-507	858	-1365
REAL ESTATE INVESTMENT TRUSTS							
1-4 FAMILY HOMES	0	0	0	0	0	0	0
MULTIFAMILY	0	0	0	0	0	0	0
NON-RESIDENTIAL	0	0	0	0	0	0	0
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
1-4 FAMILY HOMES	3	30	33	0	33	57	-24
MULTIFAMILY	0	62	62	0	62	51	11
NON-RESIDENTIAL	6	63	69	0	69	30	39
FARM PROPERTIES	0	0	0	5	-5	0	-5
TOTALS	9	155	164	5	159	138	21
FEDERAL CREDIT AGENCIES							
1-4 FAMILY HOMES	851	5281	6132	2750	3382	2237	1145
MULTIFAMILY	492	157	639	452	187	164	23
NON-RESIDENTIAL	180	0	180	0	180	220	-40
FARM PROPERTIES	1116	517	1633	812	821	993	-172
TOTALS	2629	5055	8584	4014	4570	3614	956
MORTGAGE POOLS							
1-4 FAMILY HOMES	0	17235	17235	1776	15459	4016	11443
MULTIFAMILY	0	329	329	0	329	72	257
NON-RESIDENTIAL	0	0	0	0	0	0	0
FARM PROPERTIES	0	412	812	518	294	1	293
TOTALS	0	18376	18376	2294	16082	4089	11993
STATE & LOCAL CREDIT AGENCIES							
1-4 FAMILY HOMES	252	1204	1461	0	1461	339	1122
MULTIFAMILY	192	14	206	0	206	23	183
NON-RESIDENTIAL	130	0	130	0	130	50	80
FARM PROPERTIES	21	0	21	0	21	13	8
TOTALS	595	1223	1818	0	1818	425	1393
TOTALS FOR ELEVEN GROUPS							
1-4 FAMILY HOMES	50560	39978	90539	33883	56655	29287	27368
MULTIFAMILY	5459	1650	7109	1234	5876	3977	1899
NON-RESIDENTIAL	18751	4015	22766	1478	21288	8871	12417
FARM PROPERTIES	2159	1229	3488	1335	2153	1639	513
TOTALS	76929	46972	123902	37930	85972	43775	42197

TABLE 4

QUARTERLY GROSS FLOWS OF LONG-TERM MORTGAGE LOANS ON MULTIFAMILY PROPERTIES

BY LOAN TYPE FOR ELEVEN MAJOR LENDER GROUPS, THIRD QUARTER, 1984

(MILLIONS OF DOLLARS)							
	NEW PROPERTIES	EXISTING PROPERTIES	TOTAL ORIGINATIONS	LOAN PURCHASES	GROSS ACQUISITIONS	LOAN SALES	NET ACQUISITIONS
COMMERCIAL BANKS							
FHA INSURED	0	7	7	0	7	0	7
CONVENTIONAL	142	643	785	92	877	12	865
TOTAL	142	651	792	92	884	12	872
MUTUAL SAVINGS BANKS							
FHA INSURED	0	0	0	0	0	126	-126
CONVENTIONAL	54	496	550	21	571	18	554
TOTAL	54	496	550	21	571	144	428
SAVINGS & LOAN ASSOCIATIONS							
FHA INSURED	8	16	24	0	24	6	18
CONVENTIONAL	813	2410	3243	887	4130	533	2597
TOTAL	841	2426	3267	887	4154	539	2615
LIFE INSURANCE COMPANIES							
FHA INSURED	0	0	0	0	0	0	0
CONVENTIONAL	36	88	124	3	127	0	127
TOTAL	36	88	124	3	127	0	127
PRV. NON-INSURED PENSION FUNDS							
FHA INSURED	1	0	1	34	35	0	35
CONVENTIONAL	0	0	0	16	16	0	16
TOTAL	1	0	1	50	51	0	51
MORTGAGE COMPANIES							
FHA INSURED	29	20	49	0	49	49	0
CONVENTIONAL	1	1	2	35	37	38	-1
TOTAL	30	21	51	35	86	87	-1
REAL ESTATE INVESTMENT TRUSTS							
FHA INSURED	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
FHA INSURED	0	0	0	41	41	0	41
CONVENTIONAL	0	0	0	21	21	0	21
TOTAL	0	0	0	62	62	0	62
FEDERAL CREDIT AGENCIES							
FHA INSURED	119	0	119	0	119	423	-304
CONVENTIONAL	312	51	363	157	520	29	491
TOTAL	431	51	482	157	639	452	187
MORTGAGE POOLS							
FHA INSURED	0	0	0	148	148	0	148
CONVENTIONAL	0	0	0	181	181	0	181
TOTAL	0	0	0	329	329	0	329
STATE & LOCAL CPFDIT AGENCIES							
FHA INSURED	51	48	99	14	113	0	113
CONVENTIONAL	51	42	93	0	93	0	93
TOTAL	102	90	192	14	206	0	206
TOTALS FOR ELEVEN GROUPS							
FHA INSURED	208	91	299	237	536	604	-68
CONVENTIONAL	1429	3731	5160	1413	6573	630	5943
TOTAL	1637	3822	5459	1650	7109	1234	5876

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.OFFICE OF FINANCIAL MANAGEMENT
08/30/85

TABLE 1

END OF QUARTER HOLDINGS OF LAND, CONSTRUCTION AND LONG-TERM MORTGAGE LOANS
BY ELEVEN MAJOR LENDER GROUPS FOR THE END OF THE SECOND QUARTER, 1984

PROPERTY TYPE	(MILLIONS OF DOLLARS)											TOTALS GROUPS SHOWN
	COMM- ERCIAL RANKS	MUTUAL SAVINGS RANKS	SAVINGS & LOAN ASSNS	LIFE INSURANCE COMPANIES	NON-INS PENSION FUNDS	MORTGAGE COMPANIES	REITS	STAI RFT FUNDS	FEDERAL CREDIT AGENCIES	MORTGAGE POOLS	STAI CREDIT AGENCIES	
LOANS FOR CONSTRUCTION												
1-4 FAMILY HOMES	12603	651	23727	8	0	1466	0	19	0	0	12	38487
MULTIFAMILY	8540	497	11897	36	7	508	0	16	1517	0	1012	24030
ALL NON-RESIDENTIAL	38977	1680	24211	1024	101	2393	0	2	0	0	0	68488
TOTAL CONSTRUCTION	60121	2828	59935	1068	108	4367	0	37	1517	0	1024	131005
LONG-TERM MORTGAGE LOANS												
1-4 FAMILY HOMES												
FHA INSURED	5334	8046	11834	2389	260	2519	0	2106	19785	92066	6057	151396
VA GUARANTEED	3154	8534	15411	2094	225	1849	0	620	11320	73287	1508	118201
CONVENTIONAL	166138	55006	399154	8625	673	5981	0	1206	63701	105747	31878	838109
SUBTOTAL	174626	71586	426599	14108	1158	10349	0	3932	94806	271100	39443	1107707
MULTIFAMILY												
FHA INSURED	453	2268	1010	843	11	8	0	4003	7042	3507	3182	22327
CONVENTIONAL	9787	11701	46778	17716	77	649	0	1095	11034	3118	10447	112402
SUBTOTAL	10240	13970	47788	18559	88	657	0	5098	18076	6625	13628	134729
NON-RESIDENTIAL												
FARM PROPERTIES	88122	14717	53523	104346	2861	1209	0	5336	6893	85	3929	281021
TOTAL LONG-TERM MORTGAGE LOANS	283049	100287	528218	140573	4107	12215	0	14405	171271	285643	58388	1607156
LAND LOANS	8617	182	14183	250	112	685	0	5	0	0	28	24062
TOTAL MORTGAGE LOAN CREDITS	351787	103298	602336	150891	4327	17267	0	14447	172788	285643	59440	1762223

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.OFFICE OF FINANCIAL MANAGEMENT
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TABLE 2

QUARTERLY GROSS FLOWS OF LONG-TERM MORTGAGE LOANS ON 1-4 FAMILY NON-FARM HOMES
BY LOAN TYPE FOR ELEVEN MAJOR LENDER GROUPS, SECOND QUARTER, 1984

(MILLIONS OF DOLLARS)							
	NEW PROPERTIES	EXISTING PROPERTIES	TOTAL ORIGINAL- TIONS	LOAN PUR- CHASES	GROSS ACQUISI- TIONS	LOAN SALES	NFT ACQUISI- TIONS
COMMERCIAL BANKS							
FHA INSURED	214	427	641	91	732	568	163
VA GUARANTEED	217	372	589	96	685	543	142
CONVENTIONAL	1893	8717	10610	975	11585	2496	9089
TOTAL	2325	9516	11541	1162	13003	3608	9304
MUTUAL SAVINGS BANKS							
FHA INSURED	3	45	48	0	48	6	41
VA GUARANTEED	0	27	27	0	27	0	27
CONVENTIONAL	509	2979	3489	644	4133	236	3897
TOTAL	512	3051	3564	644	4208	242	3966
SAVINGS & LOAN ASSOCIATIONS							
FHA INSURED	100	260	360	0	360	200	160
VA GUARANTEED	122	307	429	0	429	200	229
CONVENTIONAL	6064	23162	29226	13107	42333	12111	30222
TOTAL	6246	23729	30015	13107	43122	12511	30611
LIFE INSURANCE COMPANIES							
FHA INSURED	7	37	44	22	66	37	29
VA GUARANTEED	6	24	30	14	44	27	17
CONVENTIONAL	45	109	154	31	185	255	-70
TOTAL	58	170	228	67	295	319	-24
PRV. NON-INSURED PENSION FUNDS							
FHA INSURED	0	1	1	1	2	0	2
VA GUARANTEED	0	0	0	6	4	0	6
CONVENTIONAL	0	0	0	3	3	11	-8
TOTAL	0	1	1	10	11	11	0
MORTGAGE COMPANIES							
FHA INSURED	1188	2339	3527	1399	4926	4385	541
VA GUARANTEED	844	1664	2508	1352	3860	3411	449
CONVENTIONAL	2912	5745	8657	606	9263	7330	1933
TOTAL	4944	9748	14692	3357	18049	15126	2923
REAL ESTATE INVESTMENT TRUSTS							
FHA INSURED	0	0	0	0	0	0	0
VA GUARANTEED	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
FHA INSURED	0	0	0	13	13	0	13
VA GUARANTEED	0	0	0	5	5	0	5
CONVENTIONAL	1	2	3	16	19	0	19
TOTAL	1	2	3	34	37	0	37
FEDERAL CREDIT AGENCIES							
FHA INSURED	0	0	0	5	5	35	-30
VA GUARANTEED	0	0	0	3	3	0	3
CONVENTIONAL	433	239	772	5406	6178	1967	4211
TOTAL	433	239	772	5414	6186	2002	4184
MORTGAGE POOLS							
FHA INSURED	0	0	0	4116	4116	0	4116
VA GUARANTEED	0	0	0	3123	3123	0	3123
CONVENTIONAL	0	0	0	5974	5974	721	5253
TOTAL	0	0	0	13213	13213	721	12492
STATE & LOCAL CREDIT AGENCIES							
FHA INSURED	10	5	15	219	234	0	234
VA GUARANTEED	6	3	9	63	72	0	72
CONVENTIONAL	141	131	272	1052	1324	0	1324
TOTAL	157	139	296	1334	1630	0	1630
TOTALS FOR ELEVEN GROUPS							
FHA INSURED	1522	3114	4636	5866	10502	5232	5270
VA GUARANTEED	1195	2397	3592	4662	8254	4181	4073
CONVENTIONAL	11999	41184	53183	27814	80997	25127	55870
TOTAL	14716	46695	61411	38342	99753	34540	45213

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.OFFICE OF FINANCIAL MANAGEMENT
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TABLE 3

QUARTERLY GROSS FLOWS OF LONG-TERM MORTGAGE LOANS
BY ELEVEN MAJOR LENDING GROUPS FOR THE SECOND QUARTER, 1984

(MILLIONS OF DOLLARS)

	TOTAL LOAN ORIGINATIONS	LOAN PURCHASES	GROSS ACQUISITIONS	LOAN SALES	NFT ACQUISITIONS	PP PAYMENTS	NET CHANGE
COMMERCIAL BANKS							
1-4 FAMILY HOMES	11841	1162	13003	3608	9394	4874	4521
MULTIFAMILY	635	104	738	0	738	410	328
NON-RESIDENTIAL	7325	467	7792	161	7631	4789	2842
FARM PROPERTIES	922	0	922	87	835	634	201
TOTALS	20723	1732	22455	3857	18598	10706	7892
MUTUAL SAVINGS BANKS							
1-4 FAMILY HOMES	3564	644	4208	242	3966	2358	1607
MULTIFAMILY	617	59	677	0	677	464	212
NON-RESIDENTIAL	909	4	1003	131	871	586	285
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	5180	707	5887	374	5514	3409	2105
SAVINGS & LOAN ASSOCIATIONS							
1-4 FAMILY HOMES	30015	13107	43122	12511	30611	15527	15084
MULTIFAMILY	3698	667	4365	397	3968	1361	2607
NON-RESIDENTIAL	5426	3652	9078	1376	7702	3107	4595
FARM PROPERTIES	12	0	12	0	12	12	0
TOTALS	39151	17426	56577	14284	42293	20007	22286
LIFE INSURANCE COMPANIES							
1-4 FAMILY HOMES	228	67	295	319	-24	388	-412
MULTIFAMILY	423	3	426	7	419	408	11
NON-RESIDENTIAL	4096	288	4384	124	4260	1287	2973
FARM PROPERTIES	342	0	342	0	342	315	27
TOTALS	5089	358	5447	450	4997	2398	2599
PRV. NON-INSURED PENSION FUNDS							
1-4 FAMILY HOMES	1	10	11	11	0	24	-24
MULTIFAMILY	0	9	9	2	7	3	4
NON-RESIDENTIAL	35	3	38	20	18	124	-106
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	36	22	58	33	25	151	-126
MORTGAGE COMPANIES							
1-4 FAMILY HOMES	14692	3357	18049	15126	2923	1185	1738
MULTIFAMILY	176	52	228	191	37	54	-17
NON-RESIDENTIAL	871	0	871	837	34	53	-19
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	15739	3409	19148	16154	2994	1292	1702
REAL ESTATE INVESTMENT TRUSTS							
1-4 FAMILY HOMES	0	0	0	0	0	0	0
MULTIFAMILY	0	0	0	0	0	0	0
NON-RESIDENTIAL	0	0	0	0	0	0	0
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
1-4 FAMILY HOMES	3	34	37	0	37	62	-25
MULTIFAMILY	12	53	65	0	65	43	22
NON-RESIDENTIAL	22	326	348	87	261	43	218
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	37	413	450	87	363	148	215
FEDERAL CREDIT AGENCIES							
1-4 FAMILY HOMES	772	5414	6186	2002	4184	2693	1491
MULTIFAMILY	669	528	1197	431	766	163	603
NON-RESIDENTIAL	146	0	146	0	146	220	-74
FARM PROPERTIES	1570	682	2252	1113	1139	1295	-156
TOTALS	3157	6624	9781	3546	6235	4371	1864
MORTGAGE POOLS							
1-4 FAMILY HOMES	0	13213	13213	721	12492	4982	7510
MULTIFAMILY	0	603	603	0	603	76	527
NON-RESIDENTIAL	0	0	0	0	0	1	-1
FARM PROPERTIES	0	1113	1113	683	430	2	428
TOTALS	0	14929	14929	1404	13525	5061	5464
STATE & LOCAL CREDIT AGENCIES							
1-4 FAMILY HOMES	296	1334	1630	0	1630	303	1327
MULTIFAMILY	162	3	165	0	165	25	140
NON-RESIDENTIAL	53	0	53	0	53	16	37
FARM PROPERTIES	21	0	21	0	21	10	11
TOTALS	532	1337	1869	0	1869	354	1515
TOTALS FOR ELEVN GROUPS							
1-4 FAMILY HOMES	61411	38342	99753	34540	65213	32396	32817
MULTIFAMILY	6302	2081	8473	1028	7445	3007	4438
NON-RESIDENTIAL	18973	4740	23713	2736	20976	10226	10750
FARM PROPERTIES	2867	1795	4662	1883	2779	2268	511
TOTALS	89644	46957	136601	40188	96413	47897	48516

TABLE 4

QUARTERLY GROSS FLOWS OF LONG-TERM MORTGAGE LOANS ON MULTIFAMILY PROPERTIES

BY LOAN TYPE FOR ELEVEN MAJOR LENDER GROUPS, SECOND QUARTER, 1984

(MILLIONS OF DOLLARS)

	NEW PROPERTIES	EXISTING PROPERTIES	TOTAL ORIGINAL- TIONS	LOAN PUR- CHASES	GROSS ACQUISI- TIONS	LOAN SALES	NET ACQUISI- TIONS
COMMERCIAL BANKS							
FHA INSURED	2	2	4	0	4	0	4
CONVENTIONAL	108	523	631	104	734	0	734
TOTAL	110	524	635	104	738	0	738
MUTUAL SAVINGS BANKS							
FHA INSURED	0	0	0	17	17	0	17
CONVENTIONAL	71	546	617	42	660	0	660
TOTAL	71	546	617	59	677	0	677
SAVINGS & LOAN ASSOCIATIONS							
FHA INSURED	14	29	43	4	47	3	44
CONVENTIONAL	508	3147	3655	663	4318	394	3924
TOTAL	522	3176	3698	667	4365	397	3968
LIFE INSURANCE COMPANIES							
FHA INSURED	0	0	0	0	0	0	0
CONVENTIONAL	158	265	423	3	426	7	419
TOTAL	158	265	423	3	426	7	419
PRV. NON-INSURED PENSION FUNDS							
FHA INSURED	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	9	9	2	7
TOTAL	0	0	0	9	9	2	7
MORTGAGE COMPANIES							
FHA INSURED	0	31	31	0	31	31	0
CONVENTIONAL	3	142	145	52	197	160	37
TOTAL	3	173	176	52	228	191	37
REAL ESTATE INVESTMENT TRUSTS							
FHA INSURED	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
FHA INSURED	0	0	0	35	35	0	35
CONVENTIONAL	12	0	12	18	30	0	30
TOTAL	12	0	12	53	65	0	65
FEDERAL CREDIT AGENCIES							
FHA INSURED	268	0	268	0	268	431	-163
CONVENTIONAL	373	28	401	528	929	0	929
TOTAL	641	28	669	528	1197	431	766
MORTGAGE POOLS							
FHA INSURED	0	0	0	217	217	0	217
CONVENTIONAL	0	0	0	386	386	0	386
TOTAL	0	0	0	603	603	0	603
STATE & LOCAL CREDIT AGENCIES							
FHA INSURED	55	39	94	3	97	0	97
CONVENTIONAL	40	28	68	0	68	0	68
TOTAL	95	67	162	3	165	0	165
TOTALS FOR ELEVEN GROUPS							
FHA INSURED	339	101	440	276	716	465	251
CONVENTIONAL	1273	4679	5952	1805	7757	563	7194
TOTAL	1612	4780	6392	2081	8473	1028	7445

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.OFFICE OF FINANCIAL MANAGEMENT
08/30/85

TABLE 1

END OF QUARTER HOLDINGS OF LAND, CONSTRUCTION AND LONG-TERM MORTGAGE LOANS
BY ELEVEN MAJOR LENDER GROUPS FOR THE END OF THE FIRST QUARTER, 1984

PROPERTY TYPE	(MILLIONS OF DOLLARS)											TOTALS SHOWN
	COMM- ERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS	LIFE INSURANCE COMPANIES	NON-INS PENSION FUNDS	MORTGAGE COMPANIES	PFITS	STAI RFT FUNDS	FEDERAL CREDIT AGENCIES	MORTGAGE POOLS	STAI CREDIT AGENCIES	
LOANS FOR CONSTRUCTION												
1-4 FAMILY HOMES	12392	616	19566	9	0	1116	0	10	0	0	17	33735
MULTIFAMILY	8135	496	9835	31	7	465	0	15	1548	0	1124	21655
ALL NON-RESIDENTIAL	34713	1403	19468	1154	102	2196	0	2	0	0	0	59037
TOTAL CONSTRUCTION	55239	2514	48869	1194	109	3777	0	36	1548	0	1141	114427
LONG-TERM MORTGAGE LOANS												
1-4 FAMILY HOMES												
FHA INSURED	5228	8206	12064	2449	265	1959	0	2124	20122	89536	5881	148824
VA GUARANTEED	3027	8712	15802	2122	224	1503	0	622	11522	71411	1446	116300
CONVENTIONAL	161850	53061	349825	8950	692	5432	0	1213	61671	102647	30790	776126
SUBTOTAL	170105	69978	377691	14521	1181	8894	0	3959	93315	263580	38117	1041351
MULTIFAMILY												
FHA INSURED	453	2295	992	868	11	8	0	3995	7220	3347	3096	22294
CONVENTIONAL	9459	11462	40319	17680	73	752	0	1081	10244	2751	10395	104216
SUBTOTAL	9912	13757	41311	18548	84	760	0	5076	17473	6099	13490	126509
NON-RESIDENTIAL												
FARM PROPERTIES	85281	14432	46543	101372	2984	1130	0	5116	6967	86	3891	267801
TOTAL LONG-TERM MORTGAGE LOANS	275157	98182	465837	146972	4249	10784	0	14190	169407	277179	56873	1518829
LAND LOANS	8229	183	10366	272	118	477	0	5	0	0	28	19678
TOTAL MORTGAGE LOAN CREDITS	338625	100879	525072	148438	4476	15038	0	14231	170955	277179	58042	1652934

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.OFFICE OF FINANCIAL MANAGEMENT
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TABLE 2

QUARTERLY GROSS FLOWS OF LONG-TERM MORTGAGE LOANS ON 1-4 FAMILY NON-FARM HOMES
BY LOAN TYPE FOR ELEVEN MAJOR LENDER GROUPS, FIRST QUARTER, 1984

(MILLIONS OF DOLLARS)

	NEW PROPERTIES	EXISTING PROPERTIES	TOTAL ORIGINAL- TIONS	LOAN PUR- CHASES	GROSS ACQUISTI- TIONS	LOAN SALES	NFT ACQUISTI- TIONS
COMMERCIAL BANKS							
FHA INSURED	206	494	700	85	785	648	137
VA GUARANTEED	121	383	504	77	582	605	-23
CONVENTIONAL	2281	6028	8309	951	9260	2393	6868
TOTAL	2609	6904	9513	1114	10627	7646	6982
MUTUAL SAVINGS BANKS							
FHA INSURED	3	25	28	3	31	6	25
VA GUARANTEED	0	57	57	1	59	4	54
CONVENTIONAL	367	2276	2642	650	3292	590	2702
TOTAL	370	2258	2727	654	3382	601	2781
SAVINGS & LOAN ASSOCIATIONS							
FHA INSURED	140	290	430	90	520	75	445
VA GUARANTEED	163	257	520	105	625	75	550
CONVENTIONAL	4031	13096	18027	9121	27148	12703	14445
TOTAL	4334	14643	18977	9316	28293	12853	15440
LIFE INSURANCE COMPANIES							
FHA INSURED	6	24	30	25	55	132	-77
VA GUARANTEED	4	18	22	4	26	119	-93
CONVENTIONAL	50	73	123	24	147	168	-21
TOTAL	60	115	175	53	228	419	-191
PRV. NON-INSURED PENSION FUNDS							
FHA INSURED	0	0	0	5	5	1	4
VA GUARANTEED	0	0	0	1	1	0	1
CONVENTIONAL	0	1	1	4	5	29	-24
TOTAL	0	1	1	10	11	30	-19
MORTGAGE COMPANIES							
FHA INSURED	1091	2401	3492	958	4450	4183	267
VA GUARANTEED	804	1767	2571	685	3256	2941	315
CONVENTIONAL	2186	4789	6975	701	7676	6459	1217
TOTAL	4081	8957	13038	2344	15382	13583	1799
REAL ESTATE INVESTMENT TRUSTS							
FHA INSURED	0	0	0	0	0	0	0
VA GUARANTEED	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
FHA INSURED	0	0	0	15	15	0	15
VA GUARANTEED	0	0	0	3	3	0	3
CONVENTIONAL	0	3	3	32	35	0	35
TOTAL	0	3	3	50	53	0	53
FEDERAL CREDIT AGENCIES							
FHA INSURED	0	0	0	80	80	493	-413
VA GUARANTEED	0	0	0	6	6	0	6
CONVENTIONAL	510	244	754	6899	7653	1301	6352
TOTAL	510	244	754	6985	7739	1794	5945
MORTGAGE POOLS							
FHA INSURED	0	0	0	4993	4993	0	4993
VA GUARANTEED	0	0	0	3263	3263	0	3263
CONVENTIONAL	0	0	0	6765	6765	734	6031
TOTAL	0	0	0	15021	15021	734	14287
STATE & LOCAL CREDIT AGENCIES							
FHA INSURED	12	8	20	234	254	0	254
VA GUARANTEED	4	4	8	27	35	0	35
CONVENTIONAL	131	132	263	1112	1375	0	1375
TOTAL	147	144	291	1373	1664	0	1664
TOTALS FOR ELEVEN GROUPS							
FHA INSURED	1458	3241	4699	6488	11188	5538	5650
VA GUARANTEED	1096	2586	3683	4173	7856	3744	4111
CONVENTIONAL	9556	27542	37098	26259	63357	24377	28980
TOTAL	12111	33369	45480	36920	82400	33659	48741

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.

OFFICE OF FINANCIAL MANAGEMENT
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TABLE 3

QUARTERLY GROSS FLOWS OF LONG-TERM MORTGAGE LOANS
BY ELEVEN MAJOR LENDING GROUPS FOR THE FIRST QUARTER, 1984

(MILLIONS OF DOLLARS)

	TOTAL LOAN ORIGINATIONS	LOAN PURCHASES	GROSS ACQUISI-TIONS	LOAN SALES	NFT ACQUISI-TIONS	PFPAY-MENTS	NFT CHANGE
COMMERCIAL BANKS							
1-4 FAMILY HOMES	9513	1114	10627	3646	6982	4231	2750
MULTIFAMILY	1097	6	1104	3	1100	487	613
NON-RESIDENTIAL	8309	562	8871	154	8717	4892	2825
FARM PROPERTIES	1262	221	1483	78	1406	853	553
TOTALS	20182	1903	22085	3880	18204	10463	7741
MUTUAL SAVINGS BANKS							
1-4 FAMILY HOMES	2727	654	3382	601	2781	1873	908
MULTIFAMILY	512	5	517	15	502	429	73
NON-RESIDENTIAL	808	11	820	207	612	475	137
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	4047	671	4718	823	3895	2776	1119
SAVINGS & LOAN ASSOCIATIONS							
1-4 FAMILY HOMES	18977	9316	28293	12853	15440	11266	4174
MULTIFAMILY	2729	915	3644	477	3167	2551	616
NON-RESIDENTIAL	3991	3436	7427	1151	6276	1490	4786
FARM PROPERTIES	14	0	14	0	14	16	-2
TOTALS	25711	13667	39378	14481	24897	15323	9574
LIFE INSURANCE COMPANIES							
1-4 FAMILY HOMES	175	53	228	419	-191	220	-411
MULTIFAMILY	288	13	301	0	301	328	-27
NON-RESIDENTIAL	2354	178	2532	11	2521	1175	1346
FARM PROPERTIES	233	0	233	0	233	420	-187
TOTALS	3050	244	3294	430	2864	2143	721
PRV. NON-INSURED PENSION FUNDS							
1-4 FAMILY HOMES	1	10	11	30	-19	23	-42
MULTIFAMILY	0	0	0	0	0	1	-1
NON-RESIDENTIAL	396	0	396	9	387	31	356
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	397	10	407	39	368	55	313
MORTGAGE COMPANIES							
1-4 FAMILY HOMES	13038	2244	15382	13583	1799	1019	780
MULTIFAMILY	172	6	178	126	52	16	36
NON-RESIDENTIAL	737	23	760	620	140	45	95
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	13947	2273	16320	14329	1991	1080	911
REAL ESTATE INVESTMENT TRUSTS							
1-4 FAMILY HOMES	0	0	0	0	0	0	0
MULTIFAMILY	0	0	0	0	0	0	0
NON-RESIDENTIAL	0	0	0	0	0	0	0
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
1-4 FAMILY HOMES	3	50	53	0	53	52	1
MULTIFAMILY	0	116	116	27	89	54	35
NON-RESIDENTIAL	206	75	281	5	276	102	174
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	209	241	450	32	418	208	210
FEDERAL CREDIT AGENCIES							
1-4 FAMILY HOMES	754	6985	7739	1794	5945	1962	3983
MULTIFAMILY	715	113	828	902	-74	202	-276
NON-RESIDENTIAL	149	0	189	0	189	219	-30
FARM PROPERTIES	1599	416	2015	336	1679	1597	82
TOTALS	3257	7514	10771	3032	7739	3980	2759
MORTGAGE POOLS							
1-4 FAMILY HOMES	0	15021	15021	734	14287	3324	10963
MULTIFAMILY	0	257	257	9	248	65	183
NON-RESIDENTIAL	0	0	0	0	0	0	0
FARM PROPERTIES	0	336	336	416	-80	4	-84
TOTALS	0	15614	15614	1159	14455	3393	11062
STATE & LOCAL CREDIT AGENCIES							
1-4 FAMILY HOMES	291	1373	1664	0	1664	278	1386
MULTIFAMILY	101	1	102	0	102	16	86
NON-RESIDENTIAL	133	0	133	0	133	69	64
FARM PROPERTIES	28	0	28	0	28	28	0
TOTALS	553	1974	1927	0	1927	391	1536
TOTALS FOR ELEVEN GROUPS							
1-4 FAMILY HOMES	45480	36920	82400	33659	48741	24248	24493
MULTIFAMILY	5614	1432	7047	1559	5488	4149	1338
NON-RESIDENTIAL	17124	4285	21408	2157	19251	8498	10753
FARM PROPERTIES	3136	973	4109	830	3280	2918	362
TOTALS	71354	43611	114964	38205	76759	39813	26946

TABLE 4

QUARTERLY GROSS FLOWS OF LONG-TERM MORTGAGE LOANS ON MULTIFAMILY PROPERTIES

BY LOAN TYPE FOR ELEVEN MAJOR LENDER GROUPS, FIRST QUARTER, 1984

(MILLIONS OF DOLLARS)

	NEW PROPERTIES	EXISTING PROPERTIES	TOTAL ORIGINAL- TIONS	LOAN PUR- CHASES	GROSS ACQUISI- TIONS	LOAN SALES	NET ACQUISI- TIONS
COMMERCIAL BANKS							
FHA INSURED	0	3	3	0	3	0	3
CONVENTIONAL	204	890	1094	6	1100	3	1097
TOTAL	204	893	1097	6	1104	3	1100
MUTUAL SAVINGS BANKS							
FHA INSURED	0	2	2	0	2	0	2
CONVENTIONAL	84	425	509	5	515	15	500
TOTAL	84	428	512	5	517	15	502
SAVINGS & LOAN ASSOCIATIONS							
FHA INSURED	15	16	31	11	42	17	25
CONVENTIONAL	459	2239	2698	904	3602	460	3142
TOTAL	474	2255	2729	915	3644	477	3167
LIFE INSURANCE COMPANIES							
FHA INSURED	0	0	0	0	0	0	0
CONVENTIONAL	112	176	288	13	301	0	301
TOTAL	112	176	288	13	301	0	301
PRV. NON-INSURED PENSION FUNDS							
FHA INSURED	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
MORTGAGE COMPANIES							
FHA INSURED	31	20	51	0	51	51	0
CONVENTIONAL	49	72	121	6	127	75	52
TOTAL	80	92	172	6	178	126	52
REAL ESTATE INVESTMENT TRUSTS							
FHA INSURED	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
FHA INSURED	0	0	0	36	36	0	36
CONVENTIONAL	0	0	0	80	80	27	53
TOTAL	0	0	0	116	116	27	89
FEDERAL CREDIT AGENCIES							
FHA INSURED	427	0	427	0	427	902	-475
CONVENTIONAL	265	23	288	113	401	0	401
TOTAL	692	23	715	113	828	902	-74
MORTGAGE POOLS							
FHA INSURED	0	0	0	246	246	0	246
CONVENTIONAL	0	0	0	11	11	9	2
TOTAL	0	0	0	257	257	9	248
STATE & LOCAL CREDIT AGENCIES							
FHA INSURED	15	52	67	1	68	0	68
CONVENTIONAL	8	26	34	0	34	0	34
TOTAL	23	78	101	1	102	0	102
TOTALS FOR ELEVEN GROUPS							
FHA INSURED	488	93	582	294	876	970	-94
CONVENTIONAL	1181	3852	5032	1138	6171	589	5582
TOTAL	1669	3945	5614	1432	7047	1559	5488

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.OFFICE OF FINANCIAL MANAGEMENT
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TABLE 2

ANNUAL GROSS FLOWS OF LONG-TERM MORTGAGE LOANS ON 1-4 FAMILY NON-FARM HOMES
BY LOAN TYPE FOR ELEVEN MAJOR LENDER GROUPS, FOR THE YEAR, 1984

(MILLIONS OF DOLLARS)							
	NEW PROPERTIES	EXISTING PROPERTIES	TOTAL ORIGINAL- TIONS	LOAN PUR- CHASES	GROSS ACQUIST- TIONS	LOAN SALES	NET ACQUIST- TIONS
COMMERCIAL BANKS							
FHA INSURED	695	1644	2338	399	2738	2151	587
VA GUARANTEED	548	1128	1675	304	1980	1758	221
CONVENTIONAL	7823	30104	37927	4413	42340	3773	32567
TOTAL	9066	32875	41941	5116	47057	12682	34375
MUTUAL SAVINGS BANKS							
FHA INSURED	11	154	165	12	177	343	-166
VA GUARANTEED	2	128	130	5	134	367	-233
CONVENTIONAL	2046	10344	12390	2944	15334	1819	13514
TOTAL	2059	10626	12685	2961	15645	2530	12116
SAVINGS & LOAN ASSOCIATIONS							
FHA INSURED	385	955	1340	90	1430	691	739
VA GUARANTEED	465	1073	1538	105	1643	693	950
CONVENTIONAL	22546	70723	93309	44665	137774	52785	86989
TOTAL	23436	72751	96187	44660	140847	54169	86678
LIFE INSURANCE COMPANIES							
FHA INSURED	31	123	154	80	234	227	7
VA GUARANTEED	19	80	99	41	140	186	-46
CONVENTIONAL	252	321	573	93	666	428	238
TOTAL	302	524	826	214	1040	841	199
PRV. NON-INSURED PENSION FUNDS							
FHA INSURED	0	1	1	20	21	1	20
VA GUARANTEED	0	0	0	37	37	0	37
CONVENTIONAL	0	1	1	24	25	40	-15
TOTAL	0	2	2	81	83	41	42
MORTGAGE COMPANIES							
FHA INSURED	4228	8304	12532	4386	16918	15576	1342
VA GUARANTEED	2897	5656	8553	3566	12119	11304	815
CONVENTIONAL	9096	17408	26504	2933	29437	26555	2882
TOTAL	16221	31368	47589	10885	58474	52435	5039
REAL ESTATE INVESTMENT TRUSTS							
FHA INSURED	0	0	0	0	0	0	0
VA GUARANTEED	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
FHA INSURED	0	0	0	58	58	0	58
VA GUARANTEED	0	0	0	16	16	0	16
CONVENTIONAL	1	11	12	89	101	0	101
TOTAL	1	11	12	163	175	0	175
FEDERAL CREDIT AGENCIES							
FHA INSURED	0	0	0	173	173	528	-355
VA GUARANTEED	0	0	0	23	23	0	23
CONVENTIONAL	2039	1184	3223	23646	26869	7325	10544
TOTAL	2039	1184	3223	23842	27065	7853	10212
MORTGAGE POOLS							
FHA INSURED	0	0	0	16556	16556	0	16556
VA GUARANTEED	0	0	0	11708	11708	0	11708
CONVENTIONAL	0	0	0	35816	35816	4133	31683
TOTAL	0	0	0	64080	64080	4133	50947
STATE & LOCAL CPFDIT AGENCIES							
FHA INSURED	42	27	69	955	1024	0	1024
VA GUARANTEED	17	12	29	169	198	0	198
CONVENTIONAL	549	594	1143	4319	5461	0	5461
TOTAL	608	633	1241	5443	6683	0	6683
TOTALS FOR ELEVEN GROUPS							
FHA INSURED	5392	11208	16600	22729	39329	19517	19812
VA GUARANTEED	3947	8077	12024	15974	27998	14308	13690
CONVENTIONAL	44392	130689	175081	118741	293822	101858	101964
TOTAL	53731	149973	203705	157444	361149	135684	225465

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.

OFFICE OF FINANCIAL MANAGEMENT
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TABLE 3

ANNUAL GROSS FLOWS OF LONG-TERM MORTGAGE LOANS
BY ELEVEN MAJOR LENDING GROUPS FOR THE YEAR, 1984

	TOTAL LOAN ORIGINATIONS	LOAN PURCHASES	GROSS ACQUISITIONS	LOAN SALES	NFT ACQUISITIONS	REPAYMENTS	NFT CHANGE
COMMERCIAL BANKS							
1-4 FAMILY HOMES	41941	5116	47057	12682	34375	20525	13850
MULTIFAMILY	3466	205	3671	23	3648	2059	1589
NON-RESIDENTIAL	34237	2591	36828	740	36088	21551	14537
FARM PROPERTIES	4109	221	4331	165	4166	2962	1204
TOTALS	83753	8133	91886	13610	78276	47097	31179
MUTUAL SAVINGS BANKS							
1-4 FAMILY HOMES	12645	2961	15645	2530	13116	8543	4572
MULTIFAMILY	2053	193	2246	423	1823	1765	58
NON-RESIDENTIAL	3393	22	3414	421	2993	2010	983
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	18130	3175	21305	3374	17932	12319	5613
SAVINGS & LOAN ASSOCIATIONS							
1-4 FAMILY HOMES	96187	44660	140847	54169	86678	50399	34279
MULTIFAMILY	13160	4236	17396	2463	14933	8347	586
NON-RESIDENTIAL	20135	15727	35862	7465	28397	11239	17158
FARM PROPERTIES	71	0	71	0	71	87	-16
TOTALS	129553	64623	194176	64097	130079	70072	40007
LIFE INSURANCE COMPANIES							
1-4 FAMILY HOMES	826	214	1040	841	199	1292	-1093
MULTIFAMILY	1466	20	1486	27	1459	1444	15
NON-RESIDENTIAL	14696	945	15641	1697	13944	5620	9324
FARM PROPERTIES	987	0	987	0	987	1265	-278
TOTALS	17975	1179	19154	2565	16589	8621	4968
PRV. NON-INSUREN PENSION FUNDS							
1-4 FAMILY HOMES	2	81	83	41	42	202	-160
MULTIFAMILY	1	138	139	3	136	16	120
NON-RESIDENTIAL	567	163	730	29	701	730	371
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	570	282	952	73	879	548	331
MORTGAGE COMPANIES							
1-4 FAMILY HOMES	47589	10885	58474	53435	5039	3798	1241
MULTIFAMILY	443	212	655	545	110	216	-106
NON-RESIDENTIAL	2784	108	2892	2591	301	228	-27
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	50816	11205	62021	56571	5450	4342	1108
REAL ESTATE INVESTMNT TRUSTS							
1-4 FAMILY HOMES	0	0	0	0	0	0	0
MULTIFAMILY	0	0	0	0	0	0	0
NON-RESIDENTIAL	0	0	0	0	0	0	0
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
1-4 FAMILY HOMES	12	163	175	0	175	226	-51
MULTIFAMILY	17	264	281	27	254	175	79
NON-RESIDENTIAL	466	577	1043	98	945	228	717
FARM PROPERTIES	0	0	0	5	-5	0	-5
TOTALS	495	1004	1499	130	1369	629	740
FEDERAL CREDIT AGENCIES							
1-4 FAMILY HOMES	3223	23842	27065	7853	19212	8757	10455
MULTIFAMILY	2407	1043	3450	2021	1429	621	808
NON-RESIDENTIAL	668	0	668	0	668	889	-221
FARM PROPERTIES	5278	1900	7178	2370	4808	5325	-517
TOTALS	11576	26785	38361	12244	26117	15592	10525
MORTGAGE POOLS							
1-4 FAMILY HOMES	0	64080	64080	4133	59947	15986	43961
MULTIFAMILY	0	1767	1767	9	1758	264	1494
NON-RESIDENTIAL	0	0	0	0	0	1	-1
FARM PROPERTIES	0	2371	2371	1902	469	10	459
TOTALS	0	68218	68218	6044	62174	16261	45913
STATE & LOCAL CREDIT AGENCIES							
1-4 FAMILY HOMES	1241	5443	6683	0	6683	1238	5445
MULTIFAMILY	603	28	631	0	631	90	541
NON-RESIDENTIAL	402	0	402	0	402	138	264
FARM PROPERTIES	91	0	91	0	91	66	25
TOTALS	2337	5471	7807	0	7807	1532	6275
TOTALS FOR ELEVN GROUPS							
1-4 FAMILY HOMES	203705	157444	361149	135684	225465	110966	114499
MULTIFAMILY	23616	8106	31722	5541	26181	14997	11183
NON-RESIDENTIAL	77348	20133	97480	13041	84439	42334	41105
FARM PROPERTIES	10536	4492	15029	4442	10587	9715	872
TOTALS	315204	190176	505380	158708	346672	178013	169659

TABLE 4

ANNUAL GROSS FLOWS OF LONG-TERM MORTGAGE LOANS ON MULTIFAMILY PROPERTIES

BY LOAN TYPE FOR ELEVEN MAJOR LENDER GROUPS, FOR THE YEAR, 1984

(MILLIONS OF DOLLARS)

	NEW PROPERTIES	EXISTING PROPERTIES	TOTAL ORIGINALS	LOAN PURCHASES	GROSS ACQUISITIONS	LOAN SALES	NET OUTSTANDINGS
COMMERCIAL BANKS							
FHA INSURED	2	15	17	0	17	0	17
CONVENTIONAL	557	2992	3449	205	3654	23	3631
TOTAL	559	2997	3466	205	3671	23	3648
MUTUAL SAVINGS BANKS							
FHA INSURED	0	11	11	32	43	134	-92
CONVENTIONAL	280	1762	2042	161	2203	288	1915
TOTAL	280	1773	2053	193	2246	423	1823
SAVINGS & LOAN ASSOCIATIONS							
FHA INSURED	45	77	122	15	137	41	96
CONVENTIONAL	2995	10443	13038	4221	17259	2422	14837
TOTAL	3040	10120	13160	4236	17396	2463	14933
LIFE INSURANCE COMPANIES							
FHA INSURED	0	0	0	0	0	0	0
CONVENTIONAL	634	832	1466	20	1486	27	1459
TOTAL	634	832	1466	20	1486	27	1459
PRV. NON-INSURED PENSION FUNDS							
FHA INSURED	1	0	1	106	107	1	106
CONVENTIONAL	0	0	0	32	32	2	30
TOTAL	1	0	1	138	139	3	136
MORTGAGE COMPANIES							
FHA INSURED	60	72	132	0	132	132	0
CONVENTIONAL	53	258	311	212	523	413	110
TOTAL	113	330	443	212	655	545	110
REAL ESTATE INVESTMENT TRUSTS							
FHA INSURED	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
FHA INSURED	0	0	0	138	138	0	138
CONVENTIONAL	14	3	17	126	143	27	116
TOTAL	14	3	17	264	281	27	254
FEDERAL CREDIT AGENCIES							
FHA INSURED	984	0	984	0	984	1992	-1008
CONVENTIONAL	1279	144	1423	1043	2466	29	2437
TOTAL	2263	144	2407	1043	3450	2021	1429
MORTGAGE POOLS							
FHA INSURED	0	0	0	869	869	0	869
CONVENTIONAL	0	0	0	898	898	9	899
TOTAL	0	0	0	1767	1767	9	1758
STATE & LOCAL CREDIT AGENCIES							
FHA INSURED	153	191	344	28	372	0	372
CONVENTIONAL	127	132	259	0	259	0	259
TOTAL	280	323	603	28	631	0	631
TOTALS FOR ELEVEN GROUPS							
FHA INSURED	1245	365	1611	1188	2799	2301	498
CONVENTIONAL	5938	16066	22005	6918	28923	3240	25683
TOTAL	7184	16432	23616	8106	31722	5541	26181

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.OFFICE OF FINANCIAL MANAGEMENT
08/30/85

TABLE 2

ANNUAL GROSS FLOWS OF LONG-TERM MORTGAGE LOANS ON 1-4 FAMILY NON-FARM HOMES
BY LOAN TYPE FOR ELEVEN MAJOR LENDER GROUPS, FOR THE YEAR, 1983

(MILLIONS OF DOLLARS)							
	NEW PROPERTIES	EXISTING PROPERTIES	TOTAL ORIGINAL- TIONS	LOAN PUR- CHASES	GROSS ACQUISTI- TIONS	LOAN SALES	MFT ACQUISTI- TIONS
COMMERCIAL BANKS							
FHA INSURED	813	2922	3735	847	4582	3859	1723
VA GUARANTEED	541	1088	2529	605	3134	2289	845
CONVENTIONAL	6810	31754	38566	2031	40597	9694	20913
TOTAL	8163	36666	44830	3484	48313	14842	23471
MUTUAL SAVINGS BANKS							
FHA INSURED	134	246	380	92	472	218	254
VA GUARANTEED	17	77	94	45	139	160	-22
CONVENTIONAL	1949	8251	10300	2276	12576	2239	10338
TOTAL	2100	8474	10775	2412	13187	2617	10570
SAVINGS & LOAN ASSOCIATIONS							
FHA INSURED	435	970	1405	427	1832	165	1667
VA GUARANTEED	420	1510	1930	515	2445	165	2240
CONVENTIONAL	16382	61807	78189	31977	110166	49843	60323
TOTAL	17237	64287	81524	32919	114443	50173	64270
LIFE INSURANCE COMPANIES							
FHA INSURED	51	215	266	19	285	302	-17
VA GUARANTEED	32	131	163	10	173	202	-29
CONVENTIONAL	125	172	297	184	481	199	282
TOTAL	208	518	726	213	939	703	236
PRV. NON-INSURED PENSION FUNDS							
FHA INSURED	0	0	0	25	25	2	23
VA GUARANTEED	0	0	0	28	28	0	28
CONVENTIONAL	0	1	1	34	35	3	32
TOTAL	0	1	1	87	88	5	83
MORTGAGE COMPANIES							
FHA INSURED	6376	16560	22936	6646	29582	27879	1703
VA GUARANTEED	3944	10204	14148	4965	19113	17931	1182
CONVENTIONAL	6602	16076	22678	1481	24159	21342	2817
TOTAL	16922	42940	59762	13092	72854	67152	5702
REAL ESTATE INVESTMENT TRUSTS							
FHA INSURED	0	0	0	0	0	0	0
VA GUARANTEED	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
FHA INSURED	0	0	0	21	21	0	21
VA GUARANTEED	0	0	0	27	27	0	27
CONVENTIONAL	0	12	12	178	190	9	181
TOTAL	0	12	12	226	238	9	229
FEDERAL CREDIT AGENCIES							
FHA INSURED	0	0	0	158	158	906	-748
VA GUARANTEED	0	0	0	40	40	0	40
CONVENTIONAL	2228	952	3180	25134	28314	8740	19574
TOTAL	2228	952	3180	25332	28512	9646	19866
MORTGAGE POOLS							
FHA INSURED	0	0	0	30848	30848	0	30848
VA GUARANTEED	0	0	0	19824	19824	0	10824
CONVENTIONAL	0	0	0	34747	34747	4044	30703
TOTAL	0	0	0	85419	85419	4044	91375
STATE & LOCAL CREDIT AGENCIES							
FHA INSURED	20	11	31	942	973	0	973
VA GUARANTEED	7	9	16	174	190	0	190
CONVENTIONAL	502	504	1006	4102	5109	0	5109
TOTAL	529	524	1053	5218	6272	0	4272
TOTALS FOR ELEVEN GROUPS							
FHA INSURED	7829	20924	28753	40025	68778	32332	36447
VA GUARANTEED	4961	13019	18880	26232	45113	20747	24365
CONVENTIONAL	34598	119632	154229	102145	256374	94112	160262
TOTAL	47388	154475	201863	168402	370265	140191	221074

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.OFFICE OF FINANCIAL MANAGEMENT
08/30/85

TABLE 3

ANNUAL GROSS FLOWS OF LONG-TERM MORTGAGE LOANS
BY ELEVEN MAJOR LENDING GROUPS FOR THE YEAR, 1983

(MILLIONS OF DOLLARS)

	TOTAL LOAN ORIGINATIONS	LOAN PURCHASES	GROSS ACQUISITIONS	LOAN SALES	NFT ACQUISITIONS	PPPAYMENTS	NFT CHANGE
COMMERCIAL BANKS							
1-4 FAMILY HOMES	44830	3484	48313	14842	33471	24586	8885
MULTIFAMILY	3517	197	3714	127	3587	1925	1662
NON-RESIDENTIAL	28563	1767	29931	443	29487	20291	9196
FARM PROPERTIES	2885	59	2943	6	2937	2004	934
TOTALS	79795	5107	84902	15419	69483	48806	28677
MUTUAL SAVINGS BANKS							
1-4 FAMILY HOMES	10775	2412	13187	2617	10570	8205	2365
MULTIFAMILY	1968	104	2073	241	1832	1899	-67
NON-RESIDENTIAL	1847	232	2079	353	1725	2057	-332
FARM PROPERTIES	3	0	3	0	3	22	-19
TOTALS	14593	2748	17341	3211	14130	12183	1947
SAVINGS & LOAN ASSOCIATIONS							
1-4 FAMILY HOMES	81524	32019	114443	50173	64270	45203	14067
MULTIFAMILY	8521	3034	12355	1511	10844	6020	4824
NON-RESIDENTIAL	13837	8213	22050	2510	19540	11685	7855
FARM PROPERTIES	45	0	45	0	45	117	-72
TOTALS	103927	44966	148893	54194	94699	63025	21674
LIFE INSURANCE COMPANIES							
1-4 FAMILY HOMES	726	213	939	703	236	1539	-1303
MULTIFAMILY	1597	45	1642	9	1633	1244	389
NON-RESIDENTIAL	13616	1397	15013	322	14691	4141	10550
FARM PROPERTIES	1159	5	1164	0	1164	1248	-84
TOTALS	17098	1660	18758	1034	17724	8172	5552
PRV. NON-INSURED PENSION FUNDS							
1-4 FAMILY HOMES	1	87	88	5	83	129	-46
MULTIFAMILY	3	51	54	1	53	30	23
NON-RESIDENTIAL	187	195	382	82	300	170	130
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	191	333	524	88	436	329	107
MORTGAGE COMPANIES							
1-4 FAMILY HOMES	59762	13092	72854	67152	5702	4997	705
MULTIFAMILY	566	35	601	443	158	936	-178
NON-RESIDENTIAL	3102	47	3149	2767	382	353	29
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	63430	13174	76604	70362	6242	5686	556
REAL ESTATE INVESTMENT TRUSTS							
1-4 FAMILY HOMES	0	0	0	0	0	0	0
MULTIFAMILY	0	0	0	0	0	0	0
NON-RESIDENTIAL	0	0	0	0	0	0	0
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
1-4 FAMILY HOMES	12	226	238	9	229	237	-8
MULTIFAMILY	17	868	885	0	885	275	610
NON-RESIDENTIAL	72	422	494	9	485	179	306
FARM PROPERTIES	0	0	0	0	0	16	-16
TOTALS	101	1616	1617	18	1599	707	892
FEDERAL CREDIT AGENCIES							
1-4 FAMILY HOMES	3180	25132	28512	9646	18866	8989	6877
MULTIFAMILY	2837	227	3064	2655	409	698	-289
NON-RESIDENTIAL	738	1	739	0	739	875	-136
FARM PROPERTIES	5691	1263	7054	1373	5681	4782	899
TOTALS	12446	26923	39369	13674	25695	15344	10351
MORTGAGE POOLS							
1-4 FAMILY HOMES	0	85419	85419	4044	81375	16806	44569
MULTIFAMILY	0	1252	1252	7	1245	240	1005
NON-RESIDENTIAL	0	0	0	0	0	1	-1
FARM PROPERTIES	0	1451	1451	1359	92	11	81
TOTALS	0	88122	88122	5410	82712	17058	45654
STATE & LOCAL CREDIT AGENCIES							
1-4 FAMILY HOMES	1053	5218	6272	0	6272	1117	6155
MULTIFAMILY	688	88	776	0	776	107	669
NON-RESIDENTIAL	486	0	486	0	486	118	368
FARM PROPERTIES	97	0	97	0	97	130	-33
TOTALS	2325	5306	7631	0	7631	1472	6159
TOTALS FOR ELEVEN GROUPS							
1-4 FAMILY HOMES	201863	168402	370265	149191	221074	111808	189265
MULTIFAMILY	19715	6702	26416	4994	21422	12774	9649
NON-RESIDENTIAL	62448	11474	74322	6487	67836	39870	27965
FARM PROPERTIES	9879	2878	12757	2738	10019	8329	1690
TOTALS	293905	189256	483761	163410	320351	172782	147569

TABLE 4

ANNUAL GROSS FLOWS OF LONG-TERM MORTGAGE LOANS ON MULTIFAMILY PROPERTIES
 BY LOAN TYPE FOR ELEVEN MAJOR LENDER GROUPS, FOR THE YEAR, 1983
 (MILLIONS OF DOLLARS)

	NEW PROPERTIES	EXISTING PROPERTIES	TOTAL ORIGINAL- TIONS	LOAN PUR- CHASES	GROSS ACQUIST- IONS	LOAN SALES	NET ACQUISTI- TIONS
COMMERCIAL BANKS							
FHA INSURED	0	60	60	0	60	0	60
CONVENTIONAL	877	2580	3457	197	3654	127	3527
TOTAL	877	2640	3517	197	3714	127	3587
MUTUAL SAVINGS BANKS							
FHA INSURED	0	29	29	18	47	195	-149
CONVENTIONAL	406	1533	1939	87	2026	46	1981
TOTAL	406	1562	1968	104	2073	241	1832
SAVINGS & LOAN ASSOCIATIONS							
FHA INSURED	40	60	120	39	159	86	73
CONVENTIONAL	1703	6698	8401	3795	12196	1425	10771
TOTAL	1763	6758	8521	3834	12355	1511	10844
LIFE INSURANCE COMPANIES							
FHA INSURED	0	0	0	0	0	4	-4
CONVENTIONAL	716	881	1597	45	1642	5	1637
TOTAL	716	881	1597	45	1642	9	1633
PRV. NON-INSURED PENSION FUNDS							
FHA INSURED	0	0	0	39	39	0	39
CONVENTIONAL	0	3	3	12	15	1	14
TOTAL	0	3	3	51	54	1	53
MORTGAGE COMPANIES							
FHA INSURED	58	107	165	0	165	102	63
CONVENTIONAL	130	271	401	35	436	341	95
TOTAL	188	378	566	35	601	443	158
REAL ESTATE INVESTMENT TRUSTS							
FHA INSURED	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
FHA INSURED	8	7	15	207	222	0	222
CONVENTIONAL	0	2	2	661	663	0	663
TOTAL	8	9	17	868	885	0	885
FEDERAL CREDIT AGENCIES							
FHA INSURED	1962	0	1962	0	1962	2648	-686
CONVENTIONAL	707	168	875	227	1102	7	1095
TOTAL	2669	168	2837	227	3064	2655	409
MORTGAGE POOLS							
FHA INSURED	0	0	0	1043	1043	0	1043
CONVENTIONAL	0	0	0	209	209	7	202
TOTAL	0	0	0	1252	1252	7	1245
STATE & LOCAL CREDIT AGENCIES							
FHA INSURED	173	100	273	65	338	0	338
CONVENTIONAL	243	152	415	23	438	0	438
TOTAL	416	252	688	88	776	0	776
TOTALS FOR ELEVEN GROUPS							
FHA INSURED	2261	363	2624	1411	4035	3035	999
CONVENTIONAL	4802	12289	17091	5291	22382	1959	20423
TOTAL	7063	12652	19715	6702	26416	4994	21422

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.

OFFICE OF FINANCIAL MANAGEMENT
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FOR IMMEDIATE RELEASE

NEW PRIVATE MORTGAGE INSURANCE ACTIVITY IN JULY 1985 WAS 31 PERCENT BELOW THAT OF A YEAR AGO

The U. S. Department of Housing and Urban Development reported that the volume of primary insurance written on newly originated 1-4 family conventional mortgage loans totaled nearly \$4.8 billion in July 1985, a substantial decline of 30.5 percent from a volume of \$6.9 billion insured in July 1984. The results were released in the latest survey of private insurance activity for conventional mortgage loans and for privately insured mortgage pass-through securities.

The number of newly issued certificates of insurance in July 1985 totaled 69,359, down 31 percent from the number of issuances a year earlier. Net applications for private mortgage insurance in July 1985 were 101,482. The July volume of new applications was about 12.5 percent below that of July 1984.

Insurance written for privately issued conventional pass-through securities totaled \$834.2 million in July of 1985. Outstanding privately insured conventional pass-through securities stood at \$37.1 billion at the end of July 1985.

#

September 12, 1985

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Table 1

Primary 1-4 Family Private Mortgage Insurance Activity

	Applications		Certificates Issued		Primary Insurance In Force		Insurance Written		Conventional Loans Closed		PMI Share
	Gross	Net	Gross	Net			Gross	Net	Closed		
Annual	(Number)						(Dollars in Millions)				
<u>1983</u>											
	967,633	882,810	738,265	652,214	\$147,968	\$45,872.2	\$42,363.1	\$154,270			27
<u>1984</u>											
	1,248,022	1,205,327	990,529	946,404	\$192,031	\$65,498.9	\$63,402.9	\$173,799			36
Quarterly											
<u>1984</u>											
II	383,303	372,097	281,041	270,192	169,725	18,653.2	18,000.4	53,182			34
III	321,871	309,790	283,830	270,847	182,310	19,043.3	18,474.1	44,835			41
IV	265,811	257,581	211,519	204,672	192,031	13,871.9	13,578.4	38,684			35
<u>1985</u>											
I	225,474	222,450	167,539	162,940	199,063	11,146.8	10,960.2	NA			NA
II	299,645	295,408	192,145	188,080	203,137	12,946.8	12,779.3	NA			NA
Monthly											
<u>1984</u>											
Jul	121,443	115,998	105,483	100,684	174,073	7,114.8	6,906.7	16,735			41
Aug	109,111	105,553	100,213	96,181	180,187	6,699.0	6,532.8	16,382			40
Sep	91,317	88,239	78,134	73,982	182,310	5,229.5	5,034.6	12,359			41
Oct	102,523	97,841	82,608	80,042	186,792	5,500.5	5,390.5	13,720			39
Nov	83,916	81,746	66,748	64,974	189,571	4,332.3	4,254.8	12,138			35
Dec	79,372	78,264	62,163	59,656	192,031	4,039.1	3,933.1	13,466			29
<u>1985</u>											
Jan	70,504	69,541	63,305	61,618	195,455	4,195.9	4,125.2	11,583			36
Feb	66,980	66,108	51,019	49,850	197,724	3,393.4	3,341.2	10,896			31
Mar	87,990	86,801	53,215	51,472	199,063	3,557.5	3,493.8	14,380			24
Apr	103,219	102,302	62,211	60,988	201,863	4,203.0	4,152.0	NA			NA
May	101,652	99,652	66,332	64,794	203,489	4,437.0	4,376.1	NA			NA
Jun	94,774	93,454	63,602	62,298	203,137	4,306.8	4,251.2	NA			NA
Jul	102,731	101,482	71,053	69,359	208,524	4,876.0	4,798.0	NA			NA

Notes: 1. Net figures include only primary insurance written on new mortgage loans issued as a condition of origination.

2. Gross figures include new primary insurance on newly originated loans, captured policy renewals, and new insurance on seasoned loans used to qualify the loans for sale to FHLMC or FNMA.

3. Insurance in force figures include primary insurance and exclude mortgage pool insurance activity.

4. Conventional loans closed from the Survey of Mortgage Lending Activity excluding Federal Credit Agencies and share of net insurance written as a percent of these conventional originations.

Table 2

Privately Insured Pools of
Conventional Mortgage Loans

(Dollars in Millions)

	Dollar Volume of New Mortgage Pools Issued				Outstanding Mortgage Balances			
	1985	1984	1983	1982	1985	1984	1983	1982
<u>Annual</u>								
	NA	\$8,733.7	\$9,057.0	\$4,384.7	NA	\$32,711.2	\$25,727.7	\$18,918.7
<u>Quarterly</u>								
I	\$2,113.2	\$2,864.2	\$1,559.6	\$ 800.8	\$34,699.0	\$28,225.2	\$20,662.4	\$15,750.9
II	1,860.6	2,172.4	2,824.8	1,161.1	36,559.4	30,083.0	22,165.5	16,866.5
III	NA	1,852.2	2,319.4	1,306.3	NA	31,523.7	24,011.4	18,007.2
IV	NA	1,844.9	2,353.2	1,116.5	NA	32,711.2	25,727.7	18,918.7
<u>Monthly</u>								
Jan	\$793.1	\$ 927.5	\$ 18.8	\$404.1	\$34,156.3	\$26,507.6	\$19,953.2	\$15,373.3
Feb	488.3	1,124.5	295.2	137.2	33,984.7	27,401.2	20,066.2	15,505.1
Mar	831.8	812.5	645.6	259.6	34,661.6	29,225.2	20,662.4	15,750.9
Apr	818.2	619.6	302.9	473.9	35,560.3	28,711.0	20,878.4	16,720.6
May	489.5	765.4	533.6	381.2	35,767.5	29,312.6	21,146.6	16,575.9
Jun	552.9	787.4	988.3	306.1	36,559.4	30,083.0	22,165.5	16,866.5
Jul	834.2	509.2	507.7	516.7	37,110.1	30,485.4	22,517.2	17,362.0
Aug	655.1	845.8	516.9			30,986.5	22,606.3	17,808.3
Sep	687.9	967.7	272.6			31,523.7	24,011.4	18,007.2
Oct	580.6	707.4	476.3			31,877.1	24,938.0	18,432.3
Nov	565.4	548.1	319.1			32,341.0	24,320.9	18,734.2
Dec	698.9	1,097.7	321.1			32,711.2	25,727.7	18,918.7

Notes:

1. Mortgage Pool Insurance Activity includes only the following companies: GE, IMI, MGIC, PMI, TICOR, United, and Verex
2. Data reported above include tax-exempt mortgage revenue bonds set up as pass-through securities.
3. Data reflect privately placed as well as publicly sold issues.

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FOR IMMEDIATE RELEASE:

SURVEY OF MORTGAGE LENDING ACTIVITY MARCH 1985

The Department of Housing and Urban Development has announced that originations of mortgages on 1-4 family homes totaled \$16.9 billion in March of 1985. The March volume was up slightly by 1 percent as compared with nearly \$16.8 billion of loans closed in March of 1984. Savings and loan associations (including federal savings banks) continued to dominate the loan market for single-family homes and accounted for 47 percent of March 1985 originations. Mortgage companies captured 24 percent of the market, while commercial banks had a 21 percent share.

Long-term loans on multifamily residential properties totaled \$2.2 billion in March of 1985, virtually unchanged as compared with the volume of originations for apartment loans in March of 1984. Savings and loan associations also dominated this market with a 53 percent market share.

Loans closed on nonresidential properties were \$7.0 billion in March of 1985, up by 13 percent from that of March of 1984. Commercial banks accounted for 43 percent of the March 1985 nonresidential mortgage originations. Life insurance companies and savings and loan associations followed with market shares of 25 and 23 percent, respectively.

Construction loans for 1-4 family homes, at \$3.2 billion in March, declined by 8 percent from that of March of 1984. Originations of multifamily construction loans were \$2.2 billion, up 9 percent from that of March of 1984. Nonresidential construction loans, at \$8.1 billion, rose by 38 percent from that of a year ago. Long-term farm mortgage loans amounted to \$.9 billion in March of 1985, a very large decline of 20 percent as compared with that of the corresponding month in 1984. Land loan originations were almost \$2.0 billion in March of 1985, and was 20 percent above last March's volume.

In the secondary market, purchases of home loans amounted to \$17.3 billion, an increase of 12 percent as compared with that of March of 1984. Among the major lender groups, federally supported mortgage pools purchased \$7.0 billion or 41 percent, savings and loan associations purchased \$3.9 billion or 23 percent, and federal credit agencies purchased \$3.5 billion or 20 percent.

Net acquisitions (originations plus purchases, minus sales) of home loans amounted to just under \$20.0 billion in March of 1985, up by 8 percent from that of a year ago. Federally supported mortgage pools accounted for 31 percent of net acquisitions in March of 1985, while savings and loan associations had a 30 percent share. Commercial banks and federal credit agencies followed with market shares of 17 and 14 percent, respectively.

Repayments (including amortization, prepayments and refinancings) of long-term mortgages on all types of properties were \$15.4 billion in March, up by 9 percent from March of 1984. Repayments of construction and land loans amounted to \$13.6 billion in March of 1985, 34 percent higher than that of the corresponding period a year earlier.

New commitments on 1-4 family long-term loans, at \$18.3 billion, were 11 percent higher than that of last March.

New commitments for multifamily long-term loans were \$1.9 billion in March of 1985, down 6 percent from a year ago. New commitments for nonresidential long-term loans amounted to \$8.5 billion in March, a 19 percent increase compared to that of March of 1984.

New commitments for home construction loans were \$3.6 billion in March of 1985, up 15 percent from that of March of 1984. New commitments for multifamily construction loans totaled \$1.0 billion, 31 percent lower than the March 1984 volume. New commitments for nonresidential construction loans amounted to about \$4.7 billion, up 26 percent from that of last March.

Beginning with the April 1984 data, the savings and loan association lender group includes federal savings banks. Data between January 1983 and March 1984 will be revised and published as soon as possible.

This release contains revisions of the mortgage company data for January and February of 1985. Revisions of State and local credit agency and retirement fund data for December 1984 through February 1985 are also included.

The statistics presented in the attached tables were obtained from reports filed by about 1,500 lending institutions and agencies, as compiled by the FHLBB, Mortgage Bankers Association of America, Census Bureau, American Council of Life Insurance, FDIC and HUD, under a cooperative arrangement.

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September 10, 1985

TABLE 1
ORIGINATIONS OF MORTGAGE LOANS FOR 1-4 FAMILY NONFARM HOMES
(MILLIONS OF DOLLARS)

MONTH	COMMERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS.	LIFE INS. COS.	PRIVATE PENSION FUNDS	MORTGAGE COS.	RFITS	ST.&I. RETIRE. FUNDS	FEDERAL CREDIT AGENCIES	MORTGAGE POOLS	ST.&I. INVEST. AGENCIES	TOTAL
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
LONG TERM LOANS												
84 MARCH	3437	937	7414	85	0	4563	0	1	245	0	86	16769
APRIL	3466	1042	8507	72	1	5247	0	1	236	0	95	18667
MAY	4216	1028	10454	104	0	4763	0	1	270	0	102	20938
JUNE	4159	1493	11054	52	0	4682	0	1	266	0	99	21806
JULY	3482	1195	10213	72	0	3457	0	1	258	0	85	18763
AUGUST	3326	1293	9546	64	0	3328	0	1	270	0	84	17912
SEPTEMBER	2996	1027	6889	57	0	2509	0	1	323	0	84	13885
OCTOBER	3770	1043	7188	106	0	3148	0	1	288	0	128	15672
NOVEMBER	3209	851	6445	44	0	3212	0	1	299	0	148	14208
DECEMBER	3804	985	6914	80	0	4205	0	1	259	0	125	16373
85 JANUARY	3116	811	5722	48	7	3894	0	0	288	0	126	14012
FEBRUARY	2819	736	5618	54	0	3717	0	1	213	0	114	13272
MARCH	3593	909	7887	91	0	4037	0	1	260	0	120	16898
PET SHARE-MARCH	21	5	47	1	0	24	0	0	2	0	1	
3 MOS. 84	9513	2727	18977	175	1	13038	0	3	754	0	291	45480
3 MOS. 85	9528	2457	19227	193	7	11648	0	2	761	0	360	44183
PER CENTAGE INCREASE												
84-85 MARCH	5	-3	6	7	0	-12	0	0	6	0	39	1
84-85 3 MOS.	0	-10	1	10	600	-11	0	-33	1	0	24	-3
CONSTRUCTION LOANS												
84 MARCH	1517	72	1663	1	0	254	0	0	0	0	1	3507
APRIL	1988	59	1908	1	0	290	0	0	0	0	1	4247
MAY	1685	101	2183	0	0	288	0	0	0	0	0	4257
JUNE	1777	79	2000	0	0	293	0	0	0	0	0	4149
JULY	1688	92	1731	0	0	237	0	0	0	0	0	3747
AUGUST	1600	69	1751	0	0	241	0	0	0	0	0	3661
SEPTEMBER	1460	75	1472	0	0	205	0	0	0	0	0	3212
OCTOBER	1647	79	1458	0	0	231	0	0	0	0	0	3415
NOVEMBER	1632	73	1321	0	0	227	0	0	0	0	0	3252
DECEMBER	1494	75	1325	48	0	178	0	0	0	0	1	3121
85 JANUARY	1497	65	1127	0	0	242	0	0	0	0	0	2932
FEBRUARY	1203	46	1135	0	0	178	0	0	0	0	0	2562
MARCH	1405	67	1539	0	0	204	0	0	0	0	0	3215
PET SHARE-MARCH	44	2	48	0	0	6	0	0	0	0	0	
3 MOS. 84	3637	200	4387	5	0	716	0	0	0	0	2	8947
3 MOS. 85	4105	178	3801	0	0	624	0	0	0	0	0	8708
PER CENTAGE INCREASE												
84-85 MARCH	-7	-7	-7	0	0	-20	0	0	0	0	0	-8
84-85 3 MOS.	13	-11	-13	0	0	-13	0	0	0	0	0	-3

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.
LOAN TOTALS OF LESS THAN \$500,000 ARE SHOWN AS 0.

OFFICE OF FINANCIAL MANAGEMENT
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TABLE 2

ORIGINATIONS OF MORTGAGE LOANS FOR MULTIFAMILY RESIDENTIAL PROPERTIES
(MILLIONS OF DOLLARS)

MONTH	COMMERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS.	LIFE INS. COS.	PRIVATE PENSION FUNDS	MORTGAGE COS.	REITS	ST. & I. RETIRF. FUNDS	FEDERAL CREDIT AGENCIES	MORTGAGE POOLS	ST. & I. INVEST. AGENCIES	TOTAL
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
LONG TERM LOANS												
84 MARCH	372	245	1052	93	0	90	0	0	313	0	33	2198
APRIL	127	163	1100	186	0	59	0	12	152	0	64	1862
MAY	248	233	1255	95	0	108	0	0	289	0	49	2277
JUNE	260	222	1343	142	0	9	0	0	228	0	49	2253
JULY	415	238	963	76	0	0	0	0	185	0	66	1943
AUGUST	181	169	1221	24	1	0	0	0	155	0	62	1813
SEPTEMBER	196	143	1083	24	0	51	0	0	142	0	64	1703
OCTOBER	287	86	880	88	0	2	0	0	224	0	60	1627
NOVEMBER	355	100	1098	111	0	0	0	2	146	0	53	1864
DECEMBER	300	188	1488	432	0	42	0	3	171	0	35	2658
85 JANUARY	238	161	691	102	0	36	0	1	214	0	53	1496
FEBRUARY	246	150	923	132	2	378	0	1	180	0	38	2051
MARCH	316	195	1162	177	7	170	0	2	129	0	34	2193
PCT SHARE-MARCH	14	9	53	8	0	8	0	0	6	0	2	
3 MOS. 84	1097	512	2729	288	0	172	0	0	715	0	101	5614
3 MOS. 85	801	506	2776	412	9	584	0	4	523	0	125	5740
PER CENTAGE INCREASE												
84-85 MARCH	-15	-20	10	90	0	89	0	0	-59	0	3	-0
84-85 3 MOS.	-27	-1	2	43	0	240	0	0	-27	0	24	2
CONSTRUCTION LOANS												
84 MARCH	1087	45	705	1	0	100	0	0	70	0	12	2020
APRIL	943	28	552	2	0	100	0	0	53	0	16	1695
MAY	1068	56	774	1	0	39	0	0	60	0	15	2013
JUNE	748	43	897	2	0	40	0	0	60	0	17	1807
JULY	793	72	581	1	0	30	0	0	54	0	14	1545
AUGUST	1239	63	770	1	0	26	0	0	60	0	14	2173
SEPTEMBER	919	95	515	1	0	16	0	0	49	0	14	1609
OCTOBER	1125	55	552	3	0	35	0	0	53	0	21	1844
NOVEMBER	1072	56	389	1	1	36	0	0	50	0	18	1623
DECEMBER	1102	73	644	1	0	19	0	0	47	0	12	1898
85 JANUARY	1126	36	448	1	1	18	0	0	44	0	14	1688
FEBRUARY	1050	42	518	1	0	25	0	0	41	0	16	1692
MARCH	1390	47	677	2	0	24	0	0	40	0	20	2200
PCT SHARE-MARCH	63	2	31	0	0	1	0	0	2	0	1	
3 MOS. 84	2826	156	1673	3	0	204	0	0	185	0	35	5083
3 MOS. 85	3565	125	1643	4	1	67	0	0	125	0	50	5580
PER CENTAGE INCREASE												
84-85 MARCH	28	4	-4	100	0	-76	0	0	-43	0	67	9
84-85 3 MOS.	26	-20	-2	33	0	-67	0	0	-32	0	43	10

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
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OFFICE OF FINANCIAL MANAGEMENT
08/30/85

TABLE 3

ORIGINATIONS OF MORTGAGE LOANS FOR NONFARM NONRESIDENTIAL PROPERTIES
(MILLIONS OF DOLLARS)

MONTH	COMMERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS.	LIFE INS. COS.	PRIVATE PENSION FUNDS	MORTGAGE COS.	REITS	ST&LI. FUNDS	FEDERAL CREDIT AGENCIES	MORTGAGE POOLS	ST.&LI. INVEST. AGENCIES	TOTAL
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
LONG TERM LOANS												
84 MARCH	2687	409	1692	917	56	313	0	1	68	0	56	6199
APRIL	2366	153	1654	1253	32	246	0	2	55	0	15	5776
MAY	2673	370	1684	1042	3	252	0	19	53	0	28	6125
JUNE	2286	476	2088	1801	0	373	0	1	38	0	10	7073
JULY	2429	286	1803	1022	0	187	0	4	53	0	128	5911
AUGUST	3136	363	1765	1638	14	200	0	2	58	0	2	7178
SEPTEMBER	2658	258	1682	797	11	187	0	0	69	0	0	5662
OCTOBER	3390	230	1575	732	42	213	0	48	44	0	36	6310
NOVEMBER	3090	213	1676	1000	34	99	0	64	49	0	6	6231
DECEMBER	3900	237	2217	3057	35	290	0	120	60	0	44	9959
85 JANUARY	2742	255	1509	784	37	74	0	0	61	0	24	5485
FEBRUARY	3154	246	1400	1209	1	178	0	80	58	0	49	6375
MARCH	3039	298	1632	1774	12	126	0	0	63	0	86	7031
PCT SHARE-MARCH	43	4	23	25	0	2	0	0	1	0	1	
3 MOS. 84	8309	808	3991	2354	396	737	0	206	189	0	133	17124
3 MOS. 85	8935	799	4541	3767	50	378	0	80	182	0	159	18891
PER CENTAGE INCREASE												
84-85 MARCH	13	-27	-4	93	-79	-60	0	0	-7	0	54	13
84-85 3 MOS.	8	-1	14	60	-87	-49	0	-61	-4	0	20	10
CONSTRUCTION LOANS												
84 MARCH	3861	99	1533	121	0	243	0	0	0	0	0	5857
APRIL	4407	164	1513	30	0	267	0	0	0	0	0	6380
MAY	5664	111	1438	27	0	362	0	0	0	0	0	7602
JUNE	6366	188	1796	44	0	650	0	0	0	0	0	9044
JULY	4395	181	1277	54	0	642	0	0	0	0	0	6549
AUGUST	4725	138	1594	70	1	161	0	0	0	0	0	6690
SEPTEMBER	4521	150	1290	57	0	169	0	0	0	0	0	6187
OCTOBER	6799	166	1175	45	0	198	0	0	0	0	0	8384
NOVEMBER	5636	192	1307	28	0	86	0	0	0	0	0	17
DECEMBER	8091	297	1902	35	0	177	0	0	0	0	0	10501
85 JANUARY	5357	160	1072	33	0	124	0	0	0	0	0	6746
FEBRUARY	4949	129	1085	40	0	183	0	0	0	0	0	6386
MARCH	6161	156	1504	76	0	165	0	0	0	0	0	8062
PCT SHARE-MARCH	76	2	19	1	0	2	0	0	0	0	0	
3 MOS. 84	11629	360	3919	224	1	760	0	0	0	0	0	16893
3 MOS. 85	16467	445	3661	149	0	472	0	0	0	0	0	21194
PER CENTAGE INCREASE												
84-85 MARCH	60	58	-2	-37	0	-32	0	0	0	0	0	38
84-85 3 MOS.	42	24	-7	-33	0	-38	0	0	0	0	0	25

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
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OFFICE OF FINANCIAL MANAGEMENT
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TABLE 4
ORIGINATIONS OF MORTGAGE LOANS FOR FARM PROPERTIES AND LAND LOANS
(MILLIONS OF DOLLARS)

MONTH	COMMERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS.	LIFE INS. COS.	PRIVATE PENSION FUNDS	MORTGAGE COS.	RFITS	ST.&I. FUNDS	FEDERAL RETIRE. AGENCIES	MORTGAGE POOLS	ST.&I. INVEST. AGENCIES	TOTAL
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
LONG TERM FARM LOANS												
84 MARCH	510	0	0	93	0	0	0	0	559	0	10	1172
APRIL	236	0	9	121	0	0	0	0	517	0	7	890
MAY	389	0	1	103	0	0	0	0	567	0	7	1067
JUNE	298	0	2	118	0	0	0	0	486	0	7	911
JULY	259	0	0	67	0	0	0	0	408	0	7	741
AUGUST	229	0	0	181	0	0	0	0	372	0	7	789
SEPTEMBER	252	0	4	30	0	0	0	0	336	0	7	629
OCTOBER	589	0	2	42	0	0	0	0	326	0	7	966
NOVEMBER	312	0	16	26	0	0	0	0	323	0	7	684
DECEMBER	284	0	23	66	0	0	0	0	344	0	7	724
85 JANUARY	196	0	15	25	0	0	0	0	464	0	8	708
FEBRUARY	230	0	88	41	0	0	0	0	376	0	7	742
MARCH	304	0	104	42	0	0	0	0	475	0	8	933
PCT SHARE-MARCH	33	0	11	5	0	0	0	0	51	0	1	
3 MOS. 84	1262	0	14	233	0	0	0	0	1599	0	28	3136
3 MOS. 85	730	0	207	108	0	0	0	0	1315	0	23	2383
PER CENTAGE INCREASE												
84-85 MARCH	-41	0	0	-55	0	0	0	0	-15	0	-20	-20
84-85 3 MOS.	-42	0	1379	-54	0	0	0	0	-18	0	-18	-24
LAND LOANS												
84 MARCH	768	6	766	3	0	113	0	0	0	0	0	1656
APRIL	646	0	688	7	0	50	0	0	0	0	2	1393
MAY	751	3	632	3	0	83	0	0	0	0	0	1472
JUNE	710	6	971	4	0	189	0	0	0	0	1	1881
JULY	839	9	741	25	0	111	0	0	0	0	0	1725
AUGUST	928	28	532	0	0	67	0	0	0	0	0	1556
SEPTEMBER	743	10	583	7	0	79	0	0	0	0	0	1422
OCTOBER	952	7	606	2	0	90	0	0	0	0	0	1658
NOVEMBER	843	5	1004	8	0	68	0	0	0	0	0	1927
DECEMBER	1446	5	1054	49	9	94	0	0	0	0	0	2656
85 JANUARY	968	2	881	6	0	169	0	0	0	0	0	2026
FEBRUARY	715	13	868	0	0	112	0	0	0	0	0	1708
MARCH	956	19	867	3	0	135	0	0	0	0	0	1980
PCT SHARE-MARCH	48	1	44	0	0	7	0	0	0	0	0	
3 MOS. 84	2125	35	1872	27	0	247	0	0	0	0	0	4306
3 MOS. 85	2639	34	2616	9	0	416	0	0	0	0	0	5714
PER CENTAGE INCREASE												
84-85 MARCH	25	197	13	0	0	19	0	0	0	0	0	20
84-85 3 MOS.	24	-3	40	-67	0	68	0	0	0	0	0	33

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
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OFFICE OF FINANCIAL MANAGEMENT
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TABLE 5
ORIGINATIONS OF MORTGAGE LOANS FOR ALL PROPERTIES (EXCEPT LAND)
(MILLIONS OF DOLLARS)

MONTH	COMMERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS.	LIFE INS. COS.	PRIVATE PENSION FUNDS	MORTGAGE COS.	REITS	ST.&L. RETIRE. FUNDS	FEDERAL CREDIT AGENCIES	MORTGAGE POOLS	ST.&L. INVEST. AGENCIES	TOTAL
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
LONG TERM LOANS												
84 MARCH	7006	1591	10158	1188	56	4966	0	2	1185	0	185	26337
APRIL	6194	1358	11270	1632	33	5552	0	15	960	0	181	27195
MAY	7527	1631	13394	1344	3	5123	0	20	1179	0	186	30407
JUNE	7002	2191	14487	2113	0	5064	0	2	1018	0	165	32042
JULY	6585	1719	12979	1237	0	3644	0	5	904	0	286	27358
AUGUST	6872	1825	12532	1907	15	3528	0	3	855	0	155	27692
SEPTEMBER	6102	1428	9658	908	11	2747	0	1	870	0	155	21879
OCTOBER	8036	1358	9645	968	42	3363	0	49	882	0	231	24575
NOVEMBER	6965	1163	9235	1181	34	3311	0	67	817	0	214	22988
DECEMBER	8287	1409	10642	3635	35	4537	0	124	834	0	211	29714
85 JANUARY	6292	1227	7937	954	44	4004	0	1	1027	0	211	21702
FEBRUARY	6449	1133	8029	1437	3	4273	0	82	827	0	208	22441
MARCH	7252	1403	10785	2084	19	4333	0	3	927	0	248	27054
PCT SHARE-MARCH	27	5	40	8	0	16	0	0	3	0	1	
3 MOS. 84	20182	4047	25711	3050	397	13947	0	209	3257	0	553	71354
3 MOS. 85	19993	3763	26751	4480	66	12610	0	86	2781	0	667	71197
PER CENTAGE INCREASE												
84-85 MARCH	4	-12	6	75	-66	-13	0	50	-22	0	34	3
84-85 3 MOS.	-1	-7	4	47	-83	-10	0	-59	-15	0	21	-0
CONSTRUCTION LOANS												
84 MARCH	6483	215	3901	123	0	597	0	0	70	0	13	11402
APRIL	7340	251	3973	33	0	657	0	0	53	0	17	12324
MAY	8417	268	4395	28	0	689	0	0	60	0	15	13872
JUNE	8893	310	4693	46	0	983	0	0	60	0	17	15002
JULY	6875	346	3589	55	0	909	0	0	54	0	14	11842
AUGUST	7564	271	4115	71	1	428	0	0	60	0	14	12524
SEPTEMBER	6900	321	3277	58	0	390	0	0	49	0	14	11008
OCTOBER	9598	301	3185	48	0	464	0	0	53	0	21	13669
NOVEMBER	8340	321	3017	29	1	349	0	0	50	0	35	12142
DECEMBER	10687	445	3871	84	0	374	0	0	47	0	13	15521
85 JANUARY	7980	261	2647	34	1	384	0	0	44	0	14	11365
FEBRUARY	7202	216	2738	41	0	386	0	0	41	0	16	10640
MARCH	8974	269	3720	78	0	393	0	0	40	0	20	13494
PCT SHARE-MARCH	67	2	28	1	0	3	0	0	0	0	0	
3 MOS. 84	18114	716	9979	232	1	1680	0	0	185	0	37	20944
3 MOS. 85	24155	747	9105	153	1	1163	0	0	125	0	50	25499
PER CENTAGE INCREASE												
84-85 MARCH	38	25	-5	-37	0	-34	0	0	-43	0	54	18
84-85 3 MOS.	33	4	-9	-34	0	-31	0	0	-32	0	35	15

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.
LOAN TOTALS OF LESS THAN \$500,000 ARE SHOWN AS 0.

OFFICE OF FINANCIAL MANAGEMENT
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TABLE 6
PURCHASES AND SALES OF LOANS FOR 1-4 FAMILY NONFARM HOMES
(MILLIONS OF DOLLARS)

MONTH	COMMERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS.	LIFE INS. COS.	PRIVATE PENSION FUNDS	MORTGAGE COS.	REITS	ST.&I. RETIRE. FUNDS	FEDERAL CREDIT AGENCIES	MORTGAGE POOLS	ST.&I. INVEST. AGENCIES	TOTAL
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
LOAN PURCHASES												
84 MARCH	745	209	4294	22	5	736	0	19	2603	6216	503	15352
APRIL	290	193	3950	9	0	1217	0	11	1848	3682	461	11662
MAY	641	223	4075	11	3	980	0	11	1698	4310	473	12425
JUNE	231	228	5082	47	7	1160	0	12	1868	5221	399	14255
JULY	348	226	4267	3	0	886	0	11	1694	5981	391	13807
AUGUST	353	327	4076	2	6	692	0	10	1612	6256	474	13808
SEPTEMBER	389	420	3594	7	3	624	0	9	1975	4998	344	12363
OCTOBER	310	168	3093	19	0	831	0	20	1789	6037	468	12734
NOVEMBER	398	142	3053	31	45	1053	0	16	1934	5358	553	12583
DECEMBER	1043	378	4154	33	7	1098	0	13	2439	7216	506	16888
85 JANUARY	271	185	2979	13	4	1277	0	25	2577	5696	497	13524
FEBRUARY	568	284	3224	0	0	1183	0	10	2331	7120	506	15225
MARCH	833	229	3890	7	12	1327	0	13	3477	7015	463	17265
PCT SHARE-MARCH	5	1	23	0	0	8	0	0	20	41	3	
3 MOS. 84	1114	654	9316	53	10	2344	0	50	6985	15021	1373	16920
3 MOS. 85	1671	697	10093	20	16	3787	0	48	8385	19831	1466	46014
PER CENTAGE INCREASE												
84-85 MARCH	12	9	-9	-68	140	80	0	-32	34	13	-8	12
84-85 3 MOS.	50	7	8	-62	60	62	0	-4	20	32	7	25
LOAN SALES												
84 MARCH	1655	202	6247	20	0	4896	0	0	489	147	0	13656
APRIL	1159	53	3412	16	0	4997	0	0	634	97	0	10369
MAY	1566	75	3416	28	11	4981	0	0	567	294	0	10938
JUNE	883	114	5683	275	0	5148	0	0	801	330	0	12234
JULY	772	412	3595	16	0	4310	0	0	1126	494	0	10725
AUGUST	898	150	5039	21	0	4555	0	0	830	549	0	12042
SEPTEMBER	1137	512	4700	17	0	3223	0	0	794	733	0	11116
OCTOBER	911	171	4086	6	0	3754	0	0	694	471	0	10093
NOVEMBER	753	154	3990	32	0	3974	0	0	512	430	0	9844
DECEMBER	958	287	7395	11	0	4910	0	0	101	1	0	13664
85 JANUARY	1296	182	4476	8	0	4698	0	0	664	639	0	11964
FEBRUARY	877	392	5518	46	0	4772	0	0	150	2	0	11757
MARCH	1045	264	5762	28	0	5266	0	0	936	883	0	14184
PCT SHARE-MARCH	7	2	41	0	0	37	0	0	7	6	0	
3 MOS. 84	3646	601	12853	419	30	13583	0	0	1794	734	0	13659
3 MOS. 85	3218	838	15756	82	0	14736	0	0	1750	1524	0	17904
PER CENTAGE INCREASE												
84-85 MARCH	-37	31	-8	-40	0	8	0	0	91	501	0	4
84-85 3 MOS.	-12	39	23	-80	0	8	0	0	-2	108	0	13

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
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OFFICE OF FINANCIAL MANAGEMENT
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TABLE 7

PURCHASES AND SALES OF LOANS FOR MULTIFAMILY RESIDENTIAL PROPERTIES
(MILLIONS OF DOLLARS)

MONTH	COMMERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS.	LIFE INS. COS.	PRIVATE PENSION FUNDS	MORTGAGE COS.	REITS	ST.&I. RETIRE. FUNDS	FEDERAL CREDIT AGENCIES	MORTGAGE POOLS	ST.&I. INVEST. AGENCIES	TOTAL
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
LOAN PURCHASES												
84 MARCH	3	5	503	0	0	0	0	18	57	109	0	695
APRIL	32	41	214	0	6	41	0	9	322	118	3	785
MAY	39	0	169	0	2	11	0	20	158	69	0	468
JUNE	33	19	284	3	1	0	0	24	48	416	0	827
JULY	36	21	112	0	2	0	0	22	77	180	0	450
AUGUST	0	0	462	3	3	35	0	13	40	84	14	654
SEPTEMBER	55	0	313	0	45	0	0	27	40	65	0	545
OCTOBER	4	0	753	0	60	119	0	11	83	77	3	1110
NOVEMBER	0	44	391	0	16	0	0	14	101	209	1	776
DECEMBER	0	63	623	1	3	0	0	8	61	292	6	1057
85 JANUARY	73	0	755	0	1	34	0	9	66	95	1	1034
FEBRUARY	56	0	198	4	4	6	0	13	78	104	3	466
MARCH	0	60	398	4	1	144	0	22	125	414	0	1168
PCT SHARE-MARCH	0	5	34	0	0	12	0	2	11	35	0	
3 MOS. 84	6	5	915	13	0	6	0	116	113	257	1	1432
3 MOS. 85	129	60	1351	8	6	184	0	44	269	613	4	2668
PER CENTAGE INCREASE												
84-85 MARCH	0	1000	-21	0	0	0	0	22	119	280	0	68
84-85 3 MOS.	2034	1000	48	-38	0	2967	0	-62	138	139	300	86
LOAN SALES												
84 MARCH	0	15	227	0	0	78	0	0	465	0	0	785
APRIL	0	0	149	0	2	37	0	0	0	0	0	188
MAY	0	0	152	0	0	149	0	0	431	0	0	732
JUNE	0	0	96	7	0	5	0	0	0	0	0	108
JULY	12	134	224	0	0	3	0	0	267	0	0	640
AUGUST	0	3	232	0	0	35	0	0	0	0	0	270
SEPTEMBER	0	6	83	0	0	49	0	0	185	0	0	323
OCTOBER	8	15	352	0	0	120	0	0	0	0	0	495
NOVEMBER	0	2	108	0	0	0	0	0	236	0	0	346
DECEMBER	0	247	590	20	1	21	0	0	0	0	0	879
85 JANUARY	0	2	134	0	0	82	0	0	214	1	0	433
FEBRUARY	0	0	62	0	0	373	0	0	0	0	0	435
MARCH	0	32	273	7	0	199	0	0	235	0	0	746
PCT SHARE-MARCH	0	4	37	1	0	27	0	0	31	0	0	
3 MOS. 84	3	15	477	0	0	126	0	27	902	9	0	1559
3 MOS. 85	0	34	469	7	0	654	0	0	449	1	0	1614
PER CENTAGE INCREASE												
84-85 MARCH	0	115	20	0	0	155	0	0	-49	0	0	-5
84-85 3 MOS.	0	129	-2	0	0	419	0	0	-50	-89	0	4

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
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OFFICE OF FINANCIAL MANAGEMENT
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TABLE 8

PURCHASES AND SALES OF LOANS FOR NONFARM NONRESIDENTIAL PROPERTIES
(MILLIONS OF DOLLARS)

MONTH	COMMER-	MUTUAL	SAVINGS	LIFE	PRIVATE	MORT-	RFITS	ST.&I.	FEDERAL	MORT-	ST.&I.	TOTAL
	CIAL BANKS	SAVINGS BANKS	& LOAN ASSNS.	INS. COS.	PENSION FUNDS	GAGE COS.		RETIRE. FUNDS	AGENCIES	CREDIT POOLS	GAGE	
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
LOAN PURCHASES												
84 MARCH	289	0	1186	57	0	0	0	62	0	0	0	1594
APRIL	83	4	1227	86	0	0	0	97	0	0	0	1492
MAY	191	0	1206	68	0	0	0	45	0	0	0	1510
JUNE	193	0	1224	134	3	0	0	184	0	0	0	1738
JULY	191	2	454	58	0	0	0	36	0	0	0	740
AUGUST	265	0	1108	44	7	0	0	13	0	0	0	1437
SEPTEMBER	373	0	1222	49	95	85	0	14	0	0	0	1838
OCTOBER	497	0	1154	111	54	0	0	13	0	0	0	1829
NOVEMBER	23	0	1495	95	2	0	0	31	0	0	0	1646
DECEMBER	214	5	3206	122	2	0	0	69	0	0	0	3618
85 JANUARY	647	4	1463	85	6	0	0	36	0	0	0	2241
FEBRUARY	709	2	1258	46	0	0	0	4	0	0	0	2019
MARCH	162	47	987	53	25	0	0	0	0	0	0	1275
PCT SHARE-MARCH	13	4	77	4	2	0	0	0	0	0	0	0
3 MOS. 84	562	11	3436	178	0	23	0	75	0	0	0	4285
3 MOS. 85	1519	54	3708	184	31	0	0	40	0	0	0	5535
PER CENTAGE INCREASE												
84-85 MARCH	-44	0	-17	-7	0	0	0	0	0	0	0	-20
84-85 3 MOS.	170	383	8	3	0	0	0	-47	0	0	0	29
LOAN SALES												
84 MARCH	48	189	588	0	8	258	0	0	0	0	0	1090
APRIL	74	3	217	6	5	262	0	0	0	0	0	566
MAY	49	129	457	0	15	221	0	28	0	0	0	899
JUNE	39	0	702	118	0	354	0	59	0	0	0	1272
JULY	31	11	109	2	0	199	0	0	0	0	0	352
AUGUST	12	2	310	2	0	203	0	0	0	0	0	528
SEPTEMBER	163	0	248	16	0	171	0	0	0	0	0	598
OCTOBER	45	0	531	94	0	193	0	0	0	0	0	863
NOVEMBER	122	0	787	0	0	93	0	0	0	0	0	1002
DECEMBER	52	70	2953	1448	0	275	0	6	0	0	0	4804
85 JANUARY	16	0	616	1	0	46	0	0	0	0	0	679
FEBRUARY	44	0	377	288	0	148	0	0	0	0	0	857
MARCH	51	70	535	4	8	82	0	0	0	0	0	750
PCT SHARE-MARCH	7	9	71	1	1	11	0	0	0	0	0	0
3 MOS. 84	154	207	1151	11	9	620	0	5	0	0	0	2157
3 MOS. 85	111	70	1528	293	8	276	0	0	0	0	0	2286
PER CENTAGE INCREASE												
84-85 MARCH	8	-63	-9	0	0	-68	0	0	0	0	0	-31
84-85 3 MOS.	-28	-66	33	2564	-11	-55	0	0	0	0	0	6

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
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OFFICE OF FINANCIAL MANAGEMENT
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TABLE 9

PURCHASES AND SALES OF LOANS FOR FARM PROPERTIES
(MILLIONS OF DOLLARS)

MONTH	COMMERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS.	LIFE INS. COS.	PRIVATE PENSION FUNDS	MORTGAGE COS.	REITS	ST.&L. RETIRE. FUNDS	FEDERAL CREDIT AGENCIES	MORTGAGE POOLS	ST.&L. INVEST. AGENCIES	TOTAL
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
LOAN PURCHASES												
84 MARCH	221	0	0	0	0	0	0	0	197	298	0	716
APRIL	0	0	0	0	0	0	0	0	217	283	0	500
MAY	0	0	0	0	0	0	0	0	239	369	0	608
JUNE	0	0	0	0	0	0	0	0	226	461	0	687
JULY	0	0	0	0	0	0	0	0	188	390	0	578
AUGUST	0	0	0	0	0	0	0	0	159	216	0	375
SEPTEMBER	0	0	0	0	0	0	0	0	170	206	0	376
OCTOBER	0	0	0	0	0	0	0	0	167	52	0	219
NOVEMBER	0	0	0	0	0	0	0	0	117	48	0	165
DECEMBER	0	0	0	0	0	0	0	0	1	10	0	11
85 JANUARY	0	0	0	0	0	0	0	0	61	58	0	119
FEBRUARY	0	0	0	0	0	0	0	0	247	214	0	461
MARCH	0	0	0	0	0	0	0	0	228	359	0	587
PCT SHARE-MARCH	0	0	0	0	0	0	0	0	39	61	0	
3 MOS. 84	221	0	0	0	0	0	0	0	416	336	0	973
3 MOS. 85	0	0	0	0	0	0	0	0	536	631	0	1167
PER CENTAGE INCREASE												
84-85 MARCH	0	0	0	0	0	0	0	0	16	20	0	-18
84-85 3 MOS.	0	0	0	0	0	0	0	0	29	88	0	20
LOAN SALES												
84 MARCH	45	0	0	0	0	0	0	0	298	197	0	540
APRIL	43	0	0	0	0	0	0	0	283	217	0	543
MAY	44	0	0	0	0	0	0	0	369	239	0	652
JUNE	0	0	0	0	0	0	0	0	461	227	0	688
JULY	0	0	0	0	0	0	0	5	390	188	0	583
AUGUST	0	0	0	0	0	0	0	0	216	159	0	375
SEPTEMBER	0	0	0	0	0	0	0	0	206	171	0	377
OCTOBER	0	0	0	0	0	0	0	0	52	167	0	219
NOVEMBER	0	0	0	0	0	0	0	0	48	118	0	166
DECEMBER	0	0	0	0	0	0	0	0	9	0	0	9
85 JANUARY	0	0	0	0	0	0	0	0	58	61	0	119
FEBRUARY	0	0	0	0	0	0	0	13	214	247	0	474
MARCH	0	0	0	0	0	0	0	0	359	228	0	587
PCT SHARE-MARCH	0	0	0	0	0	0	0	0	61	39	0	
3 MOS. 84	78	0	0	0	0	0	0	0	336	416	0	830
3 MOS. 85	0	0	0	0	0	0	0	13	631	536	0	1180
PER CENTAGE INCREASE												
84-85 MARCH	0	0	0	0	0	0	0	0	20	16	0	9
84-85 3 MOS.	0	0	0	0	0	0	0	0	88	29	0	42

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
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OFFICE OF FINANCIAL MANAGEMENT
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TABLE 10
PURCHASES AND SALES OF LOANS FOR ALL PROPERTIES
(MILLIONS OF DOLLARS)

MONTH	COMMERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS.	LIFE INS. COS.	PRIVATE PENSION FUNDS	MORTGAGE COS.	REITS	ST.&I. RETIRE. FUNDS	FEDERAL CREDIT AGENCIES	MORTGAGE POOLS	ST.&I. INVEST. AGENCIES	TOTAL
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
LOAN PURCHASES												
84 MARCH	1259	214	5983	79	5	736	0	99	2857	6623	503	18358
APRIL	405	238	5386	95	6	1258	0	117	2387	4083	464	14439
MAY	871	223	5450	79	5	991	0	76	2095	4748	473	15011
JUNE	456	247	6590	184	11	1160	0	220	2142	6098	399	17507
JULY	574	249	4833	61	2	886	0	69	1959	6551	391	15576
AUGUST	618	327	5646	49	16	727	0	36	1811	6556	488	16275
SEPTEMBER	817	420	5129	56	143	709	0	50	2185	5269	344	15122
OCTOBER	811	168	5000	120	114	950	0	44	2039	6166	471	15892
NOVEMBER	421	186	4939	126	63	1053	0	61	2152	5615	554	15170
DECEMBER	1257	446	7983	156	12	1098	0	90	2501	7518	512	21573
85 JANUARY	991	189	5197	98	11	1311	0	70	2704	5849	498	16917
FEBRUARY	1333	286	4680	50	4	1189	0	27	2656	7438	509	18172
MARCH	995	336	5275	64	38	1471	0	35	3830	7788	463	20295
PCT SHARE-MARCH	5	2	26	0	0	7	0	0	19	38	2	
3 MOS. 84	1903	671	13667	244	10	2373	0	241	7514	15614	1274	43611
3 MOS. 85	3319	811	15152	212	53	3971	0	132	9190	21075	1470	55384
PER CENTAGE INCREASE												
84-85 MARCH	-21	57	-12	-10	660	100	0	-65	34	18	-8	11
84-85 3 MOS.	74	21	11	-13	430	67	0	-45	22	35	7	27
LOAN SALES												
84 MARCH	1748	406	7062	20	8	5232	0	0	1252	344	0	16072
APRIL	1276	56	3778	22	7	5296	0	0	917	314	0	11666
MAY	1659	204	4025	28	26	5351	0	28	1367	533	0	13221
JUNE	921	114	6481	400	0	5507	0	59	1262	557	0	15301
JULY	815	557	3928	18	0	4512	0	5	1783	682	0	12300
AUGUST	910	155	5581	23	0	4793	0	0	1046	708	0	13216
SEPTEMBER	1300	518	5031	33	0	3443	0	0	1185	904	0	12414
OCTOBER	964	187	4969	100	0	4067	0	0	746	638	0	11670
NOVEMBER	875	155	4985	32	0	4067	0	0	796	548	0	11358
DECEMBER	1010	605	10938	1470	1	5206	0	6	110	1	0	19356
85 JANUARY	1312	184	5226	9	0	4826	0	0	936	701	0	13194
FEBRUARY	921	392	5957	334	0	5293	0	13	364	249	0	13522
MARCH	1096	366	6570	39	8	5547	0	0	1530	1111	0	16267
PCT SHARE-MARCH	7	2	40	0	0	34	0	0	9	7	0	
3 MOS. 84	3880	823	14481	430	39	14329	0	32	3032	1159	0	38205
3 MOS. 85	3329	942	17753	382	8	15666	0	13	2830	2061	0	42984
PER CENTAGE INCREASE												
84-85 MARCH	-37	-10	-7	95	0	6	0	0	22	223	0	1
84-85 3 MOS.	-14	14	23	-11	-79	9	0	-59	-7	78	0	13

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OFFICE OF FINANCIAL MANAGEMENT
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TABLE 11
ACQUISITIONS OF MORTGAGE LOANS FOR 1-4 FAMILY NONFARM HOMES
(MILLIONS OF DOLLARS)

MONTH	COMMERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS.	LIFE INS. COS.	PRIVATE PENSION FUNDS	MORTGAGE COS.	RFITS	ST.&L. RETIRE. FUNDS	FEDERAL CREDIT AGENCIES	MORTGAGE POOLS	ST.&L. INVEST. AGENCIES	TOTAL
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
GROSS ACQUISITIONS												
84 MARCH	4182	1146	11708	107	5	5299	0	20	2848	6216	589	32121
APRIL	3756	1235	12457	81	1	6464	0	12	2084	3682	556	30329
MAY	4857	1251	14529	115	3	5743	0	12	1968	4310	576	33364
JUNE	4389	1721	16136	99	7	5842	0	13	2134	5221	498	36061
JULY	3830	1421	14480	75	0	4343	0	12	1952	5981	476	32570
AUGUST	3679	1621	13622	66	6	4020	0	11	1882	6256	558	31721
SEPTEMBER	3385	1447	10483	64	3	3133	0	10	2298	4998	428	26248
OCTOBER	4080	1211	10281	124	0	3979	0	21	2077	6037	596	28405
NOVEMBER	3606	992	9498	75	45	4265	0	17	2233	5358	702	26791
DECEMBER	4847	1364	11068	113	7	5303	0	14	2698	7216	631	33261
85 JANUARY	3387	996	8701	61	11	5171	0	25	2865	5696	623	27536
FEBRUARY	3387	1020	8842	54	0	4900	0	11	2544	7120	620	28498
MARCH	4425	1138	11777	98	12	5364	0	14	3737	7015	583	34163
PCT SHARE-MARCH	13	3	34	0	0	16	0	0	11	21	2	
3 MOS. 84	10627	3382	28293	228	11	15382	0	53	7739	15021	1664	82400
3 MOS. 85	11199	3154	29320	213	23	15435	0	50	9146	19831	1826	90197
PER CENTAGE INCREASE												
84-85 MARCH	6	-1	1	-8	140	1	0	-30	31	13	-1	6
84-85 3 MOS.	5	-7	4	-7	109	0	0	-6	18	32	10	9
NET ACQUISITIONS												
84 MARCH	2527	944	5461	87	5	403	0	20	2359	6069	589	18465
APRIL	2597	1182	9045	65	1	1467	0	12	1450	3585	556	19960
MAY	3291	1176	11113	87	-8	762	0	12	1401	4016	576	22426
JUNE	3507	1607	10453	-176	7	694	0	13	1333	4891	498	22827
JULY	3058	1009	10885	50	0	33	0	12	826	5487	476	21845
AUGUST	2781	1471	8583	45	6	-535	0	11	1052	5707	558	19678
SEPTEMBER	2248	935	5783	47	3	-90	0	10	1504	4265	428	16132
OCTOBER	3169	1040	6195	118	0	225	0	21	1383	5566	596	18312
NOVEMBER	2854	839	5508	43	45	291	0	17	1721	4928	702	16947
DECEMBER	3889	1076	3673	102	7	393	0	14	2597	7215	631	19597
85 JANUARY	2090	814	4225	53	11	473	0	25	2201	5057	623	15572
FEBRUARY	2510	628	3324	8	0	128	0	11	2394	7118	620	16741
MARCH	3381	874	6015	70	12	98	0	14	2801	6132	583	19979
PCT SHARE-MARCH	17	4	30	0	0	0	0	0	14	31	3	
3 MOS. 84	6982	2781	15440	-191	-19	1799	0	53	5945	14287	1664	48741
3 MOS. 85	7981	2316	13564	131	23	699	0	50	7396	18307	1826	52293
PER CENTAGE INCREASE												
84-85 MARCH	34	-7	10	-20	140	-76	0	-30	19	1	-1	8
84-85 3 MOS.	14	-17	-12	-169	-221	-61	0	-6	24	28	10	7

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
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LOAN TOTALS OF LESS THAN \$500,000 ARE SHOWN AS 0.

OFFICE OF FINANCIAL MANAGEMENT
08/30/85

TABLE 12
REPAYMENTS OF MORTGAGE LOANS FOR ALL PROPERTIES
(MILLIONS OF DOLLARS)

MONTH	COMMERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS.	LIFE INS. COS.	PRIVATE PENSION FUNDS	MORTGAGE COS.	REITS	ST.&I. RETIRE. FUNDS	FEDERAL CREDIT AGENCIES	MORTGAGE POOLS	ST.&I. AGENCIES	TOTAL
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
LONG TERM LOANS												
84 MARCH	3304	934	5654	777	45	459	0	38	1263	1494	167	14135
APRIL	3086	1136	6095	751	14	456	0	49	1416	1708	93	14804
MAY	3985	977	6744	811	7	445	0	43	1466	1335	127	15941
JUNE	3634	1295	7168	836	130	391	0	56	1489	2018	134	17152
JULY	4023	1118	6635	883	12	383	0	64	1336	1499	168	16121
AUGUST	4126	1110	6211	565	4	280	0	34	1179	1369	139	15017
SEPTEMBER	3652	1012	4674	576	50	195	0	40	1099	1221	118	12637
OCTOBER	4444	1028	5570	739	118	288	0	36	1000	740	128	14091
NOVEMBER	4277	887	3301	626	5	528	0	49	1115	1557	117	12461
DECEMBER	5406	979	8351	1691	153	296	0	50	1512	1421	117	19976
85 JANUARY	5823	849	5512	610	772	508	0	56	1980	878	134	17122
FEBRUARY	5718	947	6527	536	4	437	0	59	1618	1560	159	17565
MARCH	5350	1074	3751	1087	40	445	0	45	2008	1432	159	15391
PCT SHARE-MARCH	35	7	24	7	0	3	0	0	13	9	1	
3 MOS. 84	10463	2776	15323	2143	55	1080	0	208	3980	3393	391	39813
3 MOS. 85	16891	2870	15790	2233	816	1390	0	160	5606	3870	452	50078
PER CENTAGE INCREASE												
84-85 MARCH	62	15	-34	40	-11	-3	0	18	59	-4	-5	9
84-85 3 MOS.	61	3	3	4	1384	29	0	-23	41	14	16	26
CONSTRUCTION AND LAND LOANS												
84 MARCH	6799	157	2207	156	6	617	0	10	113	0	47	10112
APRIL	6486	134	2099	45	1	498	0	0	32	0	50	9345
MAY	7018	168	2390	3	0	549	0	0	108	0	55	10291
JUNE	7983	222	2265	220	6	927	0	0	64	0	62	11749
JULY	6369	237	1597	4	0	948	0	0	38	0	105	9298
AUGUST	7303	189	3535	284	0	533	0	0	40	0	50	11934
SEPTEMBER	6772	286	2696	19	2	342	0	0	52	0	42	10211
OCTOBER	7994	208	1678	32	0	539	0	0	38	0	24	10514
NOVEMBER	7277	172	2318	45	2	355	0	0	34	0	36	10240
DECEMBER	12571	253	2830	128	8	408	0	0	32	0	15	16245
85 JANUARY	7801	248	3153	165	106	421	0	0	64	0	28	11986
FEBRUARY	7848	171	2500	75	0	381	0	0	63	0	34	11072
MARCH	9590	202	3037	206	10	475	0	0	41	0	15	13576
PCT SHARE-MARCH	71	1	22	2	0	3	0	0	0	0	0	
3 MOS. 84	17342	482	5842	457	7	1536	0	127	115	0	98	26006
3 MOS. 85	25239	621	8690	446	116	1277	0	0	168	0	77	36634
PER CENTAGE INCREASE												
84-85 MARCH	41	28	38	32	67	-23	0	0	-64	0	-68	34
84-85 3 MOS.	46	29	49	-2	1557	-17	0	0	46	0	-21	41

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
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OFFICE OF FINANCIAL MANAGEMENT
08/30/85

TABLE 13
COMMITMENTS FOR 1-4 FAMILY CONSTRUCTION LOANS
(MILLIONS OF DOLLARS)

MONTH	COMMERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS.	LIFE INS. COS.	PRIVATE PENSION FUNDS	MORTGAGE COS.	REITS	ST.&I. RETIRE. FUNDS	FEDERAL CREDIT AGENCIES	MORTGAGE POOLS	ST. RI. INVEST. AGENCIES	TOTAL
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
NEW COMMITMENTS												
84 MARCH	929	74	1835	0	0	285	0	0	0	0	0	3123
APRIL	710	116	2110	0	0	208	0	0	0	0	0	3143
MAY	773	100	2156	0	0	314	0	0	0	0	0	3344
JUNE	1146	70	1805	0	0	262	0	0	0	0	0	3283
JULY	807	58	1421	0	0	162	0	0	0	0	0	2448
AUGUST	755	73	1538	0	0	345	0	0	0	0	0	2711
SEPTEMBER	500	58	1360	0	0	154	0	0	0	0	0	2072
OCTOBER	803	57	1244	0	0	258	0	0	0	0	0	2361
NOVEMBER	572	77	1465	0	0	212	0	0	0	0	0	2326
DECEMBER	540	76	1038	0	0	215	0	0	0	0	0	1868
85 JANUARY	614	62	1135	0	0	291	0	0	0	0	0	2102
FEBRUARY	786	57	1251	0	0	318	0	0	0	0	0	2412
MARCH	1253	139	1740	0	0	468	0	0	0	0	0	3600
PCT SHARE-MARCH	35	4	48	0	0	13	0	0	0	0	0	0
3 MOS. 84	2303	167	4682	3	0	647	0	0	0	0	0	7803
3 MOS. 85	2653	258	4126	0	0	1077	0	0	0	0	0	8114
PER CENTAGE INCREASE												
84-85 MARCH	35	89	-5	0	0	64	0	0	0	0	0	15
84-85 3 MOS.	15	54	-12	0	0	66	0	0	0	0	0	4
OUTSTANDING COMMITMENTS												
84 MARCH	7008	509	14001	0	0	766	0	0	0	0	0	22284
APRIL	7350	666	16110	0	0	828	0	0	0	0	0	24954
MAY	7617	664	17277	0	0	957	0	0	0	0	0	26515
JUNE	6658	644	17869	0	0	754	0	0	0	0	0	25925
JULY	7860	615	18293	0	0	608	0	0	0	0	0	27376
AUGUST	7586	550	17624	0	0	781	0	0	0	0	0	26541
SEPTEMBER	7146	433	17967	0	0	601	0	0	0	0	0	26147
OCTOBER	7491	353	17386	0	0	846	0	0	0	0	0	26077
NOVEMBER	7249	324	17719	0	0	519	0	0	0	0	0	25812
DECEMBER	6482	340	16282	0	0	516	0	0	0	0	0	23620
85 JANUARY	6337	462	15557	0	0	696	0	0	0	0	0	23052
FEBRUARY	6433	566	15316	0	0	992	0	0	0	0	0	23307
MARCH	7099	914	16813	0	0	1150	0	0	0	0	0	25977
PCT SHARE-MARCH	27	4	65	0	0	4	0	0	0	0	0	0
PER CENTAGE INCREASE												
84-85 MARCH	1	80	20	0	0	50	0	0	0	0	0	17

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
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OFFICE OF FINANCIAL MANAGEMENT
08/30/85

TABLE 14

COMMITMENTS FOR 1-4 FAMILY LONG-TERM LOANS
(MILLIONS OF DOLLARS)

MONTH	COMMERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS.	LIFE INS. COS.	PRIVATE PENSION FUNDS	MORTGAGE COS.	REITS	ST. & L. RETIRE. FUNDS	FEDERAL CREDIT AGENCIES	MORTGAGE POOLS	ST. & L. AGENCIES	INVEST. TOTAL
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
NEW COMMITMENTS												
84 MARCH	1633	983	9044	220	0	4474	0	0	78	0	24	16456
APRIL	1496	1146	10408	85	0	4444	0	0	73	0	28	17680
MAY	1480	1240	11336	90	0	4260	0	0	119	0	17	18542
JUNE	1477	1217	10870	131	0	3224	0	0	119	0	53	17091
JULY	1363	1131	9049	51	0	2553	0	0	187	0	35	14369
AUGUST	853	1082	9089	236	0	2624	0	0	163	0	53	14100
SEPTEMBER	826	777	6616	115	0	2696	0	0	358	0	56	11444
OCTOBER	1225	609	6636	107	0	3189	0	0	55	0	71	11891
NOVEMBER	1229	771	7715	182	0	2802	0	0	94	0	28	12820
DECEMBER	1465	714	5835	38	0	3275	0	0	83	0	58	11468
85 JANUARY	752	699	6228	35	0	2322	0	0	78	0	73	10187
FEBRUARY	1348	883	6718	127	0	3191	0	0	66	0	51	12384
MARCH	2626	3078	9721	49	0	2759	0	0	89	0	6	18328
PCT SHARE-MARCH	14	17	53	0	0	15	0	0	0	0	0	0
3 MOS. 84	3543	2206	22334	410	0	11000	0	0	227	0	63	39783
3 MOS. 85	4726	4660	22667	211	0	8272	0	0	233	0	130	40900
PER CENTAGE INCREASE												
84-85 MARCH	61	213	7	-78	0	-38	0	0	14	0	-75	11
84-85 3 MOS.	33	111	1	-40	0	-25	0	0	3	0	106	3
OUTSTANDING COMMITMENTS												
84 MARCH	4815	2273	21913	405	0	13338	0	0	285	0	90	43119
APRIL	4929	2862	26302	430	0	13640	0	0	287	0	99	48549
MAY	5196	2784	27557	440	0	13630	0	0	299	0	106	50012
JUNE	5294	3007	26945	435	0	11122	0	0	322	0	96	47221
JULY	5820	2667	26211	355	0	10017	0	0	381	0	82	45533
AUGUST	5198	2337	23634	480	0	8168	0	0	449	0	81	40347
SEPTEMBER	5150	2110	22590	422	0	7498	0	0	754	0	87	38621
OCTOBER	5020	1789	20005	390	0	7535	0	0	531	0	101	35371
NOVEMBER	5471	1988	19942	448	0	7422	0	0	520	0	93	35884
DECEMBER	5193	2245	20176	332	0	8284	0	0	459	0	113	36802
85 JANUARY	3444	2067	17986	179	0	5645	0	0	366	0	122	29809
FEBRUARY	4553	2284	19416	216	0	6351	0	0	400	0	120	33340
MARCH	5655	6662	21626	146	0	6279	0	0	402	0	95	40865
PCT SHARE-MARCH	14	16	53	0	0	15	0	0	1	0	0	0
PER CENTAGE INCREASE												
84-85 MARCH	17	193	-1	-64	0	-53	0	0	41	0	6	-5

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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TABLE 15
COMMITMENTS FOR MULTIFAMILY CONSTRUCTION LOANS
(MILLIONS OF DOLLARS)

MONTH	COMMERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS.	LIFE INS. COS.	PRIVATE PENSION FUNDS	MORTGAGE COS.	REITS	ST.&I. RETIRE. FUNDS	FEDERAL CREDIT AGENCIES	MORTGAGE POOLS	ST.KI. INVEST. AGENCIES	TOTAL
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
NEW COMMITMENTS												
84 MARCH	337	59	925	0	0	69	0	0	0	0	10	1399
APRIL	470	0	1100	10	0	95	0	0	0	0	4	1679
MAY	1414	30	624	0	0	80	0	0	0	0	18	2167
JUNE	847	30	784	0	0	30	0	0	0	0	38	1728
JULY	520	17	812	23	0	16	0	0	0	0	0	1388
AUGUST	368	35	545	0	0	23	0	0	0	0	27	997
SEPTEMBER	163	24	636	0	0	25	0	0	0	0	0	848
OCTOBER	334	98	906	0	0	61	0	0	0	0	0	1399
NOVEMBER	388	67	576	0	0	25	0	0	0	0	8	1063
DECEMBER	538	9	855	4	0	19	0	0	0	0	5	1429
85 JANUARY	526	84	483	0	0	6	0	0	0	0	10	1109
FEBRUARY	224	15	958	0	0	29	0	0	0	0	10	1236
MARCH	219	42	687	0	0	15	0	0	0	0	0	963
PGT SHARE-MARCH	23	4	71	0	0	2	0	0	0	0	0	0
3 MOS. 84	1192	77	2358	0	0	108	0	0	0	0	24	3760
3 MOS. 85	969	141	2128	0	0	50	0	0	0	0	20	3308
PER CENTAGE INCREASE												
84-85 MARCH	-35	-28	-26	0	0	-78	0	0	0	0	0	-31
84-85 3 MOS.	-19	83	-10	0	0	-54	0	0	0	0	-17	-12
OUTSTANDING COMMITMENTS												
84 MARCH	4345	254	4746	53	0	329	0	19	0	0	164	9910
APRIL	4821	182	4999	60	0	384	0	19	0	0	161	10626
MAY	6470	380	5432	58	0	333	0	19	0	0	173	12866
JUNE	6935	347	5773	55	0	361	0	19	0	0	199	13689
JULY	5680	368	6166	76	0	201	0	19	0	0	192	12702
AUGUST	6251	487	6396	74	0	235	0	19	0	0	200	13662
SEPTEMBER	5871	343	5989	72	0	194	0	19	0	0	196	12683
OCTOBER	4769	398	6039	116	0	243	0	19	0	0	193	11777
NOVEMBER	5254	287	5371	110	0	232	0	19	0	0	197	11470
DECEMBER	5296	277	5564	111	0	178	0	19	0	0	216	11661
85 JANUARY	5478	374	5403	109	0	193	0	19	0	0	218	11794
FEBRUARY	5411	214	6083	108	0	220	0	19	0	0	220	12275
MARCH	4750	299	6434	102	0	218	0	19	0	0	220	12042
PGT SHARE-MARCH	39	2	53	1	0	2	0	0	0	0	0	2
PER CENTAGE INCREASE												
84-85 MARCH	9	18	36	92	0	-34	0	0	0	0	34	22

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
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OFFICE OF FINANCIAL MANAGEMENT
08/30/85

TABLE 16
COMMITMENTS FOR MULTIFAMILY LONG-TERM LOANS
(MILLIONS OF DOLLARS)

MONTH	COMMERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS.	LIFE INS. COS.	PRIVATE PENSION FUNDS	MORTGAGE COS.	RFITS	ST.&I. RETIRF. FUNDS	FEDERAL CREDIT AGENCIES	MORTGAGE POOLS	ST.&I. INVEST. AGENCIES	TOTAL
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
NEW COMMITMENTS												
84 MARCH	80	195	1234	140	0	229	0	0	59	0	29	1966
APRIL	52	223	1802	160	0	562	0	0	74	0	27	2901
MAY	245	185	1003	55	0	109	0	0	10	0	29	1637
JUNE	142	78	1100	61	0	26	0	0	49	0	37	1493
JULY	247	150	1182	37	0	0	0	0	136	0	34	1785
AUGUST	139	87	796	31	0	0	0	0	75	0	62	1190
SEPTEMBER	35	91	1157	64	0	18	0	0	225	0	32	1623
OCTOBER	88	166	1299	126	0	0	0	0	7	0	22	1708
NOVEMBER	58	75	1305	190	0	6	0	0	4	0	37	1674
DECEMBER	156	153	1822	110	0	248	0	0	17	0	26	2532
85 JANUARY	83	176	662	95	0	291	0	0	20	0	62	1390
FEBRUARY	86	139	1547	200	0	172	0	0	25	0	24	2194
MARCH	41	260	1062	187	0	224	0	0	69	0	13	1855
PCT SHARE-MARCH	2	14	57	10	0	12	0	0	4	0	1	
3 MOS. 84	388	539	3363	305	0	239	0	0	79	0	36	4948
3 MOS. 85	211	576	3271	482	0	687	0	0	114	0	99	5439
PER CENTAGE INCREASE												
84-85 MARCH	-49	33	-14	34	0	-2	0	0	17	0	-55	-6
84-85 3 MOS.	-46	7	-3	58	0	187	0	0	44	0	175	10
OUTSTANDING COMMITMENTS												
84 MARCH	1049	609	8654	869	0	1364	0	0	3602	0	508	16656
APRIL	1176	772	10717	925	0	1780	0	0	3480	0	495	19345
MAY	1429	765	9301	881	0	1290	0	0	3240	0	491	17397
JUNE	1663	648	9327	779	0	278	0	0	3134	0	493	16322
JULY	1874	513	9276	727	0	250	0	0	3376	0	471	16487
AUGUST	2420	544	9672	731	0	204	0	0	3448	0	489	17508
SEPTEMBER	2192	455	9477	758	0	322	0	0	3888	0	498	17590
OCTOBER	2150	534	11871	846	0	337	0	0	3386	0	515	19639
NOVEMBER	2172	389	12040	949	0	257	0	0	3505	0	538	19850
DECEMBER	2288	455	11012	788	0	355	0	0	3313	0	575	18785
85 JANUARY	1905	479	11492	788	0	2170	0	0	3087	0	590	20511
FEBRUARY	1283	495	12288	855	0	1975	0	0	2992	0	580	20468
MARCH	1084	617	12053	769	0	1880	0	0	2961	0	598	19962
PCT SHARE-MARCH	5	3	60	4	0	9	0	0	15	0	3	
PER CENTAGE INCREASE												
84-85 MARCH	3	1	39	-12	0	38	0	0	-18	0	18	20

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OFFICE OF FINANCIAL MANAGEMENT
08/30/85

TABLE 17

COMMITMENTS FOR NONFARM NONRESIDENTIAL CONSTRUCTION LOANS
(MILLIONS OF DOLLARS)

MONTH	COMMERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS.	LIFE INS. COS.	PRIVATE PENSION FUNDS	MORTGAGE COS.	REITS	ST.&L. RETIRF. FUNDS	FEDERAL CREDIT AGENCIES	MORTGAGE POOLS	ST.&L. INVEST. AGENCIES	TOTAL
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
NEW COMMITMENTS												
84 MARCH	2062	73	1169	187	0	233	0	0	0	0	0	3724
APRIL	1725	51	971	114	0	309	0	0	0	0	0	3169
MAY	2619	75	1598	186	0	315	0	0	0	0	0	4793
JUNE	1774	128	1131	104	0	515	0	0	0	0	0	3652
JULY	1702	113	1395	360	0	675	0	0	0	0	0	4245
AUGUST	2601	16	1062	16	0	252	0	0	0	0	0	3946
SEPTEMBER	2400	46	909	90	0	219	0	0	0	0	0	3664
OCTOBER	2111	46	1155	102	0	195	0	0	0	0	0	3609
NOVEMBER	2044	33	1105	117	0	66	0	0	0	0	0	3365
DECEMBER	3244	62	1405	109	0	158	0	0	0	0	0	4978
85 JANUARY	2290	23	1012	0	0	94	0	0	0	0	0	3419
FEBRUARY	1704	43	1004	86	0	83	0	0	0	0	0	2920
MARCH	2567	166	1500	143	0	306	0	0	0	0	0	4682
PCT SHARE-MARCH	55	4	32	3	0	7	0	0	0	0	0	0
3 MOS. 84	7189	203	3017	374	0	1026	0	0	0	0	0	11809
3 MOS. 85	6561	232	3516	229	0	483	0	0	0	0	0	11021
PER CENTAGE INCREASE												
84-85 MARCH	24	129	28	-24	0	31	0	0	0	0	0	26
84-85 3 MOS.	-9	14	17	-30	0	-53	0	0	0	0	0	-7
OUTSTANDING COMMITMFNTS												
84 MARCH	19769	478	14193	881	0	1653	0	0	0	0	0	36974
APRIL	20454	390	15719	939	0	1687	0	0	0	0	0	39190
MAY	22841	629	15249	1091	0	1585	0	0	0	0	0	41395
JUNE	22727	772	15742	1082	0	1575	0	0	0	0	0	41898
JULY	22580	621	15770	1326	0	1207	0	0	0	0	0	41505
AUGUST	24264	757	16958	1245	0	1198	0	0	0	0	0	44422
SEPTEMBER	24972	458	17054	1300	0	1076	0	0	0	0	0	44860
OCTOBER	23891	506	17038	1340	0	1176	0	0	0	0	0	43951
NOVEMBER	27141	436	17768	1389	0	842	0	0	0	0	0	47576
DECEMBER	26044	595	19657	1410	0	733	0	0	0	0	0	48448
85 JANUARY	27363	664	19948	1340	0	874	0	0	0	0	0	50198
FEBRUARY	27026	598	19592	1298	0	1022	0	0	0	0	0	49536
MARCH	25916	985	18273	1404	0	1067	0	0	0	0	0	47645
PCT SHARE-MARCH	54	2	38	3	0	2	0	0	0	0	0	0
PER CENTAGE INCREASE												
84-85 MARCH	31	106	29	-50	0	-35	0	0	0	0	0	29

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
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LOAN TOTALS OF LESS THAN \$500,000 ARE SHOWN AS 0.

OFFICE OF FINANCIAL MANAGEMENT
08/30/85

TABLE 18

COMMITMENTS FOR NONFARM NONRESIDENTIAL LONG-TERM LOANS
(MILLIONS OF DOLLARS)

MONTH	COMMERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS.	LIFE INS. COS.	PRIVATE PENSION FUNDS	MORTGAGE COS.	REITS	ST.&I. RETIRE. FUNDS	FEDERAL CREDIT AGENCIES	MORTGAGE POOLS	ST.&I. INVEST. AGENCIES	TOTAL
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
NEW COMMITMENTS												
84 MARCH	1365	225	2676	2203	0	612	0	0	25	0	6	7112
APRIL	1372	347	2223	2100	0	268	0	81	27	0	8	6426
MAY	1829	279	3658	1700	0	357	0	0	35	0	0	7858
JUNE	1702	281	2589	1352	0	243	0	0	42	0	0	6209
JULY	1120	226	3193	1043	0	483	0	0	47	0	0	6112
AUGUST	1369	153	2431	608	0	115	0	0	56	0	0	4732
SEPTEMBER	1179	161	2079	1316	0	79	0	0	16	0	0	4830
OCTOBER	1127	135	2643	1261	0	244	0	387	46	0	0	5843
NOVEMBER	1062	122	2529	2162	0	219	0	0	32	0	0	6126
DECEMBER	1052	270	3215	1917	0	280	0	35	20	0	0	6789
85 JANUARY	1568	270	2317	1432	0	185	0	0	32	0	0	5804
FEBRUARY	899	267	2299	2275	0	332	0	0	35	0	0	6108
MARCH	1541	285	3434	2534	0	421	0	208	42	0	0	8466
PCT SHARE-MARCH	18	3	41	30	0	5	0	2	0	0	0	0
3 MOS. 84	3515	700	6907	4801	0	1330	0	0	76	0	6	17335
3 MOS. 85	4009	823	8050	6241	0	938	0	208	109	0	0	20378
PER CENTAGE INCREASE												
84-85 MARCH	13	27	28	15	0	-31	0	0	68	0	0	19
84-85 3 MOS.	14	18	17	30	0	-29	0	0	43	0	0	18
OUTSTANDING COMMITMENTS												
84 MARCH	6943	855	15234	11458	0	1660	0	5	200	0	11	36366
APRIL	7260	1117	14946	12507	0	1536	0	86	202	0	12	37666
MAY	7842	1208	17620	13064	0	1604	0	81	213	0	0	41632
JUNE	8348	896	18426	12516	0	729	0	81	224	0	6	41225
JULY	8209	1018	18615	12148	0	821	0	81	226	0	6	41123
AUGUST	7897	1227	19494	11800	0	669	0	80	250	0	6	41423
SEPTEMBER	7911	883	19599	12250	0	539	0	80	240	0	6	41509
OCTOBER	7954	895	18748	12600	0	643	0	424	240	0	0	41504
NOVEMBER	7262	712	19669	13807	0	617	0	361	281	0	0	42708
DECEMBER	7742	830	19295	12763	0	667	0	276	264	0	0	41837
85 JANUARY	7761	1108	20078	13156	0	648	0	276	259	0	0	43286
FEBRUARY	7225	1206	19195	14214	0	661	0	276	242	0	0	43019
MARCH	6757	1026	19496	13581	0	762	0	484	232	0	0	42338
PCT SHARE-MARCH	16	2	46	32	0	2	0	1	1	0	0	0
PER CENTAGE INCREASE												
84-85 MARCH	-3	20	28	19	0	-54	0	9580	16	0	0	16

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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LOAN TOTALS OF LESS THAN \$500,000 ARE SHOWN AS 0.OFFICE OF FINANCIAL MANAGEMENT
08/30/85

TABLE 19
COMMITMENTS FOR FARM LONG-TERM LOANS
(MILLIONS OF DOLLARS)

MONTH	COMMERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS.	LIFE INS. COS.	PRIVATE PENSION FUNDS	MORTGAGE COS.	REITS	ST.&I. RETIRF. FUNDS	FEDERAL CREDIT AGENCIES	MORTGAGE POOLS	ST.&I. INVEST. AGENCIES	TOTAL
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
NEW COMMITMENTS												
84 MARCH	141	0	0	105	0	0	0	0	475	0	0	721
APRIL	48	0	0	85	0	0	0	0	483	0	0	616
MAY	63	0	0	110	0	0	0	0	384	0	0	557
JUNE	4	0	0	137	0	0	0	0	298	0	0	439
JULY	75	0	0	20	0	0	0	0	288	0	0	392
AUGUST	18	0	0	24	0	0	0	0	261	0	0	303
SEPTEMBER	36	0	0	21	0	0	0	0	324	0	0	381
OCTOBER	21	0	0	13	0	0	0	0	319	0	0	353
NOVEMBER	10	0	0	26	0	0	0	0	277	0	0	313
DECEMBER	47	0	0	31	0	0	0	0	312	0	0	390
85 JANUARY	208	0	0	31	0	0	0	0	411	0	0	650
FEBRUARY	51	0	0	63	0	0	0	0	351	0	0	465
MARCH	28	0	0	36	0	0	0	0	354	0	0	418
PCT SHARE-MARCH	7	0	0	9	0	0	0	0	85	0	0	
3 MOS. 84	326	0	0	235	0	0	0	0	1440	0	0	2001
3 MOS. 85	286	0	0	130	0	0	0	0	1116	0	0	1532
PER CENTAGE INCREASE												
84-85 MARCH	-80	0	0	-64	0	0	0	0	-25	0	0	-42
84-85 3 MOS.	-12	0	0	-45	0	0	0	0	-23	0	0	-23
OUTSTANDING COMMITMENTS												
84 MARCH	290	0	0	355	0	0	0	0	850	0	0	1495
APRIL	414	0	0	325	0	0	0	0	826	0	0	1565
MAY	264	0	0	345	0	0	0	0	789	0	0	1398
JUNE	198	6	0	401	0	0	0	0	682	0	0	1286
JULY	236	0	0	251	0	0	0	0	623	0	0	1110
AUGUST	224	0	0	184	0	0	0	0	600	0	0	1010
SEPTEMBER	251	0	0	173	0	0	0	0	671	0	0	1095
OCTOBER	85	0	0	145	0	0	0	0	690	0	0	920
NOVEMBER	53	0	0	145	0	0	0	0	669	0	0	867
DECEMBER	105	0	0	135	0	0	0	0	690	0	0	930
85 JANUARY	277	0	0	145	0	0	0	0	664	0	0	1086
FEBRUARY	304	0	0	173	0	0	0	0	669	0	0	1146
MARCH	86	0	0	161	0	0	0	0	655	0	0	902
PCT SHARE-MARCH	10	0	0	18	0	0	0	0	73	0	0	
PER CENTAGE INCREASE												
84-85 MARCH	-70	0	0	-55	0	0	0	0	-23	0	0	-40

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
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OFFICE OF FINANCIAL MANAGEMENT
08/30/85

TABLE 20
COMMITMENTS FOR TOTAL CONSTRUCTION LOANS
(MILLIONS OF DOLLARS)

MONTH	COMMERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS.	LIFE INS. COS.	PRIVATE PENSION FUNDS	MORTGAGE COS.	REITS	ST.&I. FUNDS	FEDERAL CREDIT AGENCIES	MORTGAGE POOLS	ST.&I. AGENCIES	TOTAL
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
NEW COMMITMENTS												
84 MARCH	3327	206	3929	187	0	587	0	0	0	0	10	8246
APRIL	2904	166	4181	124	0	612	0	0	0	0	4	7992
MAY	4807	205	4378	186	0	709	0	0	0	0	18	10303
JUNE	3767	228	3720	104	0	807	0	0	0	0	38	8663
JULY	3028	189	3628	383	0	853	0	0	0	0	0	8081
AUGUST	3724	123	3145	16	0	620	0	0	0	0	27	7655
SEPTEMBER	3063	128	2905	90	0	398	0	0	0	0	0	6584
OCTOBER	3248	200	3305	102	0	514	0	0	0	0	0	7369
NOVEMBER	3004	176	3146	117	0	303	0	0	0	0	8	6754
DECEMBER	4322	146	3298	113	0	392	0	0	0	0	5	8276
85 JANUARY	3430	168	2630	0	0	391	0	0	0	0	10	6630
FEBRUARY	2715	114	3213	86	0	430	0	0	0	0	10	6568
MARCH	4038	348	3927	143	0	789	0	0	0	0	0	9245
PCT SHARE-MARCH	44	4	42	2	0	9	0	0	0	0	0	0
3 MOS. 84	10684	448	10057	377	0	1781	0	0	0	0	24	23371
3 MOS. 85	10183	631	9770	220	0	1610	0	0	0	0	20	22443
PER CENTAGE INCREASE												
84-85 MARCH	21	69	-0	-24	0	34	0	0	0	0	0	12
84-85 3 MOS.	-5	41	-3	-39	0	-10	0	0	0	0	-17	-4
OUTSTANDING COMMITMENTS												
84 MARCH	31122	1240	32940	934	0	2748	0	19	0	0	164	69167
APRIL	32625	1239	36828	990	0	2899	0	19	0	0	161	74770
MAY	36928	1673	37958	1140	0	2875	0	19	0	0	173	80775
JUNE	36320	1763	39384	1137	0	2690	0	19	0	0	199	81512
JULY	36120	1604	40229	1402	0	2016	0	19	0	0	192	81582
AUGUST	38102	1793	40978	1310	0	2214	0	19	0	0	200	84625
SEPTEMBER	37989	1234	41010	1372	0	1871	0	19	0	0	196	83690
OCTOBER	36152	1257	40463	1456	0	2265	0	19	0	0	193	81805
NOVEMBER	39645	1047	40858	1499	0	1593	0	19	0	0	197	84858
DECEMBER	37822	1212	41503	1530	0	1427	0	19	0	0	216	83729
85 JANUARY	39178	1500	40908	1458	0	1763	0	19	0	0	218	85044
FEBRUARY	38871	1378	40991	1406	0	2234	0	19	0	0	220	85119
MARCH	37765	2198	41520	1506	0	2435	0	19	0	0	220	85663
PCT SHARE-MARCH	44	3	48	2	0	3	0	0	0	0	0	0
PER CENTAGE INCREASE												
84-85 MARCH	21	77	26	61	0	-11	0	0	0	0	34	24

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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OFFICE OF FINANCIAL MANAGEMENT
08/30/85

TABLE 21
COMMITMENTS FOR TOTAL LONG-TERM LOANS
(MILLIONS OF DOLLARS)

MONTH	COMMERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS.	LIFE INS. COS.	PRIVATE PENSION FUNDS	MORTGAGE COS.	REITS	ST.&I. RETIRE. FUNDS	FEDERAL CREDIT AGENCIES	MORTGAGE POOLS	ST.&I. INVEST. AGENCIES	TOTAL
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
NEW COMMITMENTS												
84 MARCH	3219	1403	12954	2668	0	5315	0	0	637	0	59	26255
APRIL	2969	1717	14433	2430	0	5274	0	81	657	0	63	27623
MAY	3617	1704	15997	1955	0	4726	0	0	548	0	46	28593
JUNE	3326	1575	14559	1681	0	3493	0	0	508	0	90	25232
JULY	2804	1507	13424	1160	0	3036	0	0	658	0	69	22658
AUGUST	2378	1322	12316	890	0	2739	0	0	555	0	115	20324
SEPTEMBER	2077	1029	9852	1516	0	2793	0	0	923	0	88	18278
OCTOBER	2460	910	10578	1507	0	3433	0	387	427	0	93	19796
NOVEMBER	2359	968	11549	2560	0	3027	0	0	407	0	65	20934
DECEMBER	2720	1137	10872	2096	0	3803	0	35	432	0	84	21179
85 JANUARY	2611	1145	9207	1593	0	2798	0	0	541	0	135	18031
FEBRUARY	2385	1290	10564	2665	0	3695	0	0	477	0	75	21151
MARCH	4236	3623	14217	2806	0	3404	0	208	554	0	19	29067
PCT SHARE-MARCH	15	12	49	10	0	12	0	1	2	0	0	0
3. MOS. 84	7771	3445	32604	5751	0	12569	0	0	1822	0	105	64067
3 MOS. 85	9232	6059	33988	7064	0	9897	0	208	1572	0	229	68249
PER CENTAGE INCREASE												
84-85 MARCH	32	158	10	5	0	-36	0	0	-13	0	-68	11
84-85 3 MOS.	19	76	4	23	0	-21	0	0	-14	0	118	7
OUTSTANDING COMMITMENTS												
84 MARCH	13097	3737	45801	13087	0	16362	0	5	4937	0	609	97635
APRIL	13778	4751	51965	14187	0	16956	0	86	4795	0	606	107125
MAY	14731	4757	54478	14730	0	16524	0	81	4541	0	597	110439
JUNE	15503	4556	54698	14131	0	12129	0	81	4362	0	595	106054
JULY	16139	4197	54102	13481	0	11088	0	81	4606	0	559	104253
AUGUST	15740	4108	52800	13197	0	9041	0	80	4747	0	576	100288
SEPTEMBER	15505	3458	51666	13603	0	8359	0	80	5553	0	591	98815
OCTOBER	15209	3219	50624	13981	0	8515	0	424	4847	0	616	97435
NOVEMBER	14957	3089	51651	15340	0	8296	0	361	4975	0	631	99309
DECEMBER	15328	3529	50483	14018	0	9306	0	276	4726	0	688	98354
85 JANUARY	13387	3654	49556	14268	0	8463	0	276	4376	0	712	94692
FEBRUARY	13365	3986	50899	15458	0	8987	0	276	4303	0	700	97974
MARCH	13582	8305	53175	14657	0	8921	0	484	4250	0	693	104067
PCT SHARE-MARCH	13	8	51	14	0	9	0	0	4	0	1	0

PER CENTAGE INCREASE

84-85 MARCH 4 122 16 12 0 -45 0 9580 -14 0 14 7

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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OFFICE OF FINANCIAL MANAGEMENT
08/30/85

TABLE 22
COMMITMENTS FOR TOTAL 1-4 FAMILY LOANS
(MILLIONS OF DOLLARS)

MONTH	COMMERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS.	LIFE INS. COS.	PRIVATE PENSION FUNDS	MORTGAGE COS.	REITS	ST.&L. RETIRE. FUNDS	FEDERAL CREDIT AGENCIES	MORTGAGE POOLS	ST. XI. INVEST. AGENCIES	TOTAL
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
NEW COMMITMENTS												
84 MARCH	2461	1027	9318	220	0	4759	0	0	78	0	24	17888
APRIL	2065	1181	10719	85	0	4652	0	0	73	0	28	18802
MAY	2107	1287	11616	90	0	4574	0	0	119	0	17	19810
JUNE	2434	1247	10968	131	0	3486	0	0	119	0	53	18438
JULY	2039	1155	9129	51	0	2715	0	0	187	0	35	15311
AUGUST	1553	1114	9239	236	0	2969	0	0	163	0	53	15327
SEPTEMBER	1255	792	7188	115	0	2850	0	0	358	0	56	12614
OCTOBER	1947	629	6866	107	0	3447	0	0	55	0	71	13122
NOVEMBER	1742	818	8017	182	0	3014	0	0	94	0	28	13895
DECEMBER	1966	745	6009	38	0	3490	0	0	83	0	58	12389
85 JANUARY	1277	723	6420	35	0	2613	0	0	78	0	73	11219
FEBRUARY	2010	905	6928	127	0	3509	0	0	66	0	51	19597
MARCH	3328	3153	9920	49	0	3227	0	0	89	0	6	19772
PCT SHARE-MARCH	17	16	50	0	0	16	0	0	0	0	0	0
3 MOS. 84	5636	2295	23181	410	0	11647	0	0	227	0	63	43459
3 MOS. 85	6615	4782	23268	211	0	9349	0	0	233	0	130	44588
PER CENTAGE INCREASE												
84-85 MARCH	35	207	6	-78	0	-32	0	0	14	0	-75	11
84-85 3 MOS.	17	108	0	-49	0	-20	0	0	3	0	106	3
OUTSTANDING COMMITMENTS												
84 MARCH	11473	2561	23415	405	0	14104	0	0	285	0	90	52332
APRIL	11888	3168	28041	430	0	14468	0	0	287	0	99	58381
MAY	12432	3066	29422	440	0	14587	0	0	299	0	106	60352
JUNE	11409	3316	28874	435	0	11876	0	0	322	0	96	56327
JULY	13194	2930	28186	355	0	10625	0	0	381	0	82	55752
AUGUST	12364	2602	25537	480	0	8949	0	0	449	0	81	50462
SEPTEMBER	11867	2326	24530	422	0	8099	0	0	754	0	87	48086
OCTOBER	12119	1949	21882	390	0	8381	0	0	531	0	101	45352
NOVEMBER	12295	2165	21855	448	0	7941	0	0	520	0	93	45317
DECEMBER	11320	2440	21934	332	0	8800	0	0	459	0	113	45398
85 JANUARY	9363	2303	19666	179	0	6341	0	0	366	0	122	38340
FEBRUARY	10574	2625	21070	216	0	7343	0	0	400	0	120	42347
MARCH	11919	7306	23442	146	0	7429	0	0	402	0	95	50740
PCT SHARE-MARCH	23	14	46	0	0	15	0	0	1	0	0	0
PER CENTAGE INCREASE												
84-85 MARCH	4	185	0	-64	0	-47	0	0	41	0	6	-3

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.
LOAN TOTALS OF LESS THAN \$500,000 ARE SHOWN AS 0.

OFFICE OF FINANCIAL MANAGEMENT
08/30/85

TABLE 23
COMMITMENTS FOR TOTAL MULTIFAMILY LOANS
(MILLIONS OF DOLLARS)

MONTH	COMMERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS.	LIFE INS. COS.	PRIVATE PENSION FUNDS	MORTGAGE COS.	REITS	ST.&I. RETIRE. FUNDS	FEDERAL CREDIT AGENCIES	MORTGAGE POOLS	ST.&I. INVEST. AGENCIES	TOTAL
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
NEW COMMITMENTS												
84 MARCH	395	232	1766	140	0	298	0	0	59	0	39	2929
APRIL	493	223	2381	160	0	657	0	0	74	0	31	4019
MAY	1514	208	1407	55	0	189	0	0	10	0	47	3430
JUNE	926	95	1593	61	0	56	0	0	49	0	75	2856
JULY	624	157	1664	60	0	16	0	0	136	0	34	2692
AUGUST	444	111	1068	31	0	23	0	0	75	0	89	1841
SEPTEMBER	184	103	1408	64	0	43	0	0	225	0	32	2059
OCTOBER	396	253	1779	126	0	61	0	0	7	0	22	2645
NOVEMBER	421	142	1454	190	0	31	0	0	4	0	45	2286
DECEMBER	639	153	1975	110	0	267	0	0	17	0	31	3191
85 JANUARY	584	258	936	95	0	297	0	0	20	0	72	2262
FEBRUARY	265	145	1974	200	0	201	0	0	25	0	34	2844
MARCH	232	293	1392	187	0	239	0	0	69	0	13	2425
PCT SHARE-MARCH	10	12	57	8	0	10	0	0	3	0	1	
3 MOS. 84	1512	582	4757	305	0	347	0	0	79	0	60	7642
3 MOS. 85	1082	696	4302	482	0	737	0	0	114	0	119	7531
PER CENTAGE INCREASE												
84-85 MARCH	-41	26	-21	34	0	-20	0	0	17	0	-67	-17
84-85 3 MOS.	-28	20	-10	58	0	112	0	0	44	0	98	-1
OUTSTANDING COMMITMENTS												
84 MARCH	5044	792	8809	880	0	1693	0	19	3602	0	672	21511
APRIL	5501	912	10879	935	0	2164	0	19	3480	0	656	24546
MAY	7288	965	9477	890	0	1623	0	19	3240	0	664	24166
JUNE	7943	894	9514	787	0	639	0	19	3134	0	692	23621
JULY	6533	769	9476	757	0	451	0	19	3376	0	663	22044
AUGUST	7181	910	9879	761	0	439	0	19	3448	0	689	23326
SEPTEMBER	6797	729	9671	788	0	516	0	19	3888	0	694	23102
OCTOBER	5928	848	12067	876	0	580	0	19	3386	0	708	24412
NOVEMBER	6460	635	12214	978	0	489	0	19	3505	0	735	25036
DECEMBER	6520	669	11192	817	0	533	0	19	3313	0	791	23855
85 JANUARY	6836	806	11667	817	0	2363	0	19	3087	0	808	26403
FEBRUARY	6305	646	12485	883	0	2195	0	19	2992	0	800	26324
MARCH	5521	836	12261	797	0	2098	0	19	2961	0	818	25311
PCT SHARE-MARCH	22	3	48	3	0	8	0	0	12	0	3	
PER CENTAGE INCREASE												
84-85 MARCH	9	6	39	-9	0	24	0	0	-18	0	22	18

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.
LOAN TOTALS OF LESS THAN \$500,000 ARE SHOWN AS 0.

OFFICE OF FINANCIAL MANAGEMENT
08/30/85

TABLE 24
COMMITMENTS FOR TOTAL NONFARM NONRESIDENTIAL LOANS
(MILLIONS OF DOLLARS)

MONTH	COMMERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS.	LIFE INS. COS.	PRIVATE PENSION FUNDS	MORTGAGE COS.	REITS	ST.&I. RETIRE. FUNDS	FEDERAL CREDIT AGENCIES	MORTGAGE POOLS	ST.&I. INVEST. AGENCIES	TOTAL
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
NEW COMMITMENTS												
84 MARCH	2769	274	2914	2210	0	845	0	0	25	0	6	9043
APRIL	2463	354	2420	2100	0	577	0	81	27	0	8	8029
MAY	3705	314	3983	1705	0	672	0	0	35	0	0	10415
JUNE	2953	394	2819	1374	0	758	0	0	42	0	0	8340
JULY	2369	305	3476	1143	0	1158	0	0	47	0	0	8498
AUGUST	3206	153	2647	608	0	367	0	0	56	0	0	7037
SEPTEMBER	3105	161	2264	1316	0	298	0	0	16	0	0	7161
OCTOBER	2905	163	2878	1261	0	439	0	387	46	0	0	8079
NOVEMBER	2824	153	2754	2183	0	285	0	0	32	0	0	8231
DECEMBER	3693	297	3500	1938	0	438	0	35	20	0	0	9920
85 JANUARY	3269	287	2523	1432	0	279	0	0	32	0	0	7821
FEBRUARY	2156	276	2503	2323	0	415	0	0	35	0	0	7708
MARCH	3682	386	3739	2551	0	727	0	208	42	0	0	11335
PGT SHARE-MARCH	32	3	33	23	0	6	0	2	0	0	0	0
3 MOS. 84	9012	867	7520	4825	0	2356	0	0	76	0	6	24662
3 MOS. 85	9106	949	8765	6306	0	1421	0	208	109	0	0	26864
PER CENTAGE INCREASE												
84-85 MARCH	33	41	28	15	0	-14	0	0	68	0	0	25
84-85 3 MOS.	1	9	17	31	0	-40	0	0	43	0	0	9
OUTSTANDING COMMITMENTS												
84 MARCH	24451	1187	16754	11640	0	3313	0	5	200	0	11	57560
APRIL	25208	1356	16625	12685	0	3223	0	86	202	0	12	59396
MAY	28083	1536	19249	13240	0	3189	0	81	213	0	0	65591
JUNE	28315	1432	20108	12714	0	2304	0	81	224	0	6	65184
JULY	27993	1404	20300	12399	0	2028	0	81	226	0	6	64436
AUGUST	29444	1645	21306	12040	0	1867	0	80	250	0	6	66638
SEPTEMBER	30169	1090	21421	12500	0	1615	0	80	240	0	6	67121
OCTOBER	29173	1150	20568	12847	0	1819	0	424	240	0	0	66221
NOVEMBER	31879	951	21567	14057	0	1459	0	361	281	0	0	70555
DECEMBER	30951	1190	21395	13028	0	1400	0	276	264	0	0	68503
85 JANUARY	32546	1524	22209	13417	0	1522	0	276	259	0	0	71754
FEBRUARY	31597	1490	21288	14516	0	1683	0	276	242	0	0	71091
MARCH	30758	1667	21421	13896	0	1829	0	484	232	0	0	70287
PGT SHARE-MARCH	44	2	30	20	0	3	0	1	0	0	0	0
PER CENTAGE INCREASE												
84-85 MARCH	26	40	28	19	0	-45	0	9580	16	0	0	22

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.
LOAN TOTALS OF LESS THAN \$500,000 ARE SHOWN AS 0.

OFFICE OF FINANCIAL MANAGEMENT
08/30/85

TABLE 25
COMMITMENTS FOR TOTAL FARM LOANS
(MILLIONS OF DOLLARS)

MONTH	COMMER- CIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS.	LIFE INS. COS.	PRIVATE PENSION FUNDS	MORT- GAGE COS.	REITS	ST.&I. RETIRE. FUNDS	FEDERAL CREDIT AGENCIES	MORT- GAGE POOLS	ST.&I. AGENCIES	INVEST. TOTAL
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
NEW COMMITMENTS												
84 MARCH	142	0	0	105	0	0	0	0	475	0	0	722
APRIL	50	0	0	85	0	0	0	0	483	0	0	618
MAY	87	0	0	110	0	0	0	0	384	0	0	581
JUNE	6	0	0	137	0	0	0	0	298	0	0	441
JULY	75	0	0	29	0	0	0	0	288	0	0	392
AUGUST	18	0	0	24	0	0	0	0	261	0	0	303
SEPTEMBER	85	0	0	21	0	0	0	0	324	0	0	430
OCTOBER	21	0	0	13	0	0	0	0	319	0	0	353
NOVEMBER	10	0	0	26	0	0	0	0	277	0	0	313
DECEMBER	47	0	0	31	0	0	0	0	312	0	0	390
85 JANUARY	208	0	0	31	0	0	0	0	411	0	0	650
FEBRUARY	51	0	0	63	0	0	0	0	351	0	0	465
MARCH	28	0	0	36	0	0	0	0	354	0	0	418
PCT SHARE-MARCH	7	0	0	9	0	0	0	0	85	0	0	
3 MOS. 84	332	0	0	235	0	0	0	0	1440	0	0	2007
3 MOS. 85	286	0	0	130	0	0	0	0	1116	0	0	1532
PER CENTAGE INCREASE												
84-85 MARCH	-81	0	0	-66	0	0	0	0	-25	0	0	-42
84-85 3 MOS.	-14	0	0	-45	0	0	0	0	-23	0	0	-24
OUTSTANDING COMMITMENTS												
84 MARCH	338	0	0	355	0	0	0	0	850	0	0	1543
APRIL	448	0	0	325	0	0	0	0	826	0	0	1599
MAY	347	0	0	345	0	0	0	0	789	0	0	1481
JUNE	204	6	0	401	0	0	0	0	682	0	0	1292
JULY	267	0	0	251	0	0	0	0	623	0	0	1141
AUGUST	267	0	0	186	0	0	0	0	600	0	0	1053
SEPTEMBER	379	0	0	173	0	0	0	0	671	0	0	1223
OCTOBER	140	0	0	145	0	0	0	0	690	0	0	975
NOVEMBER	89	0	0	145	0	0	0	0	669	0	0	903
DECEMBER	162	0	0	135	0	0	0	0	690	0	0	987
85 JANUARY	330	0	0	145	0	0	0	0	664	0	0	1139
FEBRUARY	357	0	0	173	0	0	0	0	669	0	0	1199
MARCH	139	0	0	161	0	0	0	0	655	0	0	955
PCT SHARE-MARCH	15	0	0	17	0	0	0	0	69	0	0	
PER CENTAGE INCREASE												
84-85 MARCH	-59	0	0	-55	0	0	0	0	-23	0	0	-38

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
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OFFICE OF FINANCIAL MANAGEMENT
08/30/85

TABLE 26

TOTAL COMMITMENTS
(MILLIONS OF DOLLARS)

MONTH	COMMERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS.	LIFE INS. COS.	PRIVATE PENSION FUNDS	MORTGAGE COS.	REITS	ST.&I. FUNDS	FEDERAL RETIRE. AGENCIES	MORTGAGE POOLS	ST.&I. AGENCIES	TOTAL
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
NEW COMMITMENTS												
84 MARCH	5767	1534	13998	2675	0	5902	0	0	637	0	69	30582
APRIL	5070	1758	15520	2430	0	5886	0	81	657	0	67	31469
MAY	7413	1810	17006	1960	0	5435	0	0	548	0	64	34236
JUNE	6319	1737	15380	1703	0	4300	0	0	508	0	128	30075
JULY	5106	1618	14269	1283	0	3889	0	0	658	0	69	26892
AUGUST	5221	1378	12954	899	0	3359	0	0	555	0	142	24508
SEPTEMBER	4628	1056	10860	1516	0	3191	0	0	923	0	88	22263
OCTOBER	5270	1046	11523	1507	0	3947	0	387	427	0	93	24199
NOVEMBER	4997	1112	12225	2581	0	3330	0	0	407	0	73	24725
DECEMBER	6345	1194	11484	2117	0	4195	0	35	432	0	89	25891
85 JANUARY	5337	1268	9879	1593	0	3189	0	0	541	0	145	21952
FEBRUARY	4483	1326	11405	2713	0	4125	0	0	477	0	85	24614
MARCH	7269	3832	15051	2823	0	4193	0	208	554	0	19	33949
PET SHARE-MARCH	21	11	44	8	0	12	0	1	2	0	0	0
3 MOS. 84	16491	3744	35458	5775	0	14350	0	0	1822	0	129	77769
3 MOS. 85	17089	6426	36335	7129	0	11507	0	208	1572	0	249	80515
PER CENTAGE INCREASE												
84-85 MARCH	26	150	8	6	0	-29	0	0	-13	0	-72	11
84-85 3 MOS.	4	72	2	23	0	-20	0	0	-14	0	93	4
OUTSTANDING COMMITMENTS												
84 MARCH	41305	4540	48978	13280	0	19110	0	24	4937	0	773	132946
APRIL	43045	5435	55545	14375	0	19855	0	105	4795	0	767	143922
MAY	48149	5567	58148	14915	0	19399	0	100	4541	0	770	151590
JUNE	47871	5647	58496	14337	0	14819	0	100	4362	0	794	146425
JULY	47987	5102	57962	13762	0	13104	0	100	4606	0	751	143374
AUGUST	49255	5158	56722	13467	0	11255	0	99	4747	0	776	141478
SEPTEMBER	49212	4145	55622	13883	0	10230	0	99	5553	0	787	139532
OCTOBER	47360	3947	54517	14258	0	10780	0	443	4847	0	809	136961
NOVEMBER	50724	3751	55636	15628	0	9889	0	380	4975	0	828	141811
DECEMBER	48953	4299	54521	14312	0	10733	0	295	4726	0	904	138743
85 JANUARY	49075	4633	53542	14558	0	10226	0	295	4376	0	930	137636
FEBRUARY	48832	4760	54843	15788	0	11221	0	295	4303	0	920	140962
MARCH	48336	9810	57124	15000	0	11356	0	503	4250	0	913	147292
PET SHARE-MARCH	33	7	39	10	0	8	0	0	3	0	1	0
PER CENTAGE INCREASE												
84-85 MARCH	17	116	-17	-13	-0	-41	0	1996	-14	0	18	11

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.
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08/30/85

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HUD No. 85-146
Darry Carmine (202) 755-6685
Robert Nipp (202) 755-6980

FOR RELEASE:
Wednesday
September 18, 1985

HUD OFFICIALS TO VISIT PUERTO RICO

A high-ranking delegation of HUD officials is visiting the Commonwealth of Puerto Rico, from September 18 to 21, to fulfill a commitment made by HUD Secretary Samuel R. Pierce, Jr., last year to seek ways to increase the amount of capital available in Puerto Rico for housing.

The HUD delegation, headed by Lee L. Verstandig, Under Secretary, includes Glenn R. Wilson, President, Government National Mortgage Association; Antonio Monroig, Assistant Secretary for Fair Housing and Equal Opportunity; Richard W. Dyas, Vice President, Government National Mortgage Association; C. Duncan MacRae, Deputy Assistant Secretary for Economic Affairs; Luisa A. Bras, Intergovernmental Relations Officer; and Jayne Gallagher, Director, Office of Public Affairs.

"By expanding the use of several important financing mechanisms available within HUD, we can increase the amount of capital available for housing through the secondary mortgage markets," Secretary Pierce has said. "Our representatives will be discussing a wide range of possible uses of those financing mechanisms with Puerto Rican officials."

The HUD officials are attending the U.S. Hispanic Chamber of Commerce Convention at the Convention Center/Condado Beach Hotel, San Juan, where they will participate in several forums and workshops.

Discussions will focus on the use of mortgage-backed securities issued by the Government National Mortgage Association (GNMA). Several other HUD economic development and housing programs will also be reviewed, including the enterprise zone concept, housing for the elderly, and the rental housing rehabilitation program. Trade opportunities under the Caribbean Basin Initiative will also be addressed by the delegation.

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HUD No. 85-147
Jack Flynn (202) 755-6685
Robert Nipp (202) 755-6980

FOR RELEASE:
Thursday
September 19, 1985

Secondary Mortgage Market Programs Can Increase Housing Funds in P.R.

Two significant developments in Government National Mortgage Association (GNMA) mortgage-backed securities programs can assist Puerto Rican housing finance companies and make more funds available for housing on the Island, Glenn R. Wilson, GNMA President, said today.

Mr. Wilson is part of a delegation of high-ranking HUD officials which is visiting the Commonwealth to fulfill a commitment made last year by HUD Secretary Samuel R. Pierce, Jr., to seek ways to increase the amount of capital available for housing in Puerto Rico.

Speaking to the U.S. Hispanic Chamber of Commerce Convention at the Convention Center/Condado Beach Hotel in San Juan, he noted that GNMA serial notes can be attractive vehicles for Puerto Rican investors. This mortgage-backed security instrument provides for interest payments only on each note until enough principal has accumulated to pay the entire principal of that note. The notes are retired in serial order. As many as 200 maturities may be represented for each issue of these securities.

The serial note pools are backed by FHA and VA mortgages, and are assembled by Puerto Rican mortgage finance companies, primarily banks and mortgage bankers. The minimum face amount for each GNMA is \$25,000, and the minimum size of each serial note pool is \$5 million. The securities are marketed primarily by banks and investment bankers.

"The main feature of the new serial note securities is that they are exempt from U.S. and Puerto Rican taxes for investors who are Puerto Rican residents," Mr. Wilson said. "This increases the after-tax yield to investors, and avoids the double taxation treatment normally imposed by Federal income tax rules for this unique type of mortgage-backed security."

Mr. Wilson said that the second major development in the GNMA program is a recent announcement that the U.S. Treasury will no longer require mortgage-backed security issuers to withhold taxes from GNMA securities held by foreign investors.

"This exemption should prove quite attractive to offshore investors, particularly South American investors in U.S. securities," Mr. Wilson said.

The exemption is effective for any GNMA security, including serial notes, which are backed by mortgages originated after July 18, 1984.

Mortgage-backed securities increase the supply of capital for housing by allowing mortgage lenders to sell pools of mortgages--in the case of GNMA, guaranteed by the United States government--and use the proceeds to make additional mortgage loans. Investors find them attractive because of competitive interest rates.



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HUD No. 85-148
Darry Carmine (202) 755-6685
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FOR RELEASE:
Friday
September 20, 1985

CBI OFFERS UNIQUE OPPORTUNITIES FOR PUERTO RICO

Puerto Rican industry should take advantage of its highly developed manufacturing infrastructure, sophisticated business management, and knowledge of United States markets to develop new ways to participate in the Caribbean Basin Initiative, Antonio Monroig, Assistant Secretary for Fair Housing and Equal Opportunity, U.S. Department of Housing and Urban Development said today.

"You can use these advantages in various ways. The CBI offers a wide range of opportunities for Puerto Rico," Monroig said. "Which options you pursue will depend on the product and the circumstances. All of them offer the potential of income for Puerto Rican industry and jobs for Puerto Ricans."

The Caribbean Basin Initiative, announced by President Reagan in February, 1982, allows a broad range of products produced in the Caribbean area to enter the United States duty-free for a period of twelve years that began in January 1984.

Monroig is part of a delegation of high-ranking HUD officials which is visiting the Commonwealth to fulfill a commitment made last year by HUD Secretary Samuel R. Pierce, Jr., to seek ways to increase the amount of capital available for housing in Puerto Rico.

Speaking to the U.S. Hispanic Chamber of Commerce Convention at the Convention Center/Condado Beach Hotel in San Juan, Monroig outlined several ways in which Puerto Rican industry can use its unique advantages to fully participate in the CBI.

"Your industrial advantages make you the logical choice for a partnership with any other Caribbean Basin nation that wants to maximize its sales potential in the United States," Monroig explained. "You can provide managerial expertise to help your neighbors improve their own manufacturing capacity."

"You can also sell the goods and services needed to produce manufacturing infrastructure to your neighbors, so that they can produce products for export to the United States," Monroig added. "You are well-positioned to act as a middle-man; creating the market and facilitating the sale of products made elsewhere in the region."

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FOR RELEASE:
Friday
September 20, 1985

Hispanic Businesses to Double Under Freedom of "Opportunity Society"

The number of U.S. Hispanic businesses--currently 363,000--is expected to double by 1987, said Lee L. Verstandig, Under Secretary, U.S. Department of Housing and Urban Development, which shows the promise of America as an "Opportunity Society."

Mr. Verstandig is heading a delegation of high-ranking HUD officials which is visiting the Commonwealth to fulfill a commitment made last year by HUD Secretary Samuel R. Pierce, Jr., to seek ways to increase the amount of capital available for housing in Puerto Rico.

Speaking to the U.S. Hispanic Chamber of Commerce Convention at the Convention Center/Condado Beach Hotel in San Juan, he called Hispanic businesspersons "...brave enough to take risks and invest in the future...and free enough to help make America a haven for all those who believe in human dignity."

Mr. Verstandig, who formerly served in the White House as Assistant to the President for Intergovernmental Affairs, cited President Reagan's creation of a Task Force on Private Sector Initiatives as an example of how the Administration has found new ways to create partnerships between government and private businesses.

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"I've worked closely with governors and mayors on a continuous basis, and I've seen for myself the increase in public/private partnerships," he said. "Since January, 1981, it has been private enterprise, not government or special interests, which has 'pulled the wagon' of economic development."

For Hispanics, as for all Americans, it has been "the freedom to challenge and take risks" that lies at the core of successful economic development, he added.

Mr. Verstandig also discussed the President's Tax Reform proposal, and called it especially meaningful for Hispanic small businesses. It would be, he said, fair, pro-family, and pro-growth.

"In our Opportunity Society, I see Hispanics bringing pride to their communities," Mr. Verstandig said, "and helping those communities soar high. And I see them aided by a government that creates prosperity and assures equal opportunity--a government that promotes individual initiative and protects individual rights."

In conclusion, Mr. Vertandig told the conference, "Unamos Nuestros Esfuerzos, Porque el Futuro es Nuestro (Let us join hands together, for the future is ours)."

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Washington, D.C. 20410

News Release

Upcoming News Alert (202) 755-6424
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HUD NO. 85-160
Bill Glavin (202) 755-6685
Robert E. Nipp (202) 755-6980

For Release:
Tuesday
November 5, 1985

STUDY REPORTS PROGRESS IN HANDLING DISCRIMINATION COMPLAINTS THROUGH HUD'S FAIR HOUSING ASSISTANCE PROGRAM

Citing findings from a major study conducted by Abt Associates, Inc. of Cambridge, Massachusetts, Department of Housing and Urban Development Secretary Samuel R. Pierce, Jr. reported today that HUD's Fair Housing Assistance Program (FHAP) has increased the capacity of State and local agencies to process discrimination complaints.

The Federal Fair Housing Act provides for both judicial and administrative enforcement. Administrative enforcement at the Federal level is limited to investigation and voluntary conciliation of complaints filed with HUD. However, the Federal Act establishes a preference for State or local administrative enforcement. It requires that when a complaint filed with HUD alleges a practice that would constitute a violation of a State or local fair housing law which is substantially equivalent to the Federal Fair Housing Act, HUD must refer the complaint to the State or local enforcement agency.

HUD currently recognizes 33 State fair housing laws as providing rights substantially equivalent to those of the Federal law, compared to 22 such State laws recognized in 1977. HUD also recognizes 63 local ordinances, including seven that are in jurisdictions outside of the 33 recognized states.

HUD's Fair Housing Assistance Program, which was established in 1980, provides funds annually to State and local agencies to strengthen and improve their capacity to process housing discrimination complaints. Complaints for which funding is available include both those filed originally with HUD and referred to the agencies, and those filed originally with a State or local agency and dual-filed with HUD.

Since 1982, a majority of all housing discrimination complaints processed administratively have been processed by State or local agencies. In fiscal 1984, 67% of complaints were processed at the State and local agencies. This percentage has risen annually. Eighty-seven percent of the complaints handled by the State and local agencies were filed originally at the agency rather than with HUD.

The Abt Associates study, funded by HUD's Office of Policy Development and Research and entitled "Fair Housing Assistance Program Evaluation," surveyed complaint processing activities at 15 agencies participating in FHAP before and after commencement of the FHAP funding program. It reports substantial increases in the number of fair housing complaints handled and the percentage of cases in which a resolution is reached, a decrease in the amount of time required to obtain resolution, and improvements in the quality of relief, such as provision of a housing unit, received by successful complainants.

- more -

The study also found that despite declining budgets, agencies participating in FHAP had increased their housing discrimination staffs, used a wider range of investigative techniques, and expanded activities in areas such as outreach, public education, affirmative marketing and testing.

In a companion piece entitled "HUD Processing of Title VIII Complaints: A Case Study", Abt Associates also surveyed HUD Regional Office processing of fair housing complaints during the same period. After the start of FHAP, Regional Offices increased responsibilities for monitoring complaint processing by agencies participating in FHAP and continued direct handling of complaints arising in jurisdictions not having "substantially equivalent" laws. While the number of complaints handled directly by HUD offices declined, the study found an increase in the percentage of cases handled by HUD resolved in favor of the complainant and improvement in the quality of relief provided in such cases.

A set of recommendations, developed by the evaluation contractor and contained in the study, are currently being reviewed by HUD. Readers are invited to send comments to the Deputy Assistant Secretary for Urban and Community Studies, Department of Housing and Urban Development 451 7th Street SW, Washington, D.C. 20410. Copies are available through HUD User.

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Washington, D.C. 20410

News Release

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HUD No. 85-163
Leslie Corkern (202) 755-6685
Robert Nipp (202) 755-6980

FOR RELEASE:
Thursday,
November 7, 1985

HUD SECRETARY ANNOUNCES AWARDS PROGRAM FOR PARTICIPATION IN INTERNATIONAL YEAR OF SHELTER FOR THE HOMELESS

In response to a designation by the United Nations to make 1987 the International Year of Shelter for the Homeless (IYSH), the Department of Housing and Urban Development Secretary Samuel R. Pierce, Jr., today announced a national awards program for local projects that further the IYSH goal of improving housing, neighborhoods, and services for low-income people. HUD will announce award winners in May 1986.

Secretary Pierce met with some fifty public and private sector interest groups to kick off U.S. participation in IYSH. The group included representatives of financial institutions, research foundations, low-income housing associations, and business and non-profit charitable organizations which are concerned with providing housing, housing services, or housing assistance to low income families. The meeting was held to generate interest among the constituent groups and coordinate activities for U.S participation in IYSH.

The HUD Model Projects Awards Program is designed to recognize projects throughout the United States that provide or improve housing and neighborhood development for the poor. Under the theme, "Housing America: Freeing the Spirit of Enterprise," the program will identify projects

that clearly improve the shelter or neighborhoods of low-income people by 1987; that emphasize public/private cooperation; and that can be replicated in the U.S. or in other nations. Projects can be nominated by local governments, private non-profit organizations or community groups.

In announcing the program, Secretary Pierce said, "We view U.S. participation in IYSH as an opportunity to recognize the broad array of public/private sector activity in the U.S. which addresses the housing needs of low-income people. It also enables us to expand concepts that improve housing, neighborhoods and services for the needy."

Secretary Pierce has appointed June Q. Koch, Assistant Secretary for Policy Development and Research, to direct HUD's participation in IYSH. Other HUD efforts include a national information campaign to increase public awareness of the goals of IYSH, a major national conference in early 1987, and encouraging support efforts for IYSH by the private sector.

In order to qualify for selection, projects should draw the support of the local community and meet the following criteria established by the United Nations:

- o Demonstrate methods to improve housing and neighborhoods for low-income families through local initiative and private industry;
- o Serve people with incomes at or below the poverty level;
- o Contribute to a clear and visible improvement in the shelter of low-income people before 1987;

-more-

- o Contain features that can serve as models for other locations in the country or by other nations; and
- o Lead to affordable improvements for many people rather than major improvements for a few.

Secretary Pierce summed up the program requirements, saying: "Our National Awards Program will recognize projects targeted to the poor, they must focus on private sector action, and they must promote public/private partnerships."

Program representatives will be invited to participate in a U.S.-sponsored conference in early 1987 to discuss completion of IYSH projects.

HUD urges managers of potential projects to submit information that covers the project's objectives, its target groups, the relationship to the U.N. action areas, and how the project meets the United Nations criteria.

Information on the IYSH Project Award Announcement may be obtained by writing to:

HUD USER
P.O. Box 280
Germantown, MD 20874-0280
(301) 251-5154 (not toll-free)

The deadline for applications is January 31, 1986

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Washington, D.C. 20410

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HUD No. 85-164
Peter Centenari (202) 755-6686
Robert E. Nipp (202) 755-6980

For Release:
Thursday
October 3, 1985

HUD SECRETARY ANNOUNCES OVER \$23 MILLION IN PROJECT SELF-SUFFICIENCY DEMONSTRATION AWARDS

Project Self-Sufficiency Demonstration awards totalling \$23,765,544 will help low income single-parents with young children gain economic independence, Secretary of Housing and Urban Development Samuel R. Pierce, Jr., announced today. HUD will provide Section 8 Existing Housing certificates to 4938 families in 108 communities nationwide.

Secretary Pierce praised the efforts of mayors, county executives and other local officials for their widespread commitment to the HUD demonstration. "By tailoring the program to local needs and conditions, each community contributes to the long range promise of providing these families with the freedom and security to participate in an array of local support services leading to employment and participation in the community," Secretary Pierce said.

The Project Self-Sufficiency demonstration is a coordinated approach to breaking the poverty/dependency cycle among low income single parents. The program focuses on the special needs of low income families by involving the cooperative efforts of local governments and local public and private resources.

Project Self-Sufficiency combines housing assistance, which HUD allocates to the communities, with child care, personal and career counseling, transportation, basic education, job training and placement provided by local public/private partnerships.

"The Department's role in helping low income single parents," Secretary Pierce said, "is to make use of the availability of decent and affordable housing that will offer stable living conditions for these single parents."

Dr. June Koch, HUD Assistant Secretary for Policy Development and Research will administer the project demonstration in each of the communities. Her office will also provide technical assistance to local task forces to organize and coordinate the various public and private resources that are integral to the program.

In commending several of the first round graduates, Dr. Koch noted that each participant was motivated to achieve economic independence. "These women expressed the desire to have the capability to raise their children without government assistance," she said. "They want to be independent and self reliant." Dr. Koch noted that a substantial percentage of families in the United States are single parent families and that more than half of these families have incomes below the national poverty level.

"Project Self-Sufficiency is a means to a successful end. We expect success for all our participants," Dr. Koch said, noting the achievements of the 78 first round communities. "As a result, second round awards cover a much wider geographical distribution."

In the second round of the demonstration, the Department is placing special emphasis on assisting single parents who lack the basic educational skills that severely limit their ability to become self-sufficient. "By encouraging local communities to give special attention to the 'hard to serve families'," Dr. Koch said, "we hope to demonstrate that any motivated single parent can move toward economic independence."

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**PROJECT SELF-SUFFICIENCY
SECOND ROUND DEMONSTRATION SITES**

<u>CERTIFICATES</u>		<u>CERTIFICATES</u>	
ALABAMA		GEORGIA	
Mobile	100	Columbus	25
		* Thomasville	30
ARIZONA		HAWAII	
* Phoenix	50	* Honolulu	50
CALIFORNIA		ILLINOIS	
Garden Grove	20	* DuPage County	50
* Huntington Beach	25	* Lake County	50
Redding	30	* McHenry County	50
* Riverside	50	* Rockford	60
* Santa Clara	50	INDIANA	
* Santa Cruz County	30	Bloomington	30
* San Diego	100	* Evansville	60
* San Diego County	90	IOWA	
COLORADO		* Des Moines	40
Boulder County	75	Linn County	25
* Loveland	30	KENTUCKY	
CONNECTICUT		* Hopkinsville	25
* Hartford	50	* Lexington-Fayette	
* Stamford	50	County	15
DELAWARE		Paducah	40
* New Castle County/ Wilmington	50	LOUISIANA	
FLORIDA		* Lafayette	50
* Broward County	100	Shreveport	30
Clearwater	60	MARYLAND	
* Ft. Lauderdale	75	* Cecil County/	
* Palatka	30	Harford County	40
* Waukulla County	35	St. Mary's County	20

* Newly approved sites (1985)

CERTIFICATESCERTIFICATES

MASSACHUSETTS

* Boston	75
Chicopee	25
Northampton	20
Somerville	20
Springfield	50

MICHIGAN

* Livonia	25
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MINNESOTA

* Dakota County	20
Minneapolis	107
St. Paul	100

MISSOURI

* Andrew/Buchanan/Clinton/ DeKalb Counties	36
* Howell County	25

NEW JERSEY

* Jersey City	75
* Plainfield	25

NEW YORK

* Albany	50
Brookhaven	75
* Chemung County	35
* Clinton County	30
* Middletown	30
* St. Lawrence County	50

NORTH CAROLINA

* Charlotte	50
* Durham	75
Raleigh	80
Winston-Salem	50

OHIO

Cincinnati	25
Cleveland	50
* Columbus	50
* Miami County	30
* Parma	30
* Pickaway County	25
* Summit	50
* Youngstown/ Mahoning County	50

OREGON

Portland/Multnomah County	50
* Washington County	25

PENNSYLVANIA

* Allegheny County	30
* Centre County	25
* Indiana County	25
Montgomery County	20
* Philadelphia	75
* Pottsville	20
* Pittsburgh	50

RHODE ISLAND

* Providence	50
* Warwick	20

SOUTH CAROLINA

* Greenville	80
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SOUTH DAKOTA

* Sioux Falls	75
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CERTIFICATES

TEXAS

* Abilene	30
* Austin/Travis County	150
* Cameron County	35
* Crystal City	25
Fort Worth	25
* Midland County	30
* Paris	25
* Panhandle	160

UTAH

* Salt Lake City	50
Salt Lake County	95

VIRGINIA

* Alexandria	25
* Fairfax County	25
Hampton	25
* Norfolk	50
* Prince William County	50
* Roanoke	50
* Suffolk	25

WASHINGTON

* Bellingham/Whatcom County	25
Snohomish County	50
Seattle	20
Spokane	20
* Tacoma/Pierce County	50
Thurston County	25
* Whitman County	20

WISCONSIN

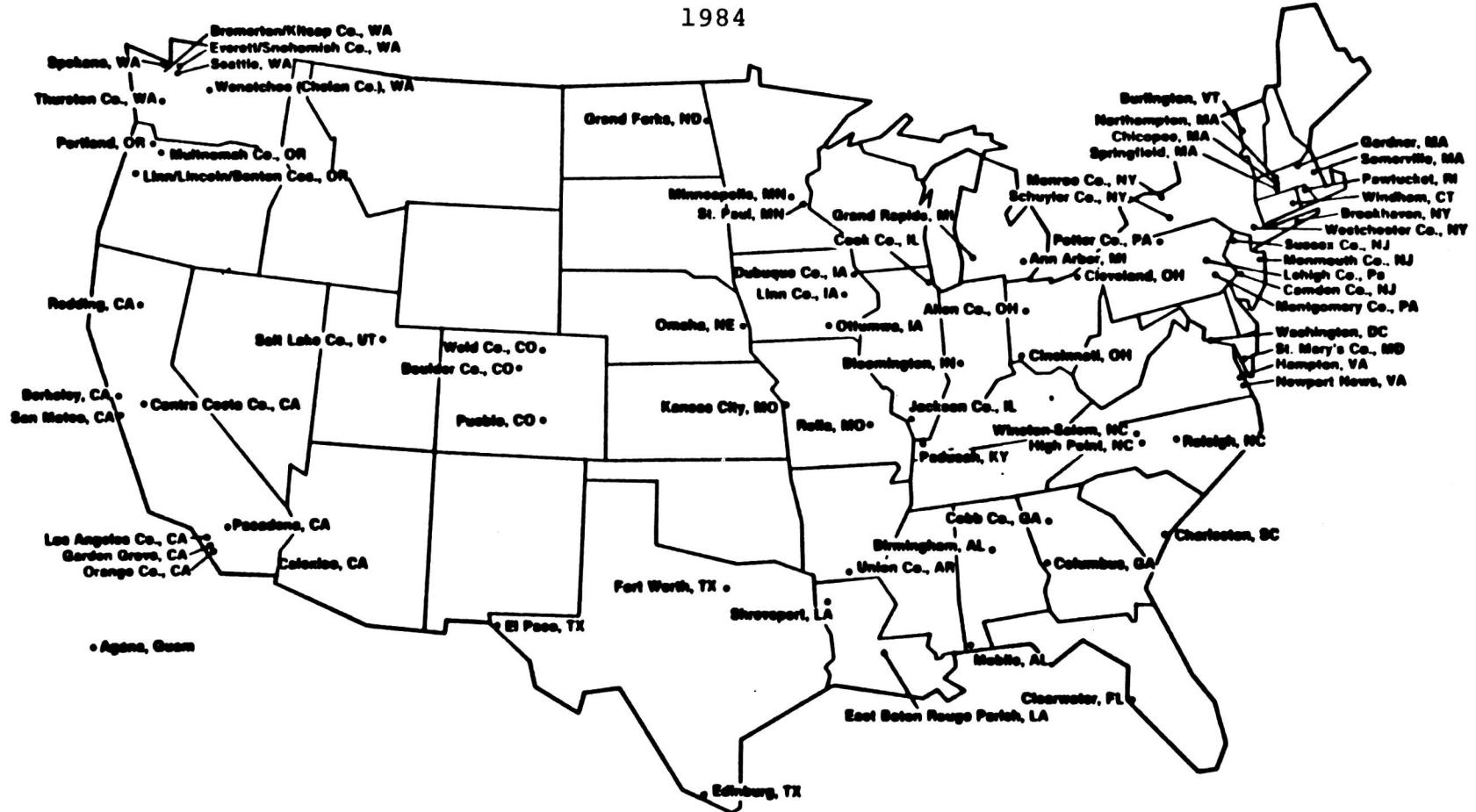
* Waukesha	20
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PUERTO RICO

* Carolina	60
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PROJECT SELF-SUFFICIENCY DEMONSTRATION SITES

1984



PROJECT SELF-SUFFICIENCY DEMONSTRATION SITES 1985





Washington, D.C. 20410

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HUD No. 85-174
Robert E. Nipp (202) 755-6980
Jack Flynn (202) 755-6685

FOR RELEASE:
Wednesday
October 23, 1985

SECONDARY MARKET PRICES AND YIELDS AND INTEREST RATES FOR HOME LOANS OCTOBER 1, 1985

The U. S. Department of Housing and Urban Development (HUD) today released the results of its latest survey of market conditions for fixed rate, long-term, level payment home loans as well as interest rates for home construction funds. The October 1, 1985, survey found that the national average yield on secondary market transactions involving HUD/FHA Section 203(b) loans edged up from that of the previous month. The national average yield was based on the most active commitments transacted for Section 203(b) loans. On October 1, these commitments were for loans bearing a gross contract rate of 11.50 percent.

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On October 1, 1985, the national average secondary market yield on 11.50 percent HUD/FHA Section 203(b) loan transactions was 12.04 percent ^{1/}, an increase of 5 basis points from a September 1, 1985, average yield of 11.99 percent. Compared to the survey's results of the previous month, average yields were moderately higher in the majority of the geographic regions. The increases in average yields ranged from 2 basis points in the Southwest region to 9 basis points in both the Southeast and North Central regions. However, in the Middle Atlantic region average yields declined 2 basis points.

The proportion of HUD field offices indicating that funds were generally adequate (relative to current demand) for financing Section 203(b) home mortgages was 99 percent on October 1, 1985, unchanged as compared with the response rate on September 1, 1985.

In the primary mortgage market, the national average contract rates for commitments on conventional loans for new and existing homes continued to edge. The average rate for conventional loans for new homes on October 1, 1985, was 12.02 percent, down 4 basis points from 12.06 percent on September 1, 1985. The average rate for previously occupied homes declined by only 1 basis point to 12.03 percent over the same period. Compared to the previous month, the movement of interest rates among the regions of the country was mixed. Average conventional rates dropped from 2 basis points in the West region (new home loans) to 30 basis points in the Northeast region.^{2/} However, average conventional interest rates were up from 1 basis point in the West (existing home loans) to 15 basis points in the Middle Atlantic.

1/ Secondary market transactions pertain to commitments for mandatory delivery of HUD/FHA mortgages within 90 days.

2/ The U.S. Department of Housing and Urban Development defines its survey regions as the following: Northeast - Connecticut, Maine, Massachusetts, New Hampshire, New York, Rhode Island and Vermont. Mid-Atlantic - Delaware, District of Columbia, Maryland, New Jersey, Pennsylvania, Virginia, and West Virginia. Southeast - Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee. North Central - Illinois, Indiana, Iowa, Michigan, Minnesota, Nebraska, North Dakota, Ohio, South Dakota and Wisconsin. Southwest - Arkansas, Colorado, Kansas, Louisiana, Missouri, New Mexico, Oklahoma and Texas. West - Alaska, Arizona, California, Hawaii, Idaho, Montana, Nevada, Oregon, Utah, Washington, and Wyoming.

In the home construction loan market, the HUD survey found that the national average interest rate for firm commitments on FHA home construction funds was 11.94 percent on October 1, 1985, up 4 basis points from an average rate of 11.90 percent on September 1. The average rate for conventional home construction funds on October 1, 1985 was 12.07 percent, or 13 basis points above the average construction rate for FHA loans.

The proportion of HUD offices reporting an adequate supply of construction funds on October 1, 1985, was 99 percent for both FHA and conventional loans.

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The statistics presented in the attached tables are obtained from a survey of home loan market conditions. The survey covers over 250 lending institutions and builders and is conducted by officials in 75 HUD field office jurisdictions located in major metropolitan areas across the country.

NET PRICES AND AVERAGE YIELDS FOR HUD-INSURED
 NEW HOME MORTGAGES (SECTION 203) IMMEDIATE DELIVERY
 TRANSACTIONS 30-YEAR MATURITY - MINIMUM DOWNPAYMENT

Area	11.50% Mortgages October 1, 1985			11.50% Mortgages September 1, 1985		
	Average Price	Average Yield 1/	Average Price	Average Yield 1/		
Northeast 2/	-	-	-	-	-	-
Middle Atlantic	\$ 96.5	12.07%	\$ 96.4	12.09%		
Southeast	96.7	12.04	97.2	11.95		
North Central	95.5	12.24	96.0	12.15		
Southwest	96.7	12.04	96.8	12.02		
West	97.5	11.90	97.8	11.85		
United States	\$ 96.7	12.04	\$ 97.0	11.99%		

1/ Gross yield to investors, without allowance for servicing costs, based on prepayment of the mortgage at the end of 12 years.

2/ Average price not listed because of insufficient FHA secondary market activity in this area.

NATIONAL PERCENT OF HUD OFFICES REPORTING ADEQUATE
 MORTGAGE MONEY AVAILABLE FOR FINANCING HOME
 LOANS INSURED UNDER SECTION 203

October 1, 1985	September 1, 1985	October 1, 1985
99%	99%	99%

AVERAGE INTEREST RATES ON CONVENTIONAL FIRST MORTGAGES 3/

Area	New Home Loans			Existing Home Loans		
	Oct 1 1985	Sep 1 1985	Oct 1 1984	Oct 1 1985	Sep 1 1985	Oct 1 1984
Northeast	12.33%	12.63%	14.38%	12.33%	12.49%	14.38%
Middle Atlantic	12.11	11.97	13.89	12.13	11.98	13.89
Southeast	11.86	11.95	13.76	11.89	11.97	13.84
North Central	12.01	12.04	14.09	12.01	12.06	14.11
Southwest	11.98	11.94	13.92	11.98	11.92	13.92
West	11.96	11.98	13.92	11.96	11.95	13.95
United States	12.02%	12.06%	13.98%	12.03%	12.04%	14.00%

3/ As of 1/1/83 averages are unrounded.

AVERAGE INTEREST RATE FOR HOME CONSTRUCTION FINANCING

<u>Area</u>	<u>FHA INSURED</u>			<u>CONVENTIONAL</u>		
	<u>Oct 1</u> <u>1985</u>	<u>Sep 1</u> <u>1985</u>	<u>Oct 1</u> <u>1984</u>	<u>Oct 1</u> <u>1985</u>	<u>Sep 1</u> <u>1985</u>	<u>Oct 1</u> <u>1984</u>
Northeast	13.25%	13.25%	14.56%	13.56%	13.58%	15.05%
Middle Atlantic	11.61	11.50	14.03	11.72	11.69	13.97
Southeast	11.44	11.35	14.33	11.39	11.40	14.31
North Central	12.35	12.47	14.55	12.70	12.48	14.77
Southwest	11.60	11.50	14.40	11.68	11.64	14.40
West	11.70	11.63	14.63	11.61	11.85	14.68
United States	11.94%	11.90%	14.45%	12.07%	12.07	14.53%

NATIONAL PERCENT OF HUD OFFICES REPORTING ADEQUATE
CONSTRUCTION FUNDS AVAILABLE FOR HOMES

	<u>October 1, 1985</u>	<u>September 1, 1985</u>	<u>October 1, 1984</u>
FHA-Insured	99%	100%	97%
Conventional	99%	99%	99%

These data are not based on actual transactions but are compiled from the best information available to HUD Area Office Managers and FHA Insuring Office Supervisors throughout the United States. Prices are net for current transactions, after allowance for discounts, commitment fees, or other charges and are exclusive of FNMA activity. In the summarization of the secondary market data, weighting procedures are used which take into account the probable volume of sales within the jurisdiction of each office. In tabulating the availability of funds and conventional interest rates, weights are not used.



Washington, D.C. 20410

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HUD No. 85-175
John Flynn (202) 755-6685
Robert Nipp (202) 755-6980

FOR IMMEDIATE RELEASE

NEW PRIVATE MORTGAGE INSURANCE ACTIVITY IN SEPTEMBER 1985 WAS DOWN FROM A YEAR AGO

The U. S. Department of Housing and Urban Development reported that the volume of primary insurance written on newly originated 1-4 family conventional mortgage loans totaled \$4.5 billion in September 1985, a decline of 11.5 percent from a volume of \$5.0 billion insured in September 1984. The results were released in the latest survey of private insurance activity for conventional mortgage loans and for privately insured mortgage pass-through securities.

The number of newly issued certificates of insurance in September 1985 totaled 63,392, down 14 percent from the number of issuances a year earlier. Net applications for private mortgage insurance in September 1985 were 92,576. The September volume of new applications was about 5 percent above that of September 1984.

Third quarter figures for 1985 showed declines in activity as compared with the corresponding period of 1984. Net applications for private mortgage insurance were down 4 percent, newly issued certificates of insurance were down 26 percent and net insurance written was down 24 percent.

Insurance written for privately issued conventional pass-through securities totaled \$529.0 million in September of 1985. Outstanding privately insured conventional pass-through securities stood at \$37.7 billion at the end of September 1985.

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October 31, 1985

Table 1

Primary 1-4 Family Private Mortgage Insurance Activity

	Applications		Certificates Issued		Primary Insurance In Force		Insurance Written		Conventional Loans Closed		PMI Share
	Gross	Net	Gross	Net	In Force		Gross	Net	Closed		
Annual	(Number)										(Dollars in Millions)
1983	967,633	882,810	738,265	652,214	\$147,968	\$45,872.2	\$42,363.1	\$154,270			27
1984	1,248,022	1,205,327	990,529	946,404	\$192,031	\$65,498.9	\$63,402.9	\$173,799			36
Quarterly											
1984	III	321,871	309,790	283,830	270,847	182,310	19,043.3	18,474.1	44,835		41
	IV	265,811	257,581	211,519	204,672	192,031	13,871.9	13,578.4	38,684		35
1985	I	225,474	222,450	167,539	162,940	199,063	11,146.8	10,960.2	36,859		30
	II	299,645	295,408	192,145	188,080	203,137	12,946.8	12,779.3	50,114		25
	III	298,734	296,837	204,096	200,177	218,798	14,160.5	13,980.9	NA		NA
Monthly											
1984	Sep.	91,317	88,239	78,134	73,982	182,310	5,229.5	5,034.6	12,359		41
	Oct.	102,523	97,841	82,608	80,042	186,792	5,500.5	5,390.5	13,720		39
	Nov.	83,916	81,746	66,748	64,974	189,571	4,332.3	4,254.8	12,138		35
	Dec.	79,372	78,264	62,163	59,656	192,031	4,039.1	3,933.1	13,466		29
1985	Jan.	70,504	69,541	63,305	61,618	195,455	4,195.9	4,125.2	11,583		36
	Feb.	66,980	66,108	51,019	49,850	197,724	3,393.4	3,341.2	10,896		31
	Mar.	87,990	86,801	53,215	51,472	199,063	3,557.5	3,493.8	14,380		24
	Apr.	103,219	102,302	62,211	60,988	201,863	4,203.0	4,152.0	15,212		27
	May	101,652	99,652	66,332	64,794	203,489	4,437.0	4,376.1	17,093		26
	Jun.	94,774	93,454	63,602	62,298	203,137	4,306.8	4,251.2	17,809		24
	Jul.	102,731	101,482	71,053	69,359	208,524	4,876.0	4,798.0	NA		NA
	Aug.	103,405	102,779	68,859	67,426	210,309	4,793.8	4,726.9	NA		NA
	Sep.	92,598	92,576	64,184	63,392	218,798	4,490.7	4,456.0	NA		NA

Notes: 1. Net figures include only primary insurance written on new mortgage loans issued as a condition of origination.

2. Gross figures include new primary insurance on newly originated loans, captured policy renewals, and new insurance on seasoned loans used to qualify the loans for sale to FHLMC or FNMA.

3. Insurance in force figures include primary insurance and exclude mortgage pool insurance activity.

4. Conventional loans closed from the Survey of Mortgage Lending Activity excluding Federal Credit Agencies and share of net insurance written as a percent of these conventional originations.

Table 2

Privately Insured Pools of
Conventional Mortgage Loans

(Dollars in Millions)

	Dollar Volume of New Mortgage Pools Issued				Outstanding Mortgage Balances			
	1985	1984	1983	1982	1985	1984	1983	1982
<u>Annual</u>								
	NA	\$8,733.7	\$9,057.0	\$4,384.7	NA	\$32,711.2	\$25,727.7	\$18,918.7
<u>Quarterly</u>								
I	\$2,113.2	\$2,864.2	\$1,559.6	\$ 800.8	\$34,699.0	\$28,225.2	\$20,662.4	\$15,750.9
II	1,860.6	2,172.4	2,824.8	1,161.1	36,559.4	30,083.0	22,165.5	16,866.5
III	1,828.2	1,852.2	2,319.4	1,306.3	37,735.1	31,523.7	24,011.4	18,007.2
IV	NA	1,844.9	2,353.2	1,116.5	NA	32,711.2	25,727.7	18,918.7
<u>Monthly</u>								
Jan	\$793.1	\$ 927.5	\$ 18.8	\$404.1	\$34,156.3	\$26,507.6	\$19,953.2	\$15,373.3
Feb	488.3	1,124.5	295.2	137.2	33,984.7	27,401.2	20,066.2	15,505.1
Mar	831.8	812.5	645.6	259.6	34,661.6	29,225.2	20,662.4	15,750.9
Apr	818.2	619.6	302.9	473.9	35,560.3	28,711.0	20,878.4	16,720.6
May	489.5	765.4	533.6	381.2	35,767.5	29,312.6	21,146.6	16,575.9
Jun	552.9	787.4	988.3	306.1	36,559.4	30,083.0	22,165.5	16,866.5
Jul	834.2	509.2	507.7	516.7	37,110.1	30,485.4	22,517.2	17,362.0
Aug	465.0	655.1	845.8	516.9	37,430.9	30,986.5	22,606.3	17,808.3
Sep	529.0	687.9	967.7	272.6	37,735.1	31,523.7	24,011.4	18,007.2
Oct		580.6	707.4	476.3		31,877.1	24,938.0	18,432.3
Nov		565.4	548.1	319.1		32,341.0	24,320.9	18,734.2
Dec		698.9	1,097.7	321.1		32,711.2	25,727.7	18,918.7

Notes:

1. Mortgage Pool Insurance Activity includes only the following companies: GE, IMI, MGIC, PMI, TICOR, United, and Verex
2. Data reported above include tax-exempt mortgage revenue bonds set up as pass-through securities.
3. Data reflect privately placed as well as publicly sold issues.



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FOR IMMEDIATE RELEASE

SURVEY OF MORTGAGE LENDING ACTIVITY SECOND QUARTER OF 1985

The Department of Housing and Urban Development has announced that originations of mortgages on 1-4 family homes totaled \$59.7 billion during the second quarter of 1985. This volume represented a decline of 3 percent as compared with the dollar value originations of home loans in the second quarter of 1984. Home loans closed by savings and loan associations were down by 3 percent from that of the second quarter of 1984, while originations by commercial banks were off only 1 percent. Closings of home loans at mortgage companies declined by about 5 percent over the same period. Savings and loan associations (including federal savings banks) accounted for 49 percent of the second quarter of 1985 originations. Mortgage companies and commercial banks registered market shares of 23 and 20 percent, respectively.

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FHA-insured and VA-guaranteed loans captured 10 and 6 percent, respectively, of the second quarter of 1985 originations. Loans closed for new homes amounted to over \$14 billion (a 24 percent share). This percentage share was unchanged from that of the the three month period ending June of 1984. Loans closed for existing homes (including refinancings) were \$45 billion in the second quarter of 1985, a drop of 3 percent from that of the previous year.

In the second quarter of 1985, originations of conventional loans were almost \$50.0 billion, or 84 percent of total originations, down from 87 percent of the total in the corresponding period last year. The proportion of total mortgage company home loan originations which were conventional loans was 45 percent in the second quarter of 1985. In the second quarter of 1984, the proportion of conventional lending activity at mortgage companies was 59 percent.

Purchases of home mortgages amounted to \$47.4 billion in the second quarter of 1985. Of this total \$33.8 billion, or 71 percent, was for conventional loans; this proportion is down slightly from 73 percent in the same period of 1984. Between April and June of 1985, federally supported mortgage pools purchased 47 percent of home loans, while savings and loan associations purchased 22 percent. Federal credit agencies purchased 13 percent.

Federally supported mortgage pools and savings and loan associations were the largest direct sources of funds for home mortgages in the second quarter 1985, accounting for 34 and 30 percent, respectively, of total net acquisitions (originations plus purchases minus sales). Commercial banks had a 13 percent market share, followed by federal credit agencies and mutual savings banks with shares of 10 and 5 percent, respectively.

Originations of long-term loans on multifamily properties totaled \$6.9 billion in the second quarter 1985, of which 3 percent were FHA-insured. Loans closed on new multifamily properties accounted for 27 percent of the second quarter total. Savings and loan associations made 56 percent of the total multifamily loans closed in the second quarter of 1985. Over the same period, commercial banks followed with a 13 percent share, while federal credit agencies had a share of 7 percent.

Total originations of long-term loans on nonresidential properties were \$22.7 billion in the second quarter of 1985, up significantly by over 19 percent from that of a year ago. Commercial banks continued to account for around 47 percent of the quarterly origination totals, followed by life insurance companies with a 24 percent market share and savings and loan associations with a 21 percent share. Long-term loans on farm properties totaled \$3.0 billion in the second quarter of 1985, a 5 percent increase as compared with that of the same period in 1984.

Repayments (including amortization, prepayments and refinancings) of long-term loans on all types of properties amounted to \$62.8 billion in the second quarter of 1985, an increase of 31 percent from that of a year ago.

At the end of June 1985, total mortgage debt outstanding was \$1,942 billion, of which \$1,218 billion were long-term loans for 1-4 family homes; \$143 billion were long-term loans for multifamily residential properties; and \$311 billion were long-term loans for nonresidential properties. Of the \$156 billion in construction loans, \$43 billion were for homes, \$26 billion were for multifamily properties, and \$87 billion were for nonresidential properties. Land loans amounted to \$33 billion.

The statistics presented in the attached tables are obtained from reports filed by about 1,500 lending institutions and agencies that are compiled by the FHLBB, Mortgage Bankers Association of America, Census Bureau, American Council of Life Insurance, FDIC and HUD under a cooperative arrangement.

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November 5, 1985

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END OF QUARTER HOLDINGS OF LAND, CONSTRUCTION AND LONG-TERM MORTGAGE LOANS
BY ELEVEN MAJOR LENDER GROUPS FOR THE END OF THE SECOND QUARTER, 1985

PROPERTY TYPE	(MILLIONS OF DOLLARS)											TOTALS GROUPS SHOWN
	COMM- ERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS	LIFE INSURANCE COMPANIES	NON-INS PENSION FUNDS	MORTGAGE COMPANIES	RFITS	STAI RET FUNDS	FEDERAL CREDIT AGENCIES	MORTGAGE POOLS	STAI CREDIT AGENCIES	
LOANS FOR CONSTRUCTION												
1-4 FAMILY HOMES	13118	736	26995	36	0	1854	0	19	0	0	11	42749
MULTIFAMILY	8225	740	13927	35	7	696	0	24	1496	0	791	25941
ALL NON-RESIDENTIAL	47325	2830	33971	675	97	2192	0	0	0	0	0	87090
TOTAL CONSTRUCTION	68667	4307	74893	746	104	4742	0	42	1496	0	802	155800
LONG-TERM MORTGAGE LOANS												
1-4 FAMILY HOMES												
FHA INSURED	5168	7058	10761	3117	257	2595	0	2037	19074	106529	6846	163442
VA GUARANTEED	2886	7513	14461	1914	235	1446	0	600	10681	81070	1659	122447
CONVENTIONAL	173841	59599	428792	8204	382	4723	0	1203	77415	140541	36984	931695
SURTOTAL	181896	74170	454014	13235	874	8764	0	3840	107172	328140	45489	1217594
MULTIFAMILY												
FHA INSURED	328	2001	941	790	86	0	0	4006	6276	4099	2673	21200
CONVENTIONAL	10803	12117	52992	17756	201	361	0	1134	15617	1642	9547	122170
SUBTOTAL	11131	14118	53933	18546	287	361	0	5140	21893	5741	12220	143370
NON-RESIDENTIAL												
100727	14900	63268	113717	1550	309	0	0	5736	6669	84	4290	311250
FARM PROPERTIES	10645	6	274	12106	0	0	0	20	48093	8655	1283	81092
TOTAL LONG-TERM MORTGAGE LOANS	304399	103194	571489	157604	2711	9434	0	14736	183827	342620	63282	1753296
LAND LOANS	11607	214	18829	478	107	1473	0	4	0	0	26	32738
TOTAL MORTGAGE LOAN CREDITS	384673	107716	665211	158828	2922	15649	0	14783	185323	342620	64110	1941834

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.OFFICE OF FINANCIAL MANAGEMENT
10/30/85

TABLE 3

QUARTERLY GROSS FLOWS OF LONG-TERM MORTGAGE LOANS
BY ELEVEN MAJOR LENDING GROUPS FOR THE SECOND QUARTER, 1985

(MILLIONS OF DOLLARS)

	TOTAL LOAN ORIGINATIONS	LOAN PURCHASES	GROSS ACQUISI-TIONS	LOAN SALES	NFT ACQUISI-TIONS	REPAY-MENTS	NET CHANGE
COMMERCIAL BANKS							
1-4 FAMILY HOMES	11731	1136	12867	4109	8758	8678	80
MULTIFAMILY	911	6	917	17	899	906	-7
NON-RESIDENTIAL	10708	774	11083	419	10663	8101	2562
FARM PROPERTIES	1049	0	1069	0	1069	931	138
TOTALS	24419	1516	25935	4546	21389	18616	2774
MUTUAL SAVINGS BANKS							
1-4 FAMILY HOMES	3606	410	4016	749	3267	2914	353
MULTIFAMILY	590	62	652	88	565	384	181
NON-RESIDENTIAL	746	87	834	81	753	469	284
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	4943	560	5503	918	4585	3767	817
SAVINGS & LOAN ASSOCIATIONS							
1-4 FAMILY HOMES	28997	10406	39403	19756	19647	14955	4692
MULTIFAMILY	3878	836	4714	700	4014	1871	2143
NON-RESIDENTIAL	4841	3512	4353	1356	6997	5051	1946
FARM PROPERTIES	308	0	308	0	308	325	-17
TOTALS	38024	14754	52778	21812	30966	22202	8764
LIFE INSURANCE COMPANIES							
1-4 FAMILY HOMES	198	45	243	110	133	386	-253
MULTIFAMILY	454	19	473	1	472	460	12
NON-RESIDENTIAL	5423	201	5624	85	5539	2067	2472
FARM PROPERTIES	295	24	319	0	319	362	-43
TOTALS	6370	289	6659	196	6463	2275	2188
PRV. NON-INSUREN PENSION FUNDS							
1-4 FAMILY HOMES	0	33	33	0	33	44	-11
MULTIFAMILY	22	55	77	72	5	2	3
NON-RESIDENTIAL	6	32	38	4	34	88	-54
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	28	120	148	76	72	134	-62
MORTGAGE COMPANIES							
1-4 FAMILY HOMES	13896	4889	18785	15804	2981	2043	938
MULTIFAMILY	425	72	497	461	36	38	-2
NON-RESIDENTIAL	478	0	478	426	52	28	24
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	14799	4961	19760	16691	3069	2109	960
REAL ESTATE INVESTMENT TRUSTS							
1-4 FAMILY HOMES	0	0	0	0	0	0	0
MULTIFAMILY	0	0	0	0	0	0	0
NON-RESIDENTIAL	0	0	0	0	0	0	0
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
1-4 FAMILY HOMES	7	33	40	9	31	69	-38
MULTIFAMILY	1	57	58	0	58	30	28
NON-RESIDENTIAL	85	48	133	0	133	93	40
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	93	138	231	9	222	192	30
FEDERAL CREDIT AGENCIES							
1-4 FAMILY HOMES	763	6246	7009	512	6497	3946	2551
MULTIFAMILY	511	2751	3262	233	3029	143	2886
NON-RESIDENTIAL	223	0	223	0	223	277	-54
FARM PROPERTIES	1309	409	1718	1022	696	2185	-1489
TOTALS	2806	9406	12212	1767	10445	6551	2894
MORTGAGE POOLS							
1-4 FAMILY HOMES	0	22259	22259	183	22076	5407	16669
MULTIFAMILY	0	418	418	2149	-1731	103	-1834
NON-RESIDENTIAL	0	0	0	0	0	1	-1
FARM PROPERTIES	0	1022	1022	409	613	0	613
TOTALS	0	23499	23499	2741	20958	5511	15447
STATE & LOCAL CREDIT AGENCIES							
1-4 FAMILY HOMES	518	1949	2467	0	2467	384	2083
MULTIFAMILY	121	3	124	0	124	18	106
NON-RESIDENTIAL	145	0	145	0	145	4	141
FARM PROPERTIES	25	0	25	0	25	41	-16
TOTALS	809	1952	2761	0	2761	447	2314
TOTALS FOR ELEVEN GROUPS							
1-4 FAMILY HOMES	59716	47406	107122	41233	65890	38826	27064
MULTIFAMILY	6913	4279	11192	3721	7471	3955	3516
NON-RESIDENTIAL	22656	4255	26910	2371	24539	16179	8360
FARM PROPERTIES	3096	1455	4461	1431	3030	3844	-814
TOTALS	92291	57395	149686	48756	100930	62804	39126

TABLE 2

QUARTERLY GROSS FLOWS OF LONG-TERM MORTGAGE LOANS ON 1-4 FAMILY NON-FARM HOMES
BY LOAN TYPE FOR ELEVEN MAJOR LENDER GROUPS, SECOND QUARTER, 1985

	NEW PROPERTIES	EXISTING PROPERTIES	TOTAL ORIGINAL- TIONS	LOAN PUR- CHASES	GROSS ACQUISTI- TIONS	LOAN SALES	NET ACQUISTI- TIONS
(MILLIONS OF DOLLARS)							
COMMERCIAL BANKS							
FHA INSURED	168	590	758	197	955	820	135
VA GUARANTEED	113	469	582	81	663	498	165
CONVENTIONAL	2197	8194	10391	858	11249	7791	9458
TOTAL	2478	9253	11731	1136	12867	4109	8758
MUTUAL SAVINGS BANKS							
FHA INSURED	8	10	18	4	22	40	-18
VA GUARANTEED	4	8	11	4	15	32	-16
CONVENTIONAL	722	2855	3577	402	3979	678	3301
TOTAL	733	2873	3606	410	4016	749	3267
SAVINGS & LOAN ASSOCIATIONS							
FHA INSURED	79	238	317	0	317	311	6
VA GUARANTEED	75	232	307	0	307	301	6
CONVENTIONAL	6030	22343	28373	10406	38779	19144	19635
TOTAL	6184	22813	28997	10406	39403	19756	19647
LIFE INSURANCE COMPANIES							
FHA INSURED	10	41	51	2	53	59	-6
VA GUARANTEED	6	24	30	19	49	34	15
CONVENTIONAL	65	52	117	24	141	17	124
TOTAL	81	117	198	45	243	110	133
PRV. NON-INSURED PENSION FUNDS							
FHA INSURED	0	0	0	20	20	0	20
VA GUARANTEED	0	0	0	2	2	0	2
CONVENTIONAL	0	0	0	11	11	0	11
TOTAL	0	0	0	33	33	0	33
MORTGAGE COMPANIES							
FHA INSURED	1515	3536	5051	2122	7173	6163	1010
VA GUARANTEED	776	1818	2594	1190	3784	3368	416
CONVENTIONAL	1873	4378	6251	1577	7828	6773	1555
TOTAL	4164	9732	13896	4889	18785	15804	2981
REAL ESTATE INVESTMENT TRUSTS							
FHA INSURED	0	0	0	0	0	0	0
VA GUARANTEED	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
FHA INSURED	0	4	4	13	17	9	8
VA GUARANTEED	0	0	0	6	6	0	6
CONVENTIONAL	0	3	3	14	17	0	17
TOTAL	0	7	7	33	40	9	31
FEDERAL CREDIT AGENCIES							
FHA INSURED	0	0	0	48	48	0	48
VA GUARANTEED	0	0	0	12	12	0	12
CONVENTIONAL	514	249	763	6186	6949	512	6437
TOTAL	514	249	763	6246	7009	512	6497
MORTGAGE POOLS							
FHA INSURED	0	0	0	6509	6509	0	6509
VA GUARANTEED	0	0	0	3128	3128	0	3128
CONVENTIONAL	0	0	0	12622	12622	183	12439
TOTAL	0	0	0	22259	22259	183	22076
STATE & LOCAL CREDIT AGENCIES							
FHA INSURED	10	11	21	196	217	0	217
VA GUARANTEED	5	5	10	65	75	0	75
CONVENTIONAL	108	379	487	1688	2175	0	2175
TOTAL	123	395	518	1949	2467	0	2467
TOTALS FOR ELEVEN GROUPS							
FHA INSURED	1790	4430	6220	9111	15331	7402	7930
VA GUARANTEED	979	2555	3534	4507	8041	4233	3808
CONVENTIONAL	11509	38453	49962	33789	83750	29598	54152
TOTAL	14278	45438	59716	47406	107122	41233	65890

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.

OFFICE OF FINANCIAL MANAGEMENT
10/30/85

TABLE 4

QUARTERLY GROSS FLOWS OF LONG-TERM MORTGAGE LOANS ON MULTIFAMILY PROPERTIES

BY LOAN TYPE FOR ELEVEN MAJOR LENDER GROUPS, SECOND QUARTER, 1985

(MILLIONS OF DOLLARS)							
	NEW PROPERTIES	EXISTING PROPERTIES	TOTAL ORIGINAL- TIONS	LOAN PUR- CHASES	GROSS ACQUISI- TIONS	LOAN SALES	NET ACQUISI- TIONS
COMMERCIAL BANKS							
FHA INSURED	0	0	0	0	0	0	0
CONVENTIONAL	260	651	911	6	917	17	899
TOTAL	260	651	911	6	917	17	899
MUTUAL SAVINGS BANKS							
FHA INSURED	0	0	0	0	0	0	0
CONVENTIONAL	32	558	590	62	652	88	565
TOTAL	32	558	590	62	652	88	565
SAVINGS & LOAN ASSOCIATIONS							
FHA INSURED	15	42	57	0	57	15	42
CONVENTIONAL	852	2969	3821	836	4657	685	3972
TOTAL	867	3011	3878	836	4714	700	4014
LIFF INSURANCE COMPANIES							
FHA INSURED	0	0	0	0	0	0	0
CONVENTIONAL	192	262	454	19	473	1	472
TOTAL	192	262	454	19	473	1	472
PRV. NON-INSURED PENSION FUNDS							
FHA INSURED	0	0	0	24	24	72	-48
CONVENTIONAL	0	22	22	31	53	0	53
TOTAL	0	22	22	55	77	72	5
MORTGAGE COMPANIES							
FHA INSURED	0	0	0	0	0	0	0
CONVENTIONAL	0	425	425	72	497	461	36
TOTAL	0	425	425	72	497	461	36
REAL ESTATE INVESTMENT TRUSTS							
FHA INSURED	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
FHA INSURED	0	0	0	27	27	0	27
CONVENTIONAL	0	1	1	30	31	0	31
TOTAL	0	1	1	57	58	0	58
FEDERAL CREDIT AGENCIES							
FHA INSURED	105	0	105	0	105	225	-120
CONVENTIONAL	374	32	406	2751	3157	8	3149
TOTAL	479	32	511	2751	3262	233	3029
MORTGAGE POOLS							
FHA INSURED	0	0	0	210	210	0	210
CONVENTIONAL	0	0	0	208	208	2149	-1941
TOTAL	0	0	0	418	418	2149	-1731
STATE & LOCAL CREDIT AGENCIES							
FHA INSURED	28	37	60	3	63	0	63
CONVENTIONAL	33	28	61	0	61	0	61
TOTAL	61	60	121	3	124	0	124
TOTALS FOR ELEVEN GROUPS							
FHA INSURED	148	74	222	264	486	312	174
CONVENTIONAL	1743	4948	6691	4015	10706	3409	7297
TOTAL	1891	5022	6913	4279	11192	3721	7471

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.OFFICE OF FINANCIAL MANAGEMENT
10/30/85

TABLE 1

END OF QUARTER HOLDINGS OF LAND, CONSTRUCTION AND LONG-TERM MORTGAGE LOANS
BY ELEVEN MAJOR LENDER GROUPS FOR THE END OF THE FIRST QUARTER, 1985

PROPERTY TYPE	(MILLIONS OF DOLLARS)											TOTALS GROUPS SHOWN
	COMM- ERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS	LIFE INSURANCE COMPANIES	NON-INS PENSION FUNDS	MORTGAGE COMPANIES	REITS	STAI RET FUNDS	FEDERAL CREDIT AGENCIES	MORTGAGE POOLS	STAI CREDIT AGENCIES	
LOANS FOR CONSTRUCTION												
1-4 FAMILY HOMES	12752	611	25134	40	0	1305	0	28	0	0	10	30873
MULTIFAMILY	8110	696	13087	19	7	456	0	16	1553	0	452	24797
ALL NON-RESIDENTIAL	45784	2380	32022	444	91	2585	0	2	0	0	17	83526
TOTAL CONSTRUCTION	66646	3688	70243	703	98	4346	0	38	1553	0	879	148194
LONG-TERM MORTGAGE LOANS												
1-4 FAMILY HOMES												
FHA INSURED	5298	7262	11102	3195	254	2300	0	2060	19355	101527	6692	159045
VA GUARANTEED	2909	7698	14817	1967	240	1268	0	604	10868	79082	1602	121056
CONVENTIONAL	173589	58858	423403	8428	570	4778	0	1220	74398	130862	35347	911453
SUBTOTAL	181796	73819	449322	13590	1064	8346	0	3884	104621	311471	43641	1191554
MULTIFAMILY												
FHA INSURED	413	2049	944	810	118	0	0	4009	6426	3948	2606	21323
CONVENTIONAL	10780	11889	50846	17845	170	363	0	1116	12581	3627	9498	118715
SUBTOTAL	11193	13938	51790	18655	288	363	0	5125	19007	7575	12104	140038
NON-RESIDENTIAL												
98171	14615	61322	110837	1556	384	0	5737	6723	85	4161	303591	
FARM PROPERTIES	10507	6	291	17123	0	0	0	20	49582	8042	1300	81870
TOTAL LONG-TERM MORTGAGE LOANS	301667	102377	562725	156205	2908	9093	0	14766	179933	327173	61206	1717053
LAND LOANS	11053	210	17826	257	102	746	0	4	0	0	26	30224
TOTAL MORTGAGE LOAN CREDITS	379366	106275	650794	156165	3108	14185	0	14808	181486	327173	62111	1895471

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.OFFICE OF FINANCIAL MANAGEMENT
10/30/85

TABLE 2

QUARTERLY GROSS FLOWS OF LONG-TERM MORTGAGE LOANS ON 1-4 FAMILY NON-FARM HOMES
BY LOAN TYPE FOR ELEVEN MAJOR LENDER GROUPS, FIRST QUARTER, 1985

	NEW PROPERTIES	EXISTING PROPERTIES	TOTAL ORIGINA- TIONS	LOAN PUR- CHASES	GROSS ACQUISI- TIONS	LOAN SALES	NET ACQUISI- TIONS
(MILLIONS OF DOLLARS)							
COMMERCIAL BANKS							
FHA INSURED	109	463	573	242	815	704	111
VA GUARANTEED	74	225	299	110	410	464	-54
CONVENTIONAL	1610	7046	8656	1319	9974	2050	7924
TOTAL	1793	7735	9528	1671	11199	2218	7981
MUTUAL SAVINGS BANKS							
FHA INSURED	8	16	23	21	45	42	3
VA GUARANTEED	2	7	9	0	9	9	0
CONVENTIONAL	407	2018	2424	676	3100	787	2313
TOTAL	417	2040	2457	697	3154	838	2316
SAVINGS & LOAN ASSOCIATIONS							
FHA INSURED	72	177	249	0	249	241	8
VA GUARANTEED	75	180	255	0	255	248	7
CONVENTIONAL	4847	13976	18723	10093	28816	15267	13549
TOTAL	4994	14233	19227	10093	29320	15756	13564
LIFE INSURANCE COMPANIES							
FHA INSURED	7	39	46	1	47	46	1
VA GUARANTEED	6	17	23	0	23	23	0
CONVENTIONAL	74	50	124	19	143	13	130
TOTAL	87	106	193	20	213	82	131
PRV. NON-INSURED PENSION FUNDS							
FHA INSURED	0	7	7	0	7	0	7
VA GUARANTEED	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	16	16	0	16
TOTAL	0	7	7	16	23	0	23
MORTGAGE COMPANIES							
FHA INSURED	1120	2493	3813	1866	5679	5235	444
VA GUARANTEED	587	1410	1997	1107	3104	2877	227
CONVENTIONAL	1718	4120	5438	814	6652	6624	28
TOTAL	3425	8223	11648	3787	15435	14736	699
REAL ESTATE INVESTMENT TRUSTS							
FHA INSURED	0	0	0	0	0	0	0
VA GUARANTEED	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
FHA INSURED	0	0	0	18	18	0	18
VA GUARANTEED	0	0	0	3	3	0	3
CONVENTIONAL	1	1	2	27	29	0	29
TOTAL	1	1	2	48	50	0	50
FEDERAL CREDIT AGENCIES							
FHA INSURED	0	0	0	235	235	0	235
VA GUARANTEED	0	0	0	6	6	0	6
CONVENTIONAL	489	272	761	8144	8905	1750	7155
TOTAL	489	272	761	8385	9146	1750	7396
MORTGAGE POOLS							
FHA INSURED	0	0	0	5053	5053	0	5053
VA GUARANTEED	0	0	0	2809	2809	0	2809
CONVENTIONAL	0	0	0	11969	11969	1464	10505
TOTAL	0	0	0	19831	19931	1464	10367
STATE & LOCAL CREDIT AGENCIES							
FHA INSURED	10	11	21	217	238	0	238
VA GUARANTEED	3	5	8	61	69	0	69
CONVENTIONAL	105	226	331	1188	1519	0	1519
TOTAL	118	242	360	1466	1826	0	1826
TOTALS FOR ELEVEN GROUPS							
FHA INSURED	1326	3406	4732	7653	12386	6268	6117
VA GUARANTEED	747	1845	2591	4096	6688	3621	3067
CONVENTIONAL	9251	27408	36859	34265	71124	27955	47169
TOTAL	11324	32859	44183	46014	90197	37844	52353

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.

OFFICE OF FINANCIAL MANAGEMENT
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TABLE 3

QUARTERLY GROSS FLOWS OF LONG-TERM MORTGAGE LOANS
BY ELEVEN MAJOR LENDING GROUPS FOR THE FIRST QUARTER, 1985

(MILLIONS OF DOLLARS)

	TOTAL LOAN ORIGINATIONS	LOAN PURCHASES	GROSS ACQUISITIONS	LOAN SALES	NET ACQUISITIONS	REPAYMENTS	NET CHANGE
COMMERCIAL BANKS							
1-4 FAMILY HOMES	9528	1671	11199	3218	7981	7386	594
MULTIFAMILY	801	129	930	0	930	619	310
NON-RESIDENTIAL	8935	1519	10453	111	10343	8145	2198
FARM PROPERTIES	730	0	730	0	730	741	-11
TOTALS	19993	3319	23312	3329	19983	16891	3092
MUTUAL SAVINGS BANKS							
1-4 FAMILY HOMES	2457	697	3154	838	2316	2143	173
MULTIFAMILY	506	60	566	34	532	332	200
NON-RESIDENTIAL	799	54	853	70	783	395	387
FARM PROPERTIES	0	0	0	0	-0	0	-0
TOTALS	3763	811	4573	942	3631	2870	761
SAVINGS & LOAN ASSOCIATIONS							
1-4 FAMILY HOMES	19227	10093	29320	15756	13564	7862	5702
MULTIFAMILY	2776	1351	4127	469	3658	3019	639
NON-RESIDENTIAL	4541	3708	8249	1528	6721	4699	2022
FARM PROPERTIES	207	0	207	0	207	210	-3
TOTALS	26751	15152	41903	17753	24150	15790	8360
LIFE INSURANCE COMPANIES							
1-4 FAMILY HOMES	193	20	213	82	131	383	-252
MULTIFAMILY	412	8	420	7	413	250	163
NON-RESIDENTIAL	3767	184	3951	293	3658	1171	2487
FARM PROPERTIES	108	0	108	0	108	429	-321
TOTALS	4480	212	4692	382	4310	2233	2077
PRV. NON-INSURED PENSION FUNDS							
1-4 FAMILY HOMES	7	16	23	0	23	236	-213
MULTIFAMILY	9	6	15	0	15	5	10
NON-RESIDENTIAL	50	31	81	8	73	575	-502
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	66	53	119	8	111	816	-705
MORTGAGE COMPANIES							
1-4 FAMILY HOMES	11648	3787	15435	14736	699	1356	-657
MULTIFAMILY	584	184	768	654	114	3	111
NON-RESIDENTIAL	378	0	378	276	102	31	71
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	12610	3971	16581	15666	915	1390	-475
REAL ESTATE INVESTMENT TRUSTS							
1-4 FAMILY HOMES	0	0	0	0	0	0	0
MULTIFAMILY	0	0	0	0	0	0	0
NON-RESIDENTIAL	0	0	0	0	0	0	0
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
1-4 FAMILY HOMES	2	48	50	0	50	55	-5
MULTIFAMILY	4	44	48	0	48	68	-20
NON-RESIDENTIAL	80	40	120	0	120	37	83
FARM PROPERTIES	0	0	0	13	-13	0	-13
TOTALS	86	132	218	13	205	160	45
FEDERAL CREDIT AGENCIES							
1-4 FAMILY HOMES	761	8385	9146	1750	7396	2561	4835
MULTIFAMILY	523	269	792	226	566	113	453
NON-RESIDENTIAL	182	0	182	0	182	235	-53
FARM PROPERTIES	1315	536	1851	631	1220	2690	-1470
TOTALS	2781	9190	11971	2607	9364	5599	3765
MORTGAGE POOLS							
1-4 FAMILY HOMES	0	19831	19831	1464	18367	3484	14883
MULTIFAMILY	0	613	613	1	612	445	167
NON-RESIDENTIAL	0	0	0	0	0	0	0
FARM PROPERTIES	0	631	631	536	95	1	94
TOTALS	0	21075	21075	2001	19074	3930	15144
STATE & LOCAL CREDIT AGENCIES							
1-4 FAMILY HOMES	360	1466	1826	0	1826	304	1522
MULTIFAMILY	125	4	129	0	129	26	103
NON-RESIDENTIAL	159	0	159	0	159	101	58
FARM PROPERTIES	23	0	23	0	23	21	2
TOTALS	667	1470	2137	0	2137	452	1685
TOTALS FOR ELEVEN GROUPS							
1-4 FAMILY HOMES	44183	46014	90197	37844	52353	25770	26583
MULTIFAMILY	5740	2668	8408	1391	7017	4880	2137
NON-RESIDENTIAL	18891	5535	24426	2286	22141	15389	6752
FARM PROPERTIES	2383	1167	3550	1180	2370	4092	-1722
TOTALS	71197	55784	126581	42701	83880	50131	33749

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.

OFFICE OF FINANCIAL MANAGEMENT
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TABLE 4

QUARTERLY GROSS FLOWS OF LONG-TERM MORTGAGE LOANS ON MULTIFAMILY PROPERTIES

BY LOAN TYPE FOR ELEVEN MAJOR LENDER GROUPS, FIRST QUARTER, 1985

(MILLIONS OF DOLLARS)

	NEW PROPERTIES	EXISTING PROPERTIES	TOTAL ORIGINAL- TIONS	LOAN PUR- CHASES	GROSS ACQUISTI- TIONS	LOAN SALES	NET ACQUISTI- TIONS
COMMERCIAL BANKS							
FHA INSURED	0	0	0	0	0	0	0
CONVENTIONAL	164	637	801	129	930	0	930
TOTAL	164	637	801	129	930	0	930
MUTUAL SAVINGS BANKS							
FHA INSURED	0	2	2	0	2	0	2
CONVENTIONAL	46	458	504	60	564	34	530
TOTAL	46	460	506	60	566	34	532
SAVINGS & LOAN ASSOCIATIONS							
FHA INSURED	12	28	40	0	40	12	28
CONVENTIONAL	756	1980	2736	1351	4087	457	3630
TOTAL	768	2008	2776	1351	4127	469	3658
LIFE INSURANCE COMPANIES							
FHA INSURED	0	0	0	4	4	0	4
CONVENTIONAL	165	247	412	4	416	7	409
TOTAL	165	247	412	8	420	7	413
PRV. NON-INSURED PENSION FUNDS							
FHA INSURED	0	2	2	0	2	0	2
CONVENTIONAL	0	7	7	6	13	0	13
TOTAL	0	9	9	6	15	0	15
MORTGAGE COMPANIES							
FHA INSURED	0	71	71	0	71	71	0
CONVENTIONAL	0	513	513	184	697	583	114
TOTAL	0	584	584	184	768	654	114
REAL ESTATE INVESTMENT TRUSTS							
FHA INSURED	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
FHA INSURED	0	0	0	23	23	0	23
CONVENTIONAL	2	2	4	21	25	0	25
TOTAL	2	2	4	44	48	0	48
FEDERAL CREDIT AGENCIES							
FHA INSURED	126	0	126	0	126	226	-100
CONVENTIONAL	362	35	397	269	666	0	666
TOTAL	488	35	523	269	792	226	566
MORTGAGE POOLS							
FHA INSURED	0	0	0	147	147	0	147
CONVENTIONAL	0	0	0	466	466	1	465
TOTAL	0	0	0	613	613	1	612
STATE & LOCAL CREDIT AGENCIES							
FHA INSURED	43	36	79	4	83	0	83
CONVENTIONAL	21	25	46	0	46	0	46
TOTAL	64	61	125	4	129	0	129
TOTALS FOR ELEVEN GROUPS							
FHA INSURED	181	139	320	178	498	309	189
CONVENTIONAL	1516	3904	5420	2490	7910	1082	4827
TOTAL	1697	4043	5740	2668	8408	1391	7017

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.OFFICE OF FINANCIAL MANAGEMENT
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TABLE 1

END OF QUARTER HOLDINGS OF LAND, CONSTRUCTION AND LONG-TERM MORTGAGE LOANS
BY ELEVEN MAJOR LENDER GROUPS FOR THE END OF THE FOURTH QUARTER, 1984

PROPERTY TYPE	(MILLIONS OF DOLLARS)											TOTAL'S GROUPS SHOWN
	COMM- ERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS	LIFE INSURANCE COMPANIES	NON-INS PENSION FUNDS	MORTGAGE COMPANIES	RFITS	STAI RFT FUNDS	FEDERAL CREDIT AGENCIES	MORTGAGE POOLS	STAI CREDIT AGENCIES	
LOANS FOR CONSTRUCTION												
1-4 FAMILY HOMES	12716	616	24371	42	0	1146	0	19	0	0	7	38917
MULTIFAMILY	8098	697	12206	21	6	248	0	16	1596	0	864	23752
ALL NON-RESIDENTIAL	44449	2226	31709	926	91	1566	0	2	0	0	0	80949
TOTAL CONSTRUCTION	65264	3538	68286	989	97	2960	0	37	1596	0	871	143638
LONG-TERM MORTGAGE LOANS												
1-4 FAMILY HOMES												
FHA INSURED	5380	7417	11273	3305	255	2165	0	2087	19431	97531	6487	156371
VA GUARANTEED	3039	7854	15026	2041	245	1253	0	616	11027	77088	1572	110761
CONVENTIONAL	172786	58371	417321	8494	589	4705	0	1201	69328	121969	34143	888907
SUBTOTAL	181205	73642	443620	13840	1089	8123	0	3904	99786	296588	42202	1163999
MULTIFAMILY												
FHA INSURED	430	2071	980	824	116	0	0	4027	6543	3841	3369	22201
CONVENTIONAL	10457	11671	50171	17767	88	169	0	1124	12011	3567	20538	127563
SUBTOTAL	10887	13742	51151	18591	204	169	0	5157	18554	7409	23907	140764
NON-RESIDENTIAL												
95993	15277	61300	108350	1589	345	0	0	5629	6776	85	4092	290436
FARM PROPERTIES	10510	14	294	12444	0	0	0	34	51052	7949	1402	83699
TOTAL LONG-TERM MORTGAGE LOANS	298595	102675	556365	153225	2882	8637	0	14718	176168	312029	71603	1696898
LAND LOANS	10901	195	16752	255	111	739	0	5	0	0	25	28983
TOTAL MORTGAGE LOAN CREDITS	374760	106409	641403	154469	3090	12336	0	14760	177764	312029	72490	1869519

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.OFFICE OF FINANCIAL MANAGEMENT
10/30/85

TABLE 2

QUARTERLY GROSS FLOWS OF LONG-TERM MORTGAGE LOANS ON 1-4 FAMILY NON-FARM HOMES
BY LOAN TYPE FOR ELEVEN MAJOR LENDER GROUPS: FOURTH QUARTER, 1984

(MILLIONS OF DOLLARS)							
	NEW PROPERTIES	EXISTING PROPERTIES	TOTAL ORIGINAL- TIONS	LOAN PUR- CHASES	GROSS ACQUISI- TIONS	LOAN SALES	NET ACQUISI- TIONS
COMMERCIAL BANKS							
FHA INSURED	151	464	616	143	758	453	306
VA GUARANTEED	117	214	331	74	405	269	136
CONVENTIONAL	1868	7068	9436	1534	11369	1999	9470
TOTAL	2137	8646	10782	1751	12533	2621	9911
MUTUAL SAVINGS BANKS							
FHA INSURED	5	48	53	5	58	70	-11
VA GUARANTEED	2	22	24	2	25	44	-18
CONVENTIONAL	587	2215	2802	682	3483	499	2985
TOTAL	594	2285	2878	689	3567	612	2955
SAVINGS & LOAN ASSOCIATIONS							
FHA INSURED	70	165	235	0	235	201	34
VA GUARANTEED	76	168	244	0	244	203	41
CONVENTIONAL	5856	14212	20068	10300	30368	15067	15301
TOTAL	6002	14455	20547	10300	30847	15471	15376
LIFE INSURANCE COMPANIES							
FHA INSURED	6	42	48	31	79	26	53
VA GUARANTEED	5	24	29	23	52	19	33
CONVENTIONAL	96	57	153	28	181	4	177
TOTAL	107	123	230	82	312	49	263
PRV. NON-INSURED PENSION FUNDS							
FHA INSURED	0	0	0	14	14	0	14
VA GUARANTEED	0	0	0	24	24	0	24
CONVENTIONAL	0	0	0	14	14	0	14
TOTAL	0	0	0	52	52	0	52
MORTGAGE COMPANIES							
FHA INSURED	1091	2289	3380	1008	4388	3630	758
VA GUARANTEED	631	1309	1940	776	2716	2417	299
CONVENTIONAL	1737	3508	5245	1198	6443	6591	-148
TOTAL	3459	7106	10565	2982	13547	12638	909
REAL ESTATE INVESTMENT TRUSTS							
FHA INSURED	0	0	0	0	0	0	0
VA GUARANTEED	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
FHA INSURED	0	0	0	21	21	0	21
VA GUARANTEED	0	0	0	4	4	0	4
CONVENTIONAL	0	3	3	24	27	0	27
TOTAL	0	3	3	49	52	0	52
FEDERAL CREDIT AGENCIES							
FHA INSURED	0	0	0	65	65	0	65
VA GUARANTEED	0	0	0	12	12	0	12
CONVENTIONAL	568	278	846	6085	6931	1307	5624
TOTAL	568	278	846	6162	7008	1307	5701
MORTGAGE POOLS							
FHA INSURED	0	0	0	3907	3907	0	3907
VA GUARANTEED	0	0	0	2385	2385	0	2385
CONVENTIONAL	0	0	0	12319	12319	902	11417
TOTAL	0	0	0	18611	18611	902	17709
STATE & LOCAL CREDIT AGENCIES							
FHA INSURED	16	6	22	252	274	0	274
VA GUARANTEED	6	2	8	30	38	0	38
CONVENTIONAL	211	160	371	1245	1616	0	1616
TOTAL	233	168	401	1527	1928	0	1928
TOTALS FOR ELEVEN GROUPS							
FHA INSURED	1339	3014	4354	5446	9800	4379	5421
VA GUARANTEED	837	1739	2576	3330	5905	2952	2953
CONVENTIONAL	10923	28401	39324	33428	72752	26269	64483
TOTAL	13099	33154	46253	42204	88457	33601	54856

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.

OFFICE OF FINANCIAL MANAGEMENT
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TABLE 3

QUARTERLY GROSS FLOWS OF LONG-TERM MORTGAGE LOANS
BY ELEVEN MAJOR LENDING GROUPS FOR THE FOURTH QUARTER, 1984

(MILLIONS OF DOLLARS)

	TOTAL LOAN ORIGINATIONS	LOAN PURCHASES	GROSS ACQUISI-TIONS	LOAN SALES	NFT ACQUISI-TIONS	REPAY-MENTS	NFT CHANGE
COMMERCIAL RANKS							
1-4 FAMILY HOMES	10782	1751	12533	2621	9911	5951	7961
MULTIFAMILY	941	4	945	8	937	435	503
NON-RESIDENTIAL	10380	734	11114	219	10895	6631	4264
FARM PROPERTIES	1145	0	1185	0	1185	1110	75
TOTALS	23289	2489	25777	2848	22929	14127	8802
MUTUAL SAVINGS RANKS							
1-4 FAMILY HOMES	2878	689	3567	612	2955	1999	956
MULTIFAMILY	374	107	481	264	216	431	-215
NON-RESIDENTIAL	679	5	684	70	614	464	151
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	3931	801	4732	947	3785	2894	892
SAVINGS & LOAN ASSOCIATIONS							
1-4 FAMILY HOMES	20547	10300	30447	15471	15376	9849	5527
MULTIFAMILY	3466	1767	5233	1050	4183	2303	1880
NON-RESIDENTIAL	5468	5455	11323	4271	7052	5060	1992
FARM PROPERTIES	41	0	41	0	41	10	31
TOTALS	29522	17922	47444	20792	26652	17222	4430
LIFE INSURANCE COMPANIES							
1-4 FAMILY HOMES	230	82	312	49	263	308	-45
MULTIFAMILY	631	1	632	20	612	411	201
NON-RESIDENTIAL	4749	328	5117	1542	3575	2025	1550
FARM PROPERTIES	134	0	134	0	134	312	-178
TOTALS	5784	411	6195	1611	4584	3056	1528
PRV. NON-INSURED PENSION FUNDS							
1-4 FAMILY HOMES	0	52	52	0	52	132	-80
MULTIFAMILY	0	79	79	1	78	9	69
NON-RESIDENTIAL	111	58	169	0	169	135	34
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	111	189	300	1	299	276	23
MORTGAGE COMPANIES							
1-4 FAMILY HOMES	10565	2982	13547	12638	909	895	14
MULTIFAMILY	44	119	163	141	22	79	-57
NON-RESIDENTIAL	602	0	602	561	41	138	-97
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	11211	3101	14312	13340	972	1112	-140
REAL ESTATE INVESTMENT TRUSTS							
1-4 FAMILY HOMES	0	0	0	0	0	0	0
MULTIFAMILY	0	0	0	0	0	0	0
NON-RESIDENTIAL	0	0	0	0	0	0	0
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
1-4 FAMILY HOMES	3	49	52	0	52	55	-3
MULTIFAMILY	5	33	38	0	38	27	11
NON-RESIDENTIAL	232	113	345	6	339	53	286
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	240	195	435	6	429	135	294
FEDERAL CREDIT AGENCIES							
1-4 FAMILY HOMES	846	6162	7008	1307	5701	1865	7836
MULTIFAMILY	541	245	786	236	550	92	458
NON-RESIDENTIAL	153	0	153	0	153	230	-77
FARM PROPERTIES	993	285	1278	109	1169	1440	-271
TOTALS	2533	6692	9225	1652	7573	3627	3946
MORTGAGE POOLS							
1-4 FAMILY HOMES	0	18611	18611	902	17709	3664	14045
MULTIFAMILY	0	578	578	0	578	51	527
NON-RESIDENTIAL	0	0	0	0	0	0	0
FARM PROPERTIES	0	110	110	285	-175	3	-178
TOTALS	0	19299	19299	1187	18112	3718	14394
STATE & LOCAL CREDIT AGENCIES							
1-4 FAMILY HOMES	401	1527	1928	0	1928	318	1610
MULTIFAMILY	148	10	158	0	158	26	132
NON-RESIDENTIAL	86	0	86	0	86	3	83
FARM PROPERTIES	21	0	21	0	21	15	6
TOTALS	656	1537	2193	0	2193	362	1831
TOTALS FOR ELEVN GROUPS							
1-4 FAMILY HOMES	46253	42204	88457	33601	54856	26035	29821
MULTIFAMILY	6150	2943	9193	1720	7373	3864	3509
NON-RESIDENTIAL	22500	7093	29593	6669	22924	14739	8195
FARM PROPERTIES	2374	395	2769	394	2375	2890	-515
TOTALS	77277	52635	129912	42384	87528	46528	41000

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.OFFICE OF FINANCIAL MANAGEMENT
10/30/85

TABLE 4

QUARTERLY GROSS FLOWS OF LONG-TERM MORTGAGE LOANS ON MULTIFAMILY PROPERTIES
BY LOAN TYPE FOR ELEVEN MAJOR LENDER GROUPS, FOURTH QUARTER, 1984

(MILLIONS OF DOLLARS)

	NEW PROPERTIES	EXISTING PROPERTIES	TOTAL ORIGINATIONS	LOAN PURCHASES	GROSS ACQUISI- TIONS	LOAN SALES	NET ACQUISI- TIONS
COMMERCIAL BANKS							
FHA INSURED	0	3	3	0	3	0	3
CONVENTIONAL	103	836	939	4	943	8	935
TOTAL	103	839	941	4	945	8	937
MUTUAL SAVINGS BANKS							
FHA INSURED	0	8	8	15	23	9	15
CONVENTIONAL	70	295	365	92	457	256	202
TOTAL	70	303	374	107	481	264	216
SAVINGS & LOAN ASSOCIATIONS							
FHA INSURED	8	16	24	0	24	15	9
CONVENTIONAL	1195	2247	3442	1767	5209	1035	4174
TOTAL	1203	2263	3466	1767	5233	1050	4193
LIFE INSURANCE COMPANIES							
FHA INSURED	0	0	0	0	0	0	0
CONVENTIONAL	328	303	631	1	632	20	612
TOTAL	328	303	631	1	632	20	612
PRV. NON-INSURED PENSION FUNDS							
FHA INSURED	0	0	0	72	72	1	71
CONVENTIONAL	0	0	0	7	7	0	7
TOTAL	0	0	0	79	79	1	78
MORTGAGE COMPANIES							
FHA INSURED	0	1	1	0	1	1	0
CONVENTIONAL	0	43	43	119	162	140	22
TOTAL	0	44	44	119	163	141	22
REAL ESTATE INVESTMENT TRUSTS							
FHA INSURED	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
FHA INSURED	0	0	0	26	26	0	26
CONVENTIONAL	2	3	5	7	12	0	12
TOTAL	2	3	5	33	38	0	38
FEDERAL CREDIT AGENCIES							
FHA INSURED	170	0	170	0	170	236	-66
CONVENTIONAL	329	42	371	245	616	0	616
TOTAL	499	42	541	245	786	236	550
MORTGAGE POOLS							
FHA INSURED	0	0	0	258	258	0	258
CONVENTIONAL	0	0	0	320	320	0	320
TOTAL	0	0	0	578	578	0	578
STATE & LOCAL CREDIT AGENCIES							
FHA INSURED	32	52	84	10	94	0	94
CONVENTIONAL	28	36	64	0	64	0	64
TOTAL	60	88	148	10	158	0	158
TOTALS FOR ELEVEN GROUPS							
FHA INSURED	210	80	290	381	671	262	410
CONVENTIONAL	2065	3805	5860	2562	8422	1458	6963
TOTAL	2265	3885	6150	2943	9093	1720	7373

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.

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TABLE 1

END OF QUARTER HOLDINGS OF LAND, CONSTRUCTION AND LONG-TERM MORTGAGE LOANS
BY ELEVEN MAJOR LENDER GROUPS FOR THE END OF THE THIRD QUARTER, 1984

PROPERTY TYPE	(MILLIONS OF DOLLARS)											TOTALS SHOWN
	COMM- ERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS	LIFE INSURANCE COMPANIES	NON-INS PENSION FUNDS	MORTGAGE COMPANIES	RFITS	ST&I RET FUNDS	FEDERAL CREDIT AGENCIES	MORTGAGE POOLS	STAI CREDIT AGENCIES	
LOANS FOR CONSTRUCTION												
1-4 FAMILY HOMES	12805	603	23800	6	0	1123	0	20	0	0	8	38365
MULTIFAMILY	7937	632	12321	32	8	256	0	16	1550	0	882	22674
ALL NON-RESIDENTIAL	41856	1845	27578	929	91	1693	0	2	0	0	0	73993
TOTAL CONSTRUCTION	62597	3080	63699	967	99	3072	0	38	1550	0	890	136992
LONG-TERM MORTGAGE LOANS												
1-4 FAMILY HOMES												
FHA INSURED VA GUARANTEED CONVENTIONAL	5206 3015 169022	7607 8032 57046	11534 15310 411249	3311 2034 8537	255 228 653	1387 877 4754	0	2091 0 1199	19549 618 65252	94642 75496 112405	6267 1551 32777	151849 114312 862895
SURTOTAL	177244	72686	438093	13882	1136	7018	0	3908	95951	282543	40595	1137056
MULTIFAMILY												
FHA INSURED CONVENTIONAL	446 9939	2103 11853	1002 48269	834 17556	45 90	3 544	0	4017 0	6638 11457	3621 3260	3291 10488	22000 114551
SURTOTAL	10385	13957	49271	18190	135	547	0	5112	18095	6881	13778	136551
NON-RESIDENTIAL	91729	15127	59308	106800	2964	935	0	5371	6859	85	4000	291181
FARM PROPERTIES	10436	14	263	12621	0	0	0	34	51324	8126	1395	84213
TOTAL LONG-TERM MORTGAGE LOANS	289793	101784	546935	151693	4235	8500	0	14425	172223	297635	59777	1647001
LAND LOANS	9545	204	15428	260	110	560	0	5	0	0	26	26178
TOTAL MORTGAGE LOAN CREDITS	361936	105068	626062	152920	4444	12132	0	14468	173773	297635	60693	1809131

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.OFFICE OF FINANCIAL MANAGEMENT
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TABLE 2

QUARTERLY GROSS FLOWS OF LONG-TERM MORTGAGE LOANS ON 1-4 FAMILY NON-FARM HOMES
BY LOAN TYPE FOR ELEVEN MAJOR LENDER GROUPS, THIRD QUARTER, 1984

(MILLIONS OF DOLLARS)							
	NEW PROPERTIES	EXISTING PROPERTIES	TOTAL ORIGINATIONS	LOAN PURCHASES	GROSS ACQUISITIONS	LOAN SALES	NET ACQUISITIONS
COMMERCIAL BANKS							
FHA INSURED	123	259	382	80	462	482	-20
VA GUARANTEED	92	159	251	57	307	341	-33
CONVENTIONAL	1780	7391	9172	953	10124	1944	8140
TOTAL	1995	7840	9805	1090	10894	2807	8087
MUTUAL SAVINGS BANKS							
FHA INSURED	0	37	37	4	40	261	-221
VA GUARANTEED	0	22	22	2	23	319	-296
CONVENTIONAL	583	2874	3457	968	4425	494	3931
TOTAL	583	2932	3515	974	4489	1074	3414
SAVINGS & LOAN ASSOCIATIONS							
FHA INSURED	75	240	315	0	315	215	100
VA GUARANTEED	104	241	345	0	345	215	130
CONVENTIONAL	6635	19353	25988	11937	37925	12904	56021
TOTAL	6814	19834	26648	11937	38545	13334	56251
LIFE INSURANCE COMPANIES							
FHA INSURED	12	20	32	2	34	32	2
VA GUARANTEED	4	14	18	0	18	21	-3
CONVENTIONAL	61	82	143	10	153	1	152
TOTAL	77	116	193	12	205	54	151
PRV. NON-INSURED PENSION FUNDS							
FHA INSURED	0	0	0	0	0	0	0
VA GUARANTEED	0	0	0	6	6	0	6
CONVENTIONAL	0	0	0	3	3	0	3
TOTAL	0	0	0	9	9	0	9
MORTGAGE COMPANIES							
FHA INSURED	858	1275	2133	1021	3154	3378	-224
VA GUARANTEED	618	916	1534	753	2287	2535	-248
CONVENTIONAL	2251	3366	5627	428	6055	6175	-120
TOTAL	3737	5557	9294	2202	11496	12088	-592
REAL ESTATE INVESTMENT TRUSTS							
FHA INSURED	0	0	0	0	0	0	0
VA GUARANTEED	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
FHA INSURED	0	0	0	9	9	0	9
VA GUARANTEED	0	0	0	4	4	0	4
CONVENTIONAL	0	3	3	17	20	0	20
TOTAL	0	3	3	30	33	0	33
FEDERAL CREDIT AGENCIES							
FHA INSURED	0	0	0	23	23	0	23
VA GUARANTEED	0	0	0	2	2	0	2
CONVENTIONAL	528	323	851	5256	6107	2750	3357
TOTAL	528	323	851	5281	6132	2750	3382
MORTGAGE POOLS							
FHA INSURED	0	0	0	3540	3540	0	3540
VA GUARANTEED	0	0	0	2937	2937	0	2937
CONVENTIONAL	0	0	0	10758	10758	1776	8982
TOTAL	0	0	0	17235	17235	1776	15459
STATE & LOCAL CREDIT AGENCIES							
FHA INSURED	4	8	12	250	262	0	262
VA GUARANTEED	1	3	4	49	53	0	53
CONVENTIONAL	66	170	236	910	1146	0	1146
TOTAL	71	181	252	1209	1461	0	1461
TOTALS FOR ELEVEN GROUPS							
FHA INSURED	1072	1839	2911	4929	7840	4368	3472
VA GUARANTEED	819	1355	2173	3809	5983	3431	2552
CONVENTIONAL	11914	33562	45476	31240	76716	26084	50632
TOTAL	13805	36756	50560	39978	90539	33883	54655

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.

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TABLE 3

QUARTERLY GROSS FLOWS OF LONG-TERM MORTGAGE LOANS
BY ELEVEN MAJOR LENDING GROUPS FOR THE THIRD QUARTER, 1984
(MILLIONS OF DOLLARS)

	TOTAL LOAN ORIGINATIONS	LOAN PURCHASES	GROSS ACQUISI-TIONS	LOAN SALES	NET ACQUISI-TIONS	REPAY-MENTS	NET CHANGE
COMMERCIAL BANKS							
1-4 FAMILY HOMES	9805	1090	10894	2807	8087	5469	2618
MULTIFAMILY	792	92	884	12	872	727	144
NON-RESIDENTIAL	8223	829	9052	206	8846	5239	3607
FARM PROPERTIES	740	0	740	0	740	365	374
TOTALS	19559	2010	21569	3025	18545	11801	6744
MUTUAL SAVINGS BANKS							
1-4 FAMILY HOMES	3515	974	4489	1074	3414	2314	1100
MULTIFAMILY	550	21	571	144	428	441	-13
NON-RESIDENTIAL	906	2	908	12	895	485	410
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	4971	996	5968	1230	4737	3240	1497
SAVINGS & LOAN ASSOCIATIONS							
1-4 FAMILY HOMES	26648	11937	38585	13334	25251	13757	11494
MULTIFAMILY	3267	887	4154	539	3615	2132	1483
NON-RESIDENTIAL	5250	2784	8034	667	7367	1582	5785
FARM PROPERTIES	4	0	4	0	4	49	-45
TOTALS	35169	15608	50777	14540	36237	17520	18717
LIFF INSURANCE COMPANIES							
1-4 FAMILY HOMES	193	12	205	54	151	376	-225
MULTIFAMILY	124	3	127	0	127	297	-170
NON-RESIDENTIAL	3457	151	3608	20	3588	1133	2455
FARM PROPERTIES	278	0	278	0	278	218	60
TOTALS	4052	166	4218	74	4144	2024	2120
PRV. NON-INSUREN PENSION FUNDS							
1-4 FAMILY HOMES	0	9	9	0	9	23	-14
MULTIFAMILY	1	50	51	0	51	3	48
NON-RESIDENTIAL	25	102	127	0	127	40	87
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	26	161	187	0	187	66	121
MORTGAGE COMPANIES							
1-4 FAMILY HOMES	9294	2202	11496	12088	-592	699	-1291
MULTIFAMILY	51	35	86	87	-1	67	-68
NON-RESIDENTIAL	574	85	659	573	86	92	-6
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	9919	2322	12241	12748	-507	858	-1365
REAL ESTATE INVESTMENT TRUSTS							
1-4 FAMILY HOMES	0	0	0	0	0	0	0
MULTIFAMILY	0	0	0	0	0	0	0
NON-RESIDENTIAL	0	0	0	0	0	0	0
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
1-4 FAMILY HOMES	3	30	33	0	33	57	-24
MULTIFAMILY	0	62	62	0	62	51	11
NON-RESIDENTIAL	6	63	69	0	69	30	39
FARM PROPERTIES	0	0	0	5	-5	0	-5
TOTALS	9	155	164	5	159	138	21
FEDERAL CREDIT AGENCIES							
1-4 FAMILY HOMES	851	5281	6132	2750	3382	2237	1145
MULTIFAMILY	482	157	639	452	187	164	23
NON-RESIDENTIAL	180	0	180	0	180	220	-40
FARM PROPERTIES	1116	517	1633	812	821	993	-172
TOTALS	2629	5955	8584	4014	4570	3614	956
MORTGAGE POOLS							
1-4 FAMILY HOMES	0	17235	17235	1776	15459	4016	11443
MULTIFAMILY	0	329	329	0	329	72	257
NON-RESIDENTIAL	0	0	0	0	0	0	0
FARM PROPERTIES	0	812	812	518	294	1	293
TOTALS	0	18376	18376	2294	16082	4089	11993
STATE & LOCAL CREDIT AGENCIES							
1-4 FAMILY HOMES	252	1209	1461	0	1461	339	1122
MULTIFAMILY	192	14	206	0	206	23	183
NON-RESIDENTIAL	130	0	130	0	130	50	80
FARM PROPERTIES	21	0	21	0	21	13	8
TOTALS	595	1223	1818	0	1818	425	1393
TOTALS FOR ELEVN GROUPS							
1-4 FAMILY HOMES	50560	39078	90539	33883	56655	29287	27368
MULTIFAMILY	5459	1650	7109	1234	5876	3977	1899
NON-RESIDENTIAL	18751	4015	22766	1478	21288	8871	12417
FARM PROPERTIES	2159	1329	3488	1335	2153	1639	513
TOTALS	76929	46972	123902	37930	85972	43775	42197

TABLE 4

QUARTERLY GROSS FLOWS OF LONG-TERM MORTGAGE LOANS ON MULTIFAMILY PROPERTIES
BY LOAN TYPE FOR ELEVEN MAJOR LENDER GROUPS, THIRD QUARTER, 1984
(MILLIONS OF DOLLARS)

	NEW PROPERTIES	EXISTING PROPERTIES	TOTAL ORIGINATIONS	LOAN PURCHASES	GROSS ACQUISI- TIONS	LOAN SALES	NET ACQUISI- TIONS
COMMERCIAL BANKS							
FHA INSURED	0	7	7	0	7	0	7
CONVENTIONAL	142	643	785	92	877	12	865
TOTAL	142	651	792	92	884	12	872
MUTUAL SAVINGS BANKS							
FHA INSURED	0	0	0	0	0	126	-126
CONVENTIONAL	54	496	550	21	571	18	554
TOTAL	54	496	550	21	571	144	428
SAVINGS & LOAN ASSOCIATIONS							
FHA INSURED	8	16	24	0	24	6	18
CONVENTIONAL	833	2410	3243	887	4130	533	2597
TOTAL	841	2426	3267	887	4154	539	2615
LIFE INSURANCE COMPANIES							
FHA INSURED	0	0	0	0	0	0	0
CONVENTIONAL	36	88	124	3	127	0	127
TOTAL	36	88	124	3	127	0	127
PRV. NON-INSURED PENSION FUNDS							
FHA INSURED	1	0	1	34	35	0	35
CONVENTIONAL	0	0	0	16	16	0	16
TOTAL	1	0	1	50	51	0	51
MORTGAGE COMPANIES							
FHA INSURED	29	20	49	0	49	49	0
CONVENTIONAL	1	1	2	35	37	38	-1
TOTAL	30	21	51	35	86	87	-1
REAL ESTATE INVESTMENT TRUSTS							
FHA INSURED	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
FHA INSURED	0	0	0	41	41	0	41
CONVENTIONAL	0	0	0	21	21	0	21
TOTAL	0	0	0	62	62	0	62
FEDERAL CREDIT AGENCIES							
FHA INSURED	119	0	119	0	119	423	-304
CONVENTIONAL	312	51	363	157	520	29	491
TOTAL	431	51	482	157	639	452	187
MORTGAGE POOLS							
FHA INSURED	0	0	0	148	148	0	148
CONVENTIONAL	0	0	0	181	181	0	181
TOTAL	0	0	0	329	329	0	329
STATE & LOCAL CREDIT AGENCIES							
FHA INSURED	51	48	99	14	113	0	113
CONVENTIONAL	51	42	93	0	93	0	93
TOTAL	102	90	192	14	206	0	206
TOTALS FOR ELEVEN GROUPS							
FHA INSURED	208	91	299	237	536	604	-68
CONVENTIONAL	1429	3731	5160	1413	6573	630	5943
TOTAL	1637	3822	5459	1650	7109	1234	5876

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.

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TABLE 1

END OF QUARTER HOLDINGS OF LAND, CONSTRUCTION AND LONG-TERM MORTGAGE LOANS
BY ELEVEN MAJOR LENDER GROUPS FOR THE END OF THE SECOND QUARTER, 1984.

PROPERTY TYPE	(MILLIONS OF DOLLARS)												TOTALS GROUPS SHOWN
	COMM- ERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSNS	LIFE INSURANCE COMPANIES	NON-INS PENSION FUNDS	MORTGAGE COMPANIES	RFITS	STAI RET FUNDS	FEDERAL CREDIT AGENCIES	MORTGAGE POOLS	STAI CREDIT AGENCIES		
LOANS FOR CONSTRUCTION													
1-4 FAMILY HOMES	12603	651	23727	8	0	1466	0	19	0	0	12	38487	
MULTIFAMILY	8540	497	11897	36	7	508	0	16	0	0	1012	24030	
ALL NON-RESIDENTIAL	38977	1680	24311	1024	101	2393	0	2	0	0	0	68488	
TOTAL CONSTRUCTION	60121	2828	59935	1068	108	4367	0	37	1517	0	1024	131005	
LONG-TERM MORTGAGE LOANS													
1-4 FAMILY HOMES													
FHA INSURED	5334	8046	11834	3389	260	2519	0	2106	19785	92066	6057	151396	
VA GUARANTEED	3154	8534	15611	2094	225	1849	0	620	11320	73287	1508	118201	
CONVENTIONAL	166138	55006	399154	8625	673	5981	0	1206	63701	105747	31878	838109	
SURTOTAL	174626	71586	426599	14108	1158	10349	0	3932	94806	271100	39443	1107707	
MULTIFAMILY													
FHA INSURED	453	2268	1010	843	11	8	0	4003	7042	3507	3182	22327	
CONVENTIONAL	9787	11701	46778	17716	77	649	0	1095	11034	3119	10447	112402	
SURTOTAL	10240	13970	47788	19559	88	657	0	5098	18076	6625	13628	134729	
NON-RESIDENTIAL													
	88122	14717	53523	104346	2861	1209	0	5336	6893	85	3929	281021	
FARM PROPERTIES	10061	14	308	12560	0	0	0	39	51496	7833	1387	81699	
TOTAL LONG-TERM MORTGAGE LOANS	283049	100287	528218	140573	4107	12215	0	14405	171271	285643	58388	1607156	
LAND LOANS	8617	182	14183	250	112	685	0	6	0	0	28	24062	
TOTAL MORTGAGE LOAN CREDITS	351787	103298	602336	150891	4327	17267	0	14447	172788	285643	59440	1762223	

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.OFFICE OF FINANCIAL MANAGEMENT
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TABLE 2

QUARTERLY GROSS FLOWS OF LONG-TERM MORTGAGE LOANS ON 1-4 FAMILY NON-FARM HOMES
BY LOAN TYPE FOR ELEVEN MAJOR LENDER GROUPS, SECOND QUARTER, 1984

(MILLIONS OF DOLLARS)							
	NEW PROPERTIES	EXISTING PROPERTIES	TOTAL ORIGINATIONS	LOAN PURCHASES	GROSS ACQUISITIONS	LOAN SALES	NET ADJUSTMENTS
COMMERCIAL BANKS							
FHA INSURED	214	427	641	91	732	568	163
VA GUARANTEED	217	372	589	96	685	543	142
CONVENTIONAL	1893	8717	10610	975	11585	2496	5089
TOTAL	2325	9516	11841	1162	13003	3608	9394
MUTUAL SAVINGS BANKS							
FHA INSURED	3	45	48	0	48	6	41
VA GUARANTEED	0	27	27	0	27	0	27
CONVENTIONAL	509	2979	3489	644	4133	236	2897
TOTAL	512	3051	3564	644	4208	242	2966
SAVINGS & LOAN ASSOCIATIONS							
FHA INSURED	100	260	360	0	360	200	160
VA GUARANTEED	122	307	429	0	429	200	229
CONVENTIONAL	6064	23162	29226	13107	42333	12111	30222
TOTAL	6286	23729	30015	13107	43122	12511	30611
LIFE INSURANCE COMPANIES							
FHA INSURED	7	37	44	22	66	37	29
VA GUARANTEED	6	24	30	14	44	27	17
CONVENTIONAL	45	109	154	31	185	255	-70
TOTAL	58	170	228	67	295	319	-24
PRV. NON-INSURED PENSION FUNDS							
FHA INSURED	0	1	1	1	2	0	2
VA GUARANTEED	0	0	0	6	6	0	6
CONVENTIONAL	0	0	0	3	3	11	-8
TOTAL	0	1	1	10	11	11	0
MORTGAGE COMPANIES							
FHA INSURED	1188	2339	3527	1399	4926	4385	541
VA GUARANTEED	844	1664	2508	1352	3860	3411	449
CONVENTIONAL	2912	5745	8657	606	9263	7330	1933
TOTAL	4944	9748	14692	3357	18049	15126	2923
REAL ESTATE INVESTMENT TRUSTS							
FHA INSURED	0	0	0	0	0	0	0
VA GUARANTEED	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
FHA INSURED	0	0	0	13	13	0	13
VA GUARANTEED	0	0	0	5	5	0	5
CONVENTIONAL	1	2	3	16	19	0	19
TOTAL	1	2	3	34	37	0	37
FEDERAL CREDIT AGENCIES							
FHA INSURED	0	0	0	5	5	35	-30
VA GUARANTEED	0	0	0	3	3	0	3
CONVENTIONAL	433	339	772	5406	6178	1967	4211
TOTAL	433	339	772	5414	6186	2002	4184
MORTGAGE POOLS							
FHA INSURED	0	0	0	4116	4116	0	4116
VA GUARANTEED	0	0	0	3123	3123	0	3123
CONVENTIONAL	0	0	0	5974	5974	721	5253
TOTAL	0	0	0	13213	13213	721	12492
STATE & LOCAL CREDIT AGENCIES							
FHA INSURED	10	5	15	219	234	0	234
VA GUARANTEED	6	3	9	63	72	0	72
CONVENTIONAL	141	131	272	1052	1324	0	1324
TOTAL	157	139	296	1334	1630	0	1630
TOTALS FOR ELEVEN GROUPS							
FHA INSURED	1522	3114	4636	5866	10502	5232	5270
VA GUARANTEED	1195	2397	3592	4662	8254	4181	4073
CONVENTIONAL	11999	41184	53183	27814	80997	26127	55870
TOTAL	14716	46695	61411	38342	99753	34540	45213

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.

OFFICE OF FINANCIAL MANAGEMENT
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TABLE 3

QUARTERLY GROSS FLOWS OF LONG-TERM MORTGAGE LOANS
BY ELEVEN MAJOR LENDING GROUPS FOR THE SECOND QUARTER, 1984

(MILLIONS OF DOLLARS)

	TOTAL LOAN ORIGINATIONS	LOAN PURCHASES	GROSS ACQUISITIONS	LOAN SALES	NFT ACQUISITIONS	REPAYMENTS	NET CHANGE
COMMERCIAL BANKS							
1-4 FAMILY HOMES	11841	1162	13003	3608	9394	4874	4521
MULTIFAMILY	635	104	738	0	738	410	328
NON-RESIDENTIAL	7325	467	7792	161	7631	4789	2842
FARM PROPERTIES	922	0	922	87	835	634	201
TOTALS	20723	1732	22455	3857	18598	10706	7892
MUTUAL SAVINGS BANKS							
1-4 FAMILY HOMES	3564	644	4208	242	3966	2358	1607
MULTIFAMILY	617	59	677	0	677	464	212
NON-RESIDENTIAL	999	4	1003	131	871	586	285
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	5180	707	5887	374	5514	3409	2105
SAVINGS & LOAN ASSOCIATIONS							
1-4 FAMILY HOMES	30015	13107	43122	12511	30611	15527	15084
MULTIFAMILY	3698	667	4365	397	3968	1361	2607
NON-RESIDENTIAL	5426	3452	9078	1376	7702	3107	4595
FARM PROPERTIES	12	0	12	0	12	12	0
TOTALS	39151	17426	56577	14284	42293	20007	22286
LIFE INSURANCE COMPANIES							
1-4 FAMILY HOMES	228	67	295	319	-24	388	-412
MULTIFAMILY	423	3	426	7	419	408	11
NON-RESIDENTIAL	4096	288	4384	124	4260	1287	2973
FARM PROPERTIES	342	0	342	0	342	315	27
TOTALS	5089	258	5447	450	4997	2398	2599
PRV. NON-INSURED PENSION FUNDS							
1-4 FAMILY HOMES	1	10	11	11	0	24	-24
MULTIFAMILY	0	9	9	2	7	3	4
NON-RESIDENTIAL	35	3	38	20	18	124	-106
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	36	22	58	33	25	151	-126
MORTGAGE COMPANIES							
1-4 FAMILY HOMES	14692	3357	18049	15126	2923	1185	1738
MULTIFAMILY	176	52	228	191	37	54	-17
NON-RESIDENTIAL	871	0	871	837	34	53	-19
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	15739	3409	19148	16154	2994	1292	1702
REAL ESTATE INVESTMENT TRUSTS							
1-4 FAMILY HOMES	0	0	0	0	0	0	0
MULTIFAMILY	0	0	0	0	0	0	0
NON-RESIDENTIAL	0	0	0	0	0	0	0
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
1-4 FAMILY HOMES	3	34	37	0	37	62	-25
MULTIFAMILY	12	53	65	0	65	43	22
NON-RESIDENTIAL	22	326	348	87	261	43	218
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	37	413	450	87	363	148	215
FEDERAL CREDIT AGENCIES							
1-4 FAMILY HOMES	772	5414	6186	2002	4184	2693	1491
MULTIFAMILY	669	528	1197	431	766	163	603
NON-RESIDENTIAL	146	0	146	0	146	220	-74
FARM PROPERTIES	1570	682	2252	1113	1139	1295	-156
TOTALS	3157	6624	9781	3546	6235	4371	1864
MORTGAGE POOLS							
1-4 FAMILY HOMES	0	13213	13213	721	12492	4982	7510
MULTIFAMILY	0	603	603	0	603	76	527
NON-RESIDENTIAL	0	0	0	0	0	1	-1
FARM PROPERTIES	0	1113	1113	683	430	2	428
TOTALS	0	14929	14929	1404	13525	5061	8464
STATE & LOCAL CREDIT AGENCIES							
1-4 FAMILY HOMES	296	1334	1630	0	1630	303	1327
MULTIFAMILY	162	3	165	0	165	25	140
NON-RESIDENTIAL	53	0	53	0	53	16	37
FARM PROPERTIES	21	0	21	0	21	10	11
TOTALS	532	1337	1869	0	1869	354	1515
TOTALS FOR ELEVN GROUPS							
1-4 FAMILY HOMES	61411	38742	99753	34540	65213	32396	32817
MULTIFAMILY	6392	2081	8473	1028	7445	3007	4438
NON-RESIDENTIAL	18973	4740	23713	2736	20976	10226	17750
FARM PROPERTIES	2867	1795	4662	1883	2779	2268	511
TOTALS	89644	46957	136601	40188	96413	47897	48516

TABLE 4

QUARTERLY GROSS FLOWS OF LONG-TERM MORTGAGE LOANS ON MULTIFAMILY PROPERTIES
BY LOAN TYPE FOR ELEVEN MAJOR LENDER GROUPS, SECOND QUARTER, 1984

(MILLIONS OF DOLLARS)

	NEW PROPERTIES	EXISTING PROPERTIES	TOTAL ORIGINATI- ONS	LOAN PUR- CHASES	GROSS ACQUISTI- ONS	LOAN SALES	NET ACQUISTI- ONS
COMMERCIAL BANKS							
FHA INSURED	2	2	4	0	4	0	4
CONVENTIONAL	108	523	631	104	734	0	734
TOTAL	110	524	635	104	738	0	738
MUTUAL SAVINGS BANKS							
FHA INSURED	0	0	0	17	17	0	17
CONVENTIONAL	71	546	617	42	660	0	660
TOTAL	71	546	617	59	677	0	677
SAVINGS & LOAN ASSOCIATIONS							
FHA INSURED	14	29	43	4	47	3	44
CONVENTIONAL	508	3147	3655	663	4318	394	3924
TOTAL	522	3176	3698	667	4365	397	3968
LIFE INSURANCE COMPANIES							
FHA INSURED	0	0	0	0	0	0	0
CONVENTIONAL	158	265	423	3	426	7	419
TOTAL	158	265	423	3	426	7	419
PRV. NON-INSURED PENSION FUNDS							
FHA INSURED	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	9	9	2	7
TOTAL	0	0	0	9	9	2	7
MORTGAGE COMPANIES							
FHA INSURED	0	31	31	0	31	31	0
CONVENTIONAL	3	142	145	52	197	160	37
TOTAL	3	173	176	52	228	191	37
REAL ESTATE INVESTMENT TRUSTS							
FHA INSURED	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
FHA INSURED	0	0	0	35	35	0	35
CONVENTIONAL	12	0	12	18	30	0	30
TOTAL	12	0	12	53	65	0	65
FEDERAL CREDIT AGENCIES							
FHA INSURED	268	0	268	0	268	431	-163
CONVENTIONAL	373	28	401	528	929	0	929
TOTAL	641	28	669	528	1197	431	766
MORTGAGE POOLS							
FHA INSURED	0	0	0	217	217	0	217
CONVENTIONAL	0	0	0	386	386	0	386
TOTAL	0	0	0	603	603	0	603
STATE & LOCAL CREDIT AGENCIES							
FHA INSURED	55	39	94	3	97	0	97
CONVENTIONAL	40	28	68	0	68	0	68
TOTAL	95	67	162	3	165	0	165
TOTALS FOR ELEVEN GROUPS							
FHA INSURED	339	101	440	276	716	465	251
CONVENTIONAL	1273	4679	5952	1805	7757	563	7194
TOTAL	1612	4780	6392	2081	8473	1028	7445

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.

OFFICE OF FINANCIAL MANAGEMENT
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TABLE 2

ANNUAL GROSS FLOWS OF LONG-TERM MORTGAGE LOANS ON 1-4 FAMILY NON-FARM HOMES
BY LOAN TYPE FOR ELEVEN MAJOR LENDER GROUPS, FOR THE YEAR, 1984

(MILLIONS OF DOLLARS)

	NEW PROPERTIES	EXISTING PROPERTIES	TOTAL ORIGINA- TIONS	LOAN PUR- CHASES	GROSS ACQUISI- TIONS	LOAN SALES	NET ACQUISI- TIONS
COMMERCIAL BANKS							
FHA INSURED	695	1644	2338	399	2738	2151	587
VA GUARANTEED	548	1128	1675	304	1980	1758	221
CONVENTIONAL	7823	30104	37927	4413	42340	3773	23567
TOTAL	9066	32875	41941	5116	47057	32682	24375
MUTUAL SAVINGS BANKS							
FHA INSURED	11	154	165	12	177	343	-166
VA GUARANTEED	2	128	130	5	134	367	-233
CONVENTIONAL	2046	10344	12390	2944	15334	1819	13514
TOTAL	2059	10626	12685	2961	15645	2530	13116
SAVINGS & LOAN ASSOCIATIONS							
FHA INSURED	385	955	1340	90	1430	691	739
VA GUARANTEED	465	1073	1538	105	1643	693	950
CONVENTIONAL	22586	70723	93309	44665	137774	52785	84989
TOTAL	23436	72751	96187	44660	140847	54169	84678
LIFE INSURANCE COMPANIES							
FHA INSURED	31	123	154	80	234	227	7
VA GUARANTEED	19	80	99	41	140	186	-46
CONVENTIONAL	252	321	573	93	666	428	238
TOTAL	302	524	926	214	1040	841	199
PRV. NON-INSURED PENSION FUNDS							
FHA INSURED	0	1	1	20	21	1	20
VA GUARANTEED	0	0	0	37	37	0	37
CONVENTIONAL	0	1	1	24	25	40	-15
TOTAL	0	2	2	81	83	41	42
MORTGAGE COMPANIES							
FHA INSURED	4228	8704	12532	4386	16918	15576	1342
VA GUARANTEED	2897	5656	8553	3566	12119	11304	815
CONVENTIONAL	9096	17408	26504	2933	29437	26555	2882
TOTAL	16221	31168	47589	10885	58474	51435	5039
REAL ESTATE INVESTMENT TRUSTS							
FHA INSURED	0	0	0	0	0	0	0
VA GUARANTEED	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
FHA INSURED	0	0	0	58	58	0	58
VA GUARANTEED	0	0	0	16	16	0	16
CONVENTIONAL	1	11	12	89	101	0	101
TOTAL	1	11	12	163	175	0	175
FEDERAL CREDIT AGENCIES							
FHA INSURED	0	0	0	173	173	528	-355
VA GUARANTEED	0	0	0	23	23	0	23
CONVENTIONAL	2039	1184	3223	23646	26869	7325	10544
TOTAL	2039	1184	3223	23842	27065	7853	10217
MORTGAGE POOLS							
FHA INSURED	0	0	0	16556	16556	0	16556
VA GUARANTEED	0	0	0	11708	11708	0	11708
CONVENTIONAL	0	0	0	35816	35816	4133	31683
TOTAL	0	0	0	64080	64080	4133	50947
STATE & LOCAL CREDIT AGENCIES							
FHA INSURED	42	27	69	955	1024	0	1024
VA GUARANTEED	17	12	29	169	198	0	198
CONVENTIONAL	549	594	1143	4319	5461	0	5461
TOTAL	608	633	1241	5443	6683	0	6583
TOTALS FOR ELEVEN GROUPS							
FHA INSURED	5392	11208	16600	22729	39329	19517	19812
VA GUARANTEED	3947	8777	12024	15974	27998	14308	13690
CONVENTIONAL	44392	130689	175081	118741	293822	101858	191964
TOTAL	53731	149973	203705	157444	361149	135684	225465

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.OFFICE OF FINANCIAL MANAGEMENT
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TABLE 3

ANNUAL GROSS FLOWS OF LONG-TERM MORTGAGE LOANS
BY ELEVEN MAJOR LENDING GROUPS FOR THE YEAR, 1984

(MILLIONS OF DOLLARS)							
	TOTAL LOAN ORIGINATIONS	LOAN PURCHASES	GROSS ACQUISI-TIONS	LOAN SALES	NFT ACQUISI-TIONS	REPAY-MENTS	NET CHANGE
COMMERCIAL BANKS							
1-4 FAMILY HOMES	41941	5116	47057	12682	34375	20525	12850
MULTIFAMILY	3466	205	3671	23	3648	2059	1599
NON-RESIDENTIAL	34237	2591	36828	740	36088	21551	14537
FARM PROPERTIES	4109	221	4331	165	4166	2962	1204
TOTALS	83753	8133	91886	13610	78276	47097	21179
MUTUAL SAVINGS BANKS							
1-4 FAMILY HOMES	12685	2961	15645	2530	13116	8543	4572
MULTIFAMILY	2053	193	2246	423	1823	1765	58
NON-RESIDENTIAL	3393	22	3414	421	2993	2010	983
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	18130	3175	21305	3374	17932	12319	5613
SAVINGS & LOAN ASSOCIATIONS							
1-4 FAMILY HOMES	96187	44660	140487	54169	86678	50399	36279
MULTIFAMILY	13140	4236	17396	2463	14933	8347	6596
NON-RESIDENTIAL	20135	15727	35862	7465	28397	11239	17158
FARM PROPERTIES	71	0	71	0	71	87	-16
TOTALS	129553	64623	194176	64097	130079	70072	60007
LIFE INSURANCE COMPANIES							
1-4 FAMILY HOMES	826	214	1040	841	199	1292	-1093
MULTIFAMILY	1466	20	1486	27	1459	1444	15
NON-RESIDENTIAL	14696	945	15641	1697	13944	5620	8324
FARM PROPERTIES	987	0	987	0	987	1265	-278
TOTALS	17975	1179	19154	2565	16589	9621	6968
PRV. NON-INSURED PENSION FUNDS							
1-4 FAMILY HOMES	2	81	83	41	42	202	-160
MULTIFAMILY	1	138	139	3	136	16	120
NON-RESIDENTIAL	567	163	730	29	701	330	371
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	570	382	952	73	879	548	331
MORTGAGE COMPANIES							
1-4 FAMILY HOMES	47589	10885	58474	53435	5039	2798	1241
MULTIFAMILY	443	212	655	545	110	216	-106
NON-RESIDENTIAL	2784	108	2892	2591	301	328	-27
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	50816	11205	62021	56571	5450	4342	1108
REAL ESTATE INVESTMENT TRUSTS							
1-4 FAMILY HOMES	0	0	0	0	0	0	0
MULTIFAMILY	0	0	0	0	0	0	0
NON-RESIDENTIAL	0	0	0	0	0	0	0
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
1-4 FAMILY HOMES	12	163	175	0	175	226	-51
MULTIFAMILY	17	264	281	27	254	175	79
NON-RESIDENTIAL	466	577	1043	98	945	228	717
FARM PROPERTIES	0	0	0	5	-5	0	-5
TOTALS	495	1004	1499	130	1369	629	740
FEDERAL CREDIT AGENCIES							
1-4 FAMILY HOMES	3223	23842	27065	7853	19212	8757	10455
MULTIFAMILY	2477	1043	3450	2021	1429	621	808
NON-RESIDENTIAL	668	0	668	0	668	889	-221
FARM PROPERTIES	5278	1000	7178	2370	4808	5325	-517
TOTALS	11576	26785	38361	12244	26117	15592	10525
MORTGAGE POOLS							
1-4 FAMILY HOMES	0	64080	64080	4133	59947	15986	42961
MULTIFAMILY	0	1767	1767	9	1758	264	1494
NON-RESIDENTIAL	0	0	0	0	0	1	-1
FARM PROPERTIES	0	2371	2371	1902	469	10	459
TOTALS	0	68218	68218	6044	62174	16261	45913
STATE & LOCAL CREDIT AGENCIES							
1-4 FAMILY HOMES	1241	5443	6683	0	6683	1238	5445
MULTIFAMILY	603	28	631	0	631	90	541
NON-RESIDENTIAL	402	0	402	0	402	138	264
FARM PROPERTIES	91	0	91	0	91	66	25
TOTALS	2337	5471	7807	0	7807	1532	4275
TOTALS FOR ELEVN GROUPS							
1-4 FAMILY HOMES	203705	157444	361149	135684	225465	110966	114499
MULTIFAMILY	23616	8106	31722	5541	26181	14997	11183
NON-RESIDENTIAL	77348	20133	97480	13041	84439	42334	42105
FARM PROPERTIES	10536	4492	1529	4442	10587	9715	872
TOTALS	315204	190176	505380	158708	346672	178013	146659

TABLE 4

ANNUAL GROSS FLOWS OF LONG-TERM MORTGAGE LOANS ON MULTIFAMILY PROPERTIES
BY LOAN TYPE FOR ELEVEN MAJOR LENDER GROUPS, FOR THE YEAR, 1984
(MILLIONS OF DOLLARS)

	NEW PROPERTIES	EXISTING PROPERTIES	TOTAL ORIGINA- TIONS	LOAN PUR- CHASES	GROSS ACQUISI- TIONS	LOAN SALES	NET ACQUISI- TIONS
COMMERCIAL BANKS							
FHA INSURED	2	15	17	0	17	0	17
CONVENTIONAL	557	2892	3449	205	3654	23	3631
TOTAL	559	2907	3466	205	3671	23	3648
MUTUAL SAVINGS BANKS							
FHA INSURED	0	11	11	32	43	134	-92
CONVENTIONAL	280	1762	2042	161	2203	288	1915
TOTAL	280	1773	2053	193	2246	423	1823
SAVINGS & LOAN ASSOCIATIONS							
FHA INSURED	45	77	122	15	137	41	96
CONVENTIONAL	2995	10443	13038	4221	17259	2422	14837
TOTAL	3040	10120	13160	4236	17396	2463	14933
LIFE INSURANCE COMPANIES							
FHA INSURED	0	0	0	0	0	0	0
CONVENTIONAL	634	832	1466	20	1486	27	1459
TOTAL	634	832	1466	20	1486	27	1459
PRV. NON-INSURED PENSION FUNDS							
FHA INSURED	1	0	1	106	107	1	106
CONVENTIONAL	0	0	0	32	32	2	30
TOTAL	1	0	1	138	139	3	136
MORTGAGE COMPANIES							
FHA INSURED	60	72	132	0	132	132	0
CONVENTIONAL	53	258	311	212	523	413	110
TOTAL	113	330	443	212	655	545	110
REAL ESTATE INVESTMENT TRUSTS							
FHA INSURED	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
FHA INSURED	0	0	0	138	138	0	138
CONVENTIONAL	14	3	17	126	143	27	116
TOTAL	14	3	17	264	281	27	254
FEDERAL CREDIT AGENCIES							
FHA INSURED	984	0	984	0	984	1992	-1008
CONVENTIONAL	1279	144	1423	1043	2466	29	2437
TOTAL	2263	144	2407	1043	3450	2021	1429
MORTGAGE POOLS							
FHA INSURED	0	0	0	869	869	0	869
CONVENTIONAL	0	0	0	898	898	9	899
TOTAL	0	0	0	1767	1767	9	1768
STATE & LOCAL CREDIT AGENCIES							
FHA INSURED	153	191	344	28	372	0	372
CONVENTIONAL	127	132	259	0	259	0	259
TOTAL	280	323	603	28	631	0	631
TOTALS FOR ELEVEN GROUPS							
FHA INSURED	1245	365	1611	1188	2799	2301	498
CONVENTIONAL	5938	1666	22005	6918	28923	3240	25693
TOTAL	7184	16432	23616	8106	31722	5541	26181

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.

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TABLE 2

ANNUAL GROSS FLOWS OF LONG-TERM MORTGAGE LOANS ON 1-4 FAMILY NON-FARM HOMES
BY LOAN TYPE FOR ELEVEN MAJOR LENDER GROUPS, FOR THE YEAR, 1983

	NEW PROPERTIES	EXISTING PROPERTIES	TOTAL ORIGINAL- TIONS	LOAN PUR- CHASES	GROSS ACQUISTI- TIONS	LOAN SALES	NET ACQUISTI- TIONS
COMMERCIAL BANKS							
FHA INSURED	813	2922	3735	847	4582	2859	1723
VA GUARANTEED	541	1948	2529	605	3134	2289	845
CONVENTIONAL	6810	31756	38566	2031	40597	9694	30903
TOTAL	8163	36666	44830	3484	48313	14842	33471
MUTUAL SAVINGS BANKS							
FHA INSURED	134	246	380	92	472	218	254
VA GUARANTEED	17	77	94	45	139	160	-22
CONVENTIONAL	1949	8351	10300	2276	12576	2239	10338
TOTAL	2100	8674	10775	2412	13187	2617	10570
SAVINGS & LOAN ASSOCIATIONS							
FHA INSURED	435	970	1405	427	1832	165	1667
VA GUARANTEED	420	1510	1930	515	2445	165	2280
CONVENTIONAL	16382	61807	78189	31977	110166	49443	60323
TOTAL	17237	64287	81524	32919	114443	50173	64270
LIFE INSURANCE COMPANIES							
FHA INSURED	51	215	266	19	285	302	-17
VA GUARANTEED	32	131	163	10	173	202	-29
CONVENTIONAL	125	172	297	184	481	199	282
TOTAL	208	518	726	213	939	703	236
PRV. NON-INSURED PENSION FUNDS							
FHA INSURED	0	0	0	25	25	2	23
VA GUARANTEED	0	0	0	28	28	0	28
CONVENTIONAL	0	1	1	34	35	3	32
TOTAL	0	1	1	87	88	5	83
MORTGAGE COMPANIES							
FHA INSURED	6376	16560	22936	6646	29582	27479	1703
VA GUARANTEED	3944	10204	14148	4965	19113	17931	1182
CONVENTIONAL	6602	16076	22678	1481	24159	21342	2817
TOTAL	16922	42840	59762	13092	72854	67152	5702
REAL ESTATE INVESTMENT TRUSTS							
FHA INSURED	0	0	0	0	0	0	0
VA GUARANTEED	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
FHA INSURED	0	0	0	21	21	0	21
VA GUARANTEED	0	0	0	27	27	0	27
CONVENTIONAL	0	12	12	178	190	9	181
TOTAL	0	12	12	226	238	9	229
FEDERAL CREDIT AGENCIES							
FHA INSURED	0	0	0	158	158	906	-748
VA GUARANTEED	0	0	0	40	40	0	40
CONVENTIONAL	2228	952	3180	25134	28314	8740	10574
TOTAL	2228	952	3180	25332	28512	9646	10866
MORTGAGE POOLS							
FHA INSURED	0	0	0	30848	30848	0	30848
VA GUARANTEED	0	0	0	19824	19824	0	19824
CONVENTIONAL	0	0	0	34747	34747	4044	30703
TOTAL	0	0	0	85419	85419	4044	81375
STATE & LOCAL CREDIT AGENCIES							
FHA INSURED	20	11	31	942	973	0	973
VA GUARANTEED	7	9	16	174	190	0	190
CONVENTIONAL	502	504	1006	4102	5109	0	5109
TOTAL	529	524	1053	5218	6272	0	4272
TOTALS FOR ELEVEN GROUPS							
FHA INSURED	7829	20924	28753	40025	68778	39332	36447
VA GUARANTEED	4941	13919	18880	26232	45113	20747	24365
CONVENTIONAL	34598	119632	154229	102145	256374	94112	16262
TOTAL	47388	154475	201863	168402	370265	149191	221074

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.OFFICE OF FINANCIAL MANAGEMENT
10/30/85

TABLE 3

ANNUAL GROSS FLOWS OF LONG-TERM MORTGAGE LOANS
BY ELEVEN MAJOR LENDING GROUPS FOR THE YEAR, 1983

(MILLIONS OF DOLLARS)

	TOTAL LOAN ORIGINATIONS	LOAN PURCHASES	GROSS ACQUISI-TIONS	LOAN SALES	NET ACQUISI-TIONS	RPPAY-MNTS	NET CHANGE
COMMERCIAL BANKS							
1-4 FAMILY HOMES	44830	3484	48313	14842	33471	24586	8845
MULTIFAMILY	3517	197	3714	127	3587	1925	1662
NON-RESIDENTIAL	28563	1367	29931	443	29487	20291	9196
FARM PROPERTIES	2885	59	2943	6	2937	2004	934
TOTALS	79795	5107	84902	15419	69483	48806	20677
MUTUAL SAVINGS BANKS							
1-4 FAMILY HOMES	10775	2412	13187	2617	10570	8205	2365
MULTIFAMILY	1968	104	2073	241	1832	1899	-57
NON-RESIDENTIAL	1847	232	2079	353	1725	2057	-332
FARM PROPERTIES	3	0	3	0	3	22	-19
TOTALS	14593	2748	17341	3211	14130	12183	1947
SAVINGS & LOAN ASSOCIATIONS							
1-4 FAMILY HOMES	81524	32019	114443	50173	64270	45203	10067
MULTIFAMILY	8521	3834	12355	1511	10844	6020	4824
NON-RESIDENTIAL	13837	8213	22050	2510	19540	11685	7855
FARM PROPERTIES	45	0	45	0	45	117	-72
TOTALS	103927	44066	148893	54194	94699	63025	21674
LIFE INSURANCE COMPANIES							
1-4 FAMILY HOMES	726	213	939	703	236	1539	-1303
MULTIFAMILY	1597	45	1642	9	1633	1244	389
NON-RESIDENTIAL	13616	1397	15013	322	14691	4141	10550
FARM PROPERTIES	1159	5	1164	0	1164	1248	-84
TOTALS	17098	1660	18758	1034	17724	8172	9552
PRV. NON-INSURED PENSION FUNDS							
1-4 FAMILY HOMES	1	87	88	5	83	129	-46
MULTIFAMILY	3	51	54	1	53	30	23
NON-RESIDENTIAL	187	195	382	82	300	170	130
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	191	233	524	88	436	329	107
MORTGAGE COMPANIES							
1-4 FAMILY HOMES	59762	13092	72854	67152	5702	4997	705
MULTIFAMILY	566	35	601	443	158	336	-178
NON-RESIDENTIAL	3102	47	3149	2767	382	353	29
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	63430	13174	76604	70362	6242	5686	556
REAL ESTATE INVESTMENT TRUSTS							
1-4 FAMILY HOMES	0	0	0	0	0	0	0
MULTIFAMILY	0	0	0	0	0	0	0
NON-RESIDENTIAL	0	0	0	0	0	0	0
FARM PROPERTIES	0	0	0	0	0	0	0
TOTALS	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
1-4 FAMILY HOMES	12	226	238	9	229	237	-8
MULTIFAMILY	17	868	885	0	885	275	610
NON-RESIDENTIAL	72	422	494	9	485	179	306
FARM PROPERTIES	0	0	0	0	0	16	-16
TOTALS	101	1516	1617	18	1599	707	892
FEDERAL CREDIT AGENCIES							
1-4 FAMILY HOMES	3180	2532	28512	9646	18866	8989	9877
MULTIFAMILY	2837	227	3064	2655	409	698	-289
NON-RESIDENTIAL	738	1	739	0	739	875	-136
FARM PROPERTIES	5691	1363	7054	1373	5681	4782	899
TOTALS	12446	26923	39369	13674	25695	15344	10351
MORTGAGE POOLS							
1-4 FAMILY HOMES	0	85419	85419	4044	81375	16806	64569
MULTIFAMILY	0	1252	1252	7	1245	240	1005
NON-RESIDENTIAL	0	0	0	0	0	1	-1
FARM PROPERTIES	0	1451	1451	1359	92	11	81
TOTALS	0	88122	88122	5410	82712	17058	65654
STATE & LOCAL CREDIT AGENCIES							
1-4 FAMILY HOMES	1053	5218	6272	0	6272	1117	5155
MULTIFAMILY	688	88	776	0	776	107	669
NON-RESIDENTIAL	486	0	486	0	486	118	368
FARM PROPERTIES	97	0	97	0	97	130	-33
TOTALS	2325	5306	7631	0	7631	1472	4159
TOTALS FOR ELEVEN GROUPS							
1-4 FAMILY HOMES	201863	168402	370265	149191	221074	111808	109265
MULTIFAMILY	19715	6702	26416	4994	21422	12774	8649
NON-RESIDENTIAL	62448	11874	74322	6487	67836	39870	27965
FARM PROPERTIES	9879	2878	12757	2738	10019	8329	1690
TOTALS	293905	189456	483761	163410	320351	172782	147569

TABLE 4

ANNUAL GROSS FLOWS OF LONG-TERM MORTGAGE LOANS ON MULTIFAMILY PROPERTIES

BY LOAN TYPE FOR ELEVEN MAJOR LENDER GROUPS, FOR THE YEAR, 1983

(MILLIONS OF DOLLARS)

	NEW PROPERTIES	EXISTING PROPERTIES	TOTAL ORIGINAL- TIONS	LOAN PUR- CHASES	GROSS ACQUISTI- TIONS	LOAN SALES	NET ACQUISTI- TIONS
COMMERCIAL BANKS							
FHA INSURED	0	60	60	0	60	0	60
CONVENTIONAL	877	2580	3457	197	3654	127	2527
TOTAL	877	2640	3517	197	3714	127	2587
MUTUAL SAVINGS BANKS							
FHA INSURED	0	29	29	18	47	195	-149
CONVENTIONAL	406	1533	1939	87	2026	46	1981
TOTAL	406	1562	1968	104	2073	241	1937
SAVINGS & LOAN ASSOCIATIONS							
FHA INSURED	60	60	120	39	159	86	73
CONVENTIONAL	1793	6698	8401	3795	12196	1425	10771
TOTAL	1793	6758	8521	3834	12355	1511	10844
LIFE INSURANCE COMPANIES							
FHA INSURED	0	0	0	0	0	4	-4
CONVENTIONAL	716	881	1597	45	1642	5	1637
TOTAL	716	881	1597	45	1642	9	1633
PRV. NON-INSURED PENSION FUNDS							
FHA INSURED	0	0	0	39	39	0	39
CONVENTIONAL	0	3	3	12	15	1	14
TOTAL	0	3	3	51	54	1	53
MORTGAGE COMPANIES							
FHA INSURED	58	107	165	0	165	102	63
CONVENTIONAL	130	271	401	35	436	341	95
TOTAL	188	378	566	35	601	443	158
REAL ESTATE INVESTMENT TRUSTS							
FHA INSURED	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
STATE & LOCAL RETIREMENT FUNDS							
FHA INSURED	8	7	15	207	222	0	222
CONVENTIONAL	0	2	2	661	663	0	663
TOTAL	8	9	17	868	885	0	885
FEDERAL CREDIT AGENCIES							
FHA INSURED	1962	0	1962	0	1962	2648	-686
CONVENTIONAL	707	168	875	227	1102	7	1095
TOTAL	2669	168	2837	227	3064	2655	409
MORTGAGE POOLS							
FHA INSURED	0	0	0	1043	1043	0	1043
CONVENTIONAL	0	0	0	209	209	7	202
TOTAL	0	0	0	1252	1252	7	1245
STATE & LOCAL CREDIT AGENCIES							
FHA INSURED	173	100	273	65	338	0	338
CONVENTIONAL	263	152	415	23	438	0	438
TOTAL	436	252	688	88	776	0	776
TOTALS FOR ELEVEN GROUPS							
FHA INSURED	2261	363	2624	1411	4035	3035	999
CONVENTIONAL	4802	12289	17091	5291	22382	1959	20423
TOTAL	7063	12652	19715	6702	26416	4994	21422

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTE: SUM OF COMPONENTS MAY NOT EQUAL TOTALS DUE TO ROUNDING.OFFICE OF FINANCIAL MANAGEMENT
10/30/95



Washington, D.C. 20410

U.S. Department of Housing and Urban Development
Office of Public Affairs

News Release

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HUD NO. 85-184
Robert E. Nipp (202) 755-6980
Jack Flynn (202) 755-6686

FOR RELEASE
Thursday
November 21, 1985

SECONDARY MARKET PRICES AND YIELDS
AND INTEREST RATES FOR HOME LOANS
NOVEMBER 1, 1985

The U.S. Department of Housing and Urban Development (HUD) today released the results of its latest survey of market conditions for fixed rate, long-term, level payment home loans as well as interest rates for home construction funds. The November 1, 1985, survey found that the national average yield on secondary market transactions involving HUD/FHA Section 203(b) loans declined to the lowest level since July of 1980. The national average yield was based on the most active commitments transacted for Section 203(b) loans. On November 1, these commitments were for loans bearing a contract rate of 11.50 percent.

W-3
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ASSOCIATE DEPUTY
(COMMUNICATION SERVICE)
OFFICE OF PUBLIC AFFAIRS
ROOM 9246

On November 1, 1985, the national average secondary market yield on 11.50 percent HUD/FHA Section 203(b) loan transactions was 11.87 percent ^{1/}, a decline of 17 basis points from a October 1, 1985, average yield of 12.04 percent. Compared to the survey's results of the previous month, average yields were lower in all of the geographic regions. The decreases in average yields ranged from 8 basis points in the Middle Atlantic region to 22 basis points in the Southeast region.

The proportion of HUD field offices indicating that funds were generally adequate (relative to current demand) for financing Section 203(b) home mortgages was 99 percent on November 1, 1985, unchanged as compared with the response rate on October 1, 1985.

In the primary mortgage market, the national average contract rates for commitments on conventional loans for new and existing homes continued to fall from the levels of previous months. The average rate for conventional loans for new homes on November 1, 1985, was 11.86 percent, down 16 basis points from 12.02 percent on October 1, 1985. The average rate for previously occupied homes declined by 15 basis point to 11.88 percent over the same period. Compared to the previous month, average interest rates for conventional financing were reported down in most the regions of the country. Conventional rates dropped from 9 basis points in the West region to 26 basis points in the Southwest region.^{2/} However, average conventional interest rates for the mortgage financing of both new and existing homes were up 3 basis points in the Northeast.

1/ Secondary market transactions pertain to commitments for mandatory delivery of HUD/FHA mortgages within 90 days.

2/ The U.S. Department of Housing and Urban Development defines its survey regions as the following: Northeast - Connecticut, Maine, Massachusetts, New Hampshire, New York, Rhode Island and Vermont. Mid-Atlantic - Delaware, District of Columbia, Maryland, New Jersey, Pennsylvania, Virginia, and West Virginia. Southeast - Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee. North Central - Illinois, Indiana, Iowa, Michigan, Minnesota, Nebraska, North Dakota, Ohio, South Dakota and Wisconsin. Southwest - Arkansas, Colorado, Kansas, Louisiana, Missouri, New Mexico, Oklahoma and Texas. West - Alaska, Arizona, California, Hawaii, Idaho, Montana, Nevada, Oregon, Utah, Washington, and Wyoming.

In the home construction loan market, the HUD survey found that the national average interest rate for firm commitments on FHA home construction funds was 12.01 percent on November 1, 1985, up 7 basis points from an average rate of 11.94 percent on October 1. The average rate for conventional home construction funds on November 1, 1985 was 12.05 percent, or 4 basis points above the average construction rate for FHA loans.

The proportion of HUD offices reporting an adequate supply of construction funds on November 1, 1985, was 99 percent for both FHA and conventional loans.

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The statistics presented in the attached tables are obtained from a survey of home loan market conditions. The survey covers over 250 lending institutions and builders and is conducted by officials in 75 HUD field office jurisdictions located in major metropolitan areas across the country.

NET PRICES AND AVERAGE YIELDS FOR HUD-INSURED
 NEW HOME MORTGAGES (SECTION 203) IMMEDIATE DELIVERY
 TRANSACTIONS 30-YEAR MATURITY - MINIMUM DOWNPAYMENT

Area	11.50% Mortgages November 1, 1985			11.50% Mortgages October 1, 1985		
	Average Price	Average Yield 1/	Average Price	Average Yield 1/		
Northeast 2/	-	-	-	-		
Middle Atlantic	\$ 97.0	11.99	\$ 96.5	12.07%		
Southeast	98.0	11.82	96.7	12.04		
North Central	96.5	12.07	95.5	12.24		
Southwest	97.7	11.87	96.7	12.04		
West	98.5	11.74	97.5	11.90		
United States	\$ 97.7	11.87	\$ 96.7	12.04%		

1/ Gross yield to investors, without allowance for servicing costs, based on prepayment of the mortgage at the end of 12 years.

2/ Average price not listed because of insufficient FHA secondary market activity in this area.

NATIONAL PERCENT OF HUD OFFICES REPORTING ADEQUATE
 MORTGAGE MONEY AVAILABLE FOR FINANCING HOME
 LOANS INSURED UNDER SECTION 203

November 1, 1985	October 1, 1985	November 1, 1985
99%	99%	99%

AVERAGE INTEREST RATES ON CONVENTIONAL FIRST MORTGAGES 3/

Area	New Home Loans			Existing Home Loans		
	Nov 1 1985	Oct 1 1985	Nov 1 1984	Nov 1 1985	Oct 1 1985	Nov 1 1984
Northeast	12.36%	12.33%	14.19%	12.36%	12.33%	14.19%
Middle Atlantic	11.86	12.11	13.51	11.88	12.13	13.54
Southeast	11.65	11.86	13.47	11.67	11.89	13.54
North Central	11.88	12.01	13.56	11.89	12.01	13.56
Southwest	11.72	11.98	13.64	11.76	11.98	13.64
West	11.87	11.96	13.39	11.87	11.96	13.41
United States	11.86%	12.02%	13.59%	11.88%	12.03%	13.61%

3/ As of 1/1/83 averages are unrounded.

AVERAGE INTEREST RATE FOR HOME CONSTRUCTION FINANCING

Area	FHA INSURED			CONVENTIONAL		
	Nov 1 1985	Oct 1 1985	Nov 1 1984	Nov 1 1985	Oct 1 1985	Nov 1 1984
Northeast	13.27%	13.25%	14.57%	13.50%	13.56%	14.67%
Middle Atlantic	11.69	11.61	13.39	11.75	11.72	13.83
Southeast	11.55	11.44	13.72	11.55	11.39	13.72
North Central	12.66	12.35	14.17	12.63	12.70	14.27
Southwest	11.67	11.60	13.93	11.67	11.68	13.81
West	11.61	11.70	14.02	11.55	11.61	14.14
United States	12.01	11.94%	13.98%	12.05%	12.07	14.06%

NATIONAL PERCENT OF HUD OFFICES REPORTING ADEQUATE
CONSTRUCTION FUNDS AVAILABLE FOR HOMES

	November 1, 1985	October 1, 1985	November 1, 1984
FHA-Insured	97%	99%	99%
Conventional	99%	99%	99%

These data are not based on actual transactions but are compiled from the best information available to HUD Area Office Managers and FHA Insuring Office Supervisors throughout the United States. Prices are net for current transactions, after allowance for discounts, commitment fees, or other charges and are exclusive of FNMA activity. In the summarization of the secondary market data, weighting procedures are used which take into account the probable volume of sales within the jurisdiction of each office. In tabulating the availability of funds and conventional interest rates, weights are not used.



Washington, D.C. 20410

News Release

HUD No. 85-187
Bill Glavin (202) 755-6685
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FOR RELEASE:
Tuesday,
December 3, 1985

CRIMINAL CHARGES FILED AGAINST 13 IN ALLEGED FRAUD IN MILWAUKEE

United States Attorney Joseph P. Stadtmueller and Department of Housing and Urban Development Inspector General Paul Adams have announced the filing of criminal charges in nine cases involving alleged fraud against the Department of Housing and Urban Development (HUD) residential loan insurance program in Milwaukee.

The cases involve seven indictments returned by the federal grand jury sitting in Milwaukee, as well as two criminal informations filed by the U.S. Attorney's Office. In all, these cases charge 13 different individuals with 45 offenses.

These charges stem from an investigation conducted over the past year by the HUD Office of Inspector General (OIG) and the Federal Bureau of Investigation (FBI) into fraud against the HUD residential loan insurance program in Milwaukee. Under that program, HUD insures loans to financially qualified buyers of residences who intend to occupy those residences. These loans typically involve rehabilitated properties, in order to stabilize residential neighborhoods in the city.

Housing and Urban Development Secretary Samuel R. Pierce, Jr. strongly endorsed the action, saying "cases of fraud can result in substantial losses to HUD and the taxpayer, and findings such as these enable us to prosecute to the full extent of the law those involved in fraudulent activities."

The charges all involve false statements made by realtors, or buyers who were induced to make these statements by real estate brokers.

A variety of false statements are alleged, the majority involving statements that the buyers paid the money listed as the downpayment on the property. Many counts also allege falsification of the source of closing costs supposedly paid by the buyers. A third common false statement involves bogus gift letters in which a friend or relative of the buyer allegedly certified that they are providing a gift to the buyer for the purchase of the property.

Other instances involve false verifications of employment in which the government alleges that forms falsely verifying certain employment and salaries for the buyers were submitted, and several cases involve false statements regarding intended occupancy by the buyer.

The results of these false statements were that a large number of loans were guaranteed by HUD for financially unqualified buyers. There has been an unduly high rate of delinquencies and foreclosures on these mortgages, and the vast majority of the properties involved in these counts have been foreclosed upon, or are in the process of foreclosure. This defeats HUD's purpose of helping to stabilize these neighborhoods, and requires the Department to pay off the balances of the loans as a result of the insurance.

One case charges James Lunz, who owns and operates Martin Foster, Inc., and Lunz Realty, Inc., Milwaukee, with nine false statement counts. Eight of the nine charge him with falsely stating that he had received certain downpayments from individuals buying homes from him.

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One of the counts charges that Mr. Lunz caused another person to appear at a real estate closing and pretend to be the buyer of the property.

The next two cases involve the Robert Hoag Company, West Allis. One case is an information charging four counts against Robert W. Hoag, the President of this company. Mr. Hoag is charged with a conspiracy to make false statement for the purpose of obtaining loans with the intent that the loans be insured by HUD. He is also charged with three substantive counts of making such false statements. The false statements alleged that prospective buyers of properties had made certain downpayments.

Another case involving the Robert Hoag Company charges five employees of that company with various offenses. These five employees are Robert A. Hoag, who was sales manager for the company, charged in the conspiracy as well as three substantive counts; and four salesmen, Gary Zirzow, charged in the conspiracy count as well as three substantive counts; Terry Gustafson, charged in the conspiracy as well as two substantive counts; Dennis Doro, charged in one substantive count; and Bruce Metzger, charged in one substantive count.

The next two cases involve Howard Kemp Realty, Inc., Milwaukee. The first case charges three substantive false statements counts against the owner of that firm, Howard B. Kemp, Sr. These three counts charge that Mr. Kemp falsely stated that certain individuals were purchasing certain properties when he knew that the properties were being acquired for his benefit and the alleged buyers had no intent to occupy them.

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Another case involving Kemp Realty is one false statement count against David L. Tipton. This similarly charges that Mr. Tipton made false statements that a certain individual was buying property when he knew that the individual did not intend to occupy the property and was buying it on behalf of Mr. Tipton.

The next two cases concern Preferred Real Estate Investment, Milwaukee. One case is an information charging the owner of Preferred, Les Simon, with a conspiracy to make false statements to obtain loans with the intent that they be insured by HUD, and one substantive false statement count. The false statements alleged in this information center around the payment of downpayments and closing costs as well as false gift letters and a false verification of employment.

The related case is an indictment charging Laurence Granof with a conspiracy to make false statements to obtain loans with the intent that they be insured by HUD, as well as four substantive false statement counts. As in the case of Mr. Simon, the alleged false statements involve downpayments, closing costs, gift letters, and a verification of employment.

The next case is an indictment charging Randall Stein with six false statement counts. Mr. Stein has operated Cousins Properties and presently operates Handyman Homes in Shorewood. The false statements alleged all concern the payment of downpayments by the buyers in each transaction.

The final case is an indictment charging Tom Frenkel with four false statement counts. The false statements alleged involved bogus gift letters and alleged downpayments by buyers. The counts arose in connection with Mr. Frenkel's operation of the Mighty Company, Inc., Bayside.

Of the cases, two charge conspiracies to make false statements in order to obtain loans with the intent that those loans be insured by HUD, in violation of 18 U.S.C. section 371. Each of these conspiracy charges carries a maximum possible fine of not more than \$10,000, imprisonment for not more than 5 years, or both.

The other charges are specific counts of making false statements in order to obtain loans with the intent that these loans be insured by HUD in violation of 18 U.S.C. section 1010. The maximum penalty for those offenses is a fine of not more than \$5,000, imprisonment for not more than 2 years, or both.

The investigation of fraud against this HUD program has been handled by the FBI and the HUD OIG: the investigation is continuing and may result in further indictments. The cases will be prosecuted by Assistant United States Attorneys Mel S. Johnson and Jan E. Kearney.

#

For further information contact:
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414/291-1700

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Washington, D.C. 20410

News Release

ASSOCIATE DUPUTY
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HUD No. 85-188-A
Leslie Corkern (202) 755-6685
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FOR RELEASE:
Wednesday
December 4, 1985

HUD AWARDS \$1.5 MILLION TO 15 HISTORICALLY BLACK COLLEGES AND UNIVERSITIES

Secretary of Housing and Urban Development, Samuel R. Pierce, Jr., today awarded \$1.5 million in Community Development Block Grant funds to fifteen Historically Black Colleges and Universities (HBCUs). Each institution received \$100,000 to aid community development through research and technical assistance.

"Each of the schools will deliver a wide range of technical assistance to communities eligible for HUD Community Development Block Grants and Urban Development Action Grants. The services rendered will include training of city and county employees in housing management and financial management," the Secretary said. "This is what a sense of community is all about. It's people learning to work together cooperatively, productively."

Secretary Pierce's personal commitment to assisting HBCUs has led to the Department's long-term program support through small grants for research, college work/study and student intern programs. Monies to HBCUs from the Secretary's Discretionary Fund total \$8.45 million since 1981.

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"Black Colleges have played and are playing an essential and unparalleled role in educating young Black Americans...preparing them for good citizenship, responsibility and success," said Secretary Pierce.

The following Historically Black Colleges and Universities received awards today:

ALABAMA

Miles College (Birmingham)
Tuskegee Institute (Tuskegee)

FLORIDA

Bethune-Cookman College (Daytona Beach)
Florida Memorial College (Miami)

GEORGIA

Morris Brown College (Atlanta)
Atlanta University (Atlanta)

NORTH CAROLINA

St. Augustine's College (Raleigh)

OHIO

Central State University (Wilberforce)

TENNESSEE

Fisk University (Nashville)

TEXAS

Bishop College (Dallas)
Prairie View A&M University (Prairie View)
Texas Southern University (Houston)

VIRGINIA

Hampton University (Hampton)
Virginia State University (Petersburg)

Washington, D.C.

Howard University

Funding for HBCU is administered through the Office of Small and Disadvantaged Business Utilization, which can provide further information. The phone number is 202/755-1428.



Washington, D.C. 20410

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News Release

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HUD No. 85-186
Bill Glavin (202) 755-6685
Robert Nipp (202) 755-6980

FOR IMMEDIATE RELEASE

NEW PRIVATE MORTGAGE INSURANCE ACTIVITY IN OCTOBER 1985 WAS DOWN FROM A YEAR AGO

The U. S. Department of Housing and Urban Development reported that the volume of primary insurance written on newly originated 1-4 family conventional mortgage loans totaled \$5.1 billion in October 1985, a decline of 4.6 percent from a volume of \$5.4 billion insured in October 1984. The results were released in the latest survey of private insurance activity for conventional mortgage loans and for privately insured mortgage pass-through securities.

The number of newly issued certificates of insurance in October 1985 totaled 71,728, down 10 percent from the number of issuances a year earlier. Net applications for private mortgage insurance in October 1985 were 96,738. The October volume of new applications was 1 percent lower than that of October 1984.

Insurance written for privately issued conventional pass-through securities totaled \$673.3 million in October of 1985. Outstanding privately insured conventional pass-through securities stood at \$38.1 billion at the end of October 1985.

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November 26, 1985

Table 1

Primary 1-4 Family Private Mortgage Insurance Activity

	Applications		Certificates Issued		Primary Insurance In Force		Insurance Written		Conventional Loans Closed			PMI Share
	Gross	Net	Gross	Net	Gross	In Force	Gross	Net	Closed	Share		
Annual	(Number)										(Dollars in Millions)	
<u>1983</u>	967,633	882,810	738,265	652,214	\$147,968	\$45,872.2	\$42,363.1	\$154,270				27
<u>1984</u>	1,248,022	1,205,327	990,529	946,404	\$192,031	\$65,498.9	\$63,402.9	\$173,799				36
Quarterly												
<u>1984</u>	III 321,871	309,790	283,830	270,847	182,310	19,043.3	18,474.1	44,835				41
	IV 265,811	257,581	211,519	204,672	192,031	13,871.9	13,578.4	38,684				35
<u>1985</u>	I 225,474	222,450	167,539	162,940	199,063	11,146.8	10,960.2	36,859				30
	II 299,645	295,408	192,145	188,080	203,137	12,946.8	12,779.3	50,114				25
	III 298,734	296,837	204,096	200,177	218,798	14,160.5	13,980.9	NA				NA
Monthly												
<u>1984</u>	Oct. 102,523	97,341	82,608	80,042	186,792	5,500.5	5,390.5	13,720				39
	Nov. 83,916	81,746	66,748	64,974	189,571	4,332.3	4,254.8	12,138				35
	Dec. 79,372	78,264	62,163	59,656	192,031	4,039.1	3,933.1	13,466				29
<u>1985</u>												
	Jan. 70,504	69,541	63,305	61,618	195,455	4,195.9	4,125.2	11,583				36
	Feb. 66,980	66,108	51,019	49,850	197,724	3,393.4	3,341.2	10,896				31
	Mar. 87,990	86,801	53,215	51,472	199,063	3,557.5	3,493.8	14,380				24
	Apr. 103,219	102,302	62,211	60,988	201,863	4,203.0	4,152.0	15,212				27
	May 101,652	99,652	66,332	64,794	203,489	4,437.0	4,376.1	17,093				26
	Jun. 94,774	93,454	63,602	62,298	203,137	4,306.8	4,251.2	17,809				24
	Jul. 102,731	101,482	71,053	69,359	208,524	4,876.0	4,798.0	NA				NA
	Aug. 103,405	102,779	68,859	67,426	210,309	4,793.8	4,726.9	NA				NA
	Sep. 92,868*	92,576	64,184	63,392	218,798	4,490.7	4,456.0	NA				NA
	Oct. 98,091	96,738	72,354	71,728	222,855	5,169.7	5,141.6	NA				NA

*Revised

Notes: 1. Net figures include only primary insurance written on new mortgage loans issued as a condition of origination.

2. Gross figures include new primary insurance on newly originated loans, captured policy renewals, and new insurance on seasoned loans used to qualify the loans for sale to FHLMC or FNMA.

3. Insurance in force figures include primary insurance and exclude mortgage pool insurance activity.

4. Conventional loans closed from the Survey of Mortgage Lending Activity excluding Federal Credit Agencies and share of net insurance written as a percent of these conventional originations.

Table 2

Privately Insured Pools of
Conventional Mortgage Loans

(Dollars in Millions)

	Dollar Volume of New Mortgage Pools Issued				Outstanding Mortgage Balances			
	<u>1985</u>	<u>1984</u>	<u>1983</u>	<u>1982</u>	<u>1985</u>	<u>1984</u>	<u>1983</u>	<u>1982</u>
<u>Annual</u>								
	NA	\$8,733.7	\$9,057.0	\$4,384.7	NA	\$32,711.2	\$25,727.7	\$18,918.7
<u>Quarterly</u>								
I	\$2,113.2	\$2,864.2	\$1,559.6	\$ 800.8	\$34,699.0	\$28,225.2	\$20,662.4	\$15,750.9
II	1,860.6	2,172.4	2,824.8	1,161.1	36,559.4	30,083.0	22,165.5	16,866.5
III	1,828.2	1,852.2	2,319.4	1,306.3	37,735.1	31,523.7	24,011.4	18,007.2
IV	NA	1,844.9	2,353.2	1,116.5	NA	32,711.2	25,727.7	18,918.7
<u>Monthly</u>								
Jan	\$793.1	\$ 927.5	\$ 18.8	\$404.1	\$34,156.3	\$26,507.6	\$19,953.2	\$15,373.3
Feb	488.3	1,124.5	295.2	137.2	33,984.7	27,401.2	20,066.2	15,505.1
Mar	831.8	812.5	645.6	259.6	34,661.6	29,225.2	20,662.4	15,750.9
Apr	818.2	619.6	302.9	473.9	35,560.3	28,711.0	20,878.4	16,720.6
May	489.5	765.4	533.6	381.2	35,767.5	29,312.6	21,146.6	16,575.9
Jun	552.9	787.4	988.3	306.1	36,559.4	30,083.0	22,165.5	16,866.5
Jul	834.2	509.2	507.7	516.7	37,110.1	30,485.4	22,517.2	17,362.0
Aug	465.0	655.1	845.8	516.9	37,430.9	30,986.5	22,606.3	17,808.3
Sep	529.0	687.9	967.7	272.6	37,735.1	31,523.7	24,011.4	18,007.2
Oct	673.3	580.6	707.4	476.3	38,149.0	31,877.1	24,938.0	18,432.3
Nov		565.4	548.1	319.1		32,341.0	24,320.9	18,734.2
Dec		698.9	1,097.7	321.1		32,711.2	25,727.7	18,918.7

Notes:

1. Mortgage Pool Insurance Activity includes only the following companies: GE, IMI, MGIC, PMI, TICOR, United, and Verex
2. Data reported above include tax-exempt mortgage revenue bonds set up as pass-through securities.
3. Data reflect privately placed as well as publicly sold issues.



Washington, D.C. 20410

News Release

HUD No. 85-187
Bill Glavin (202) 755-6685
Robert Nipp (202) 755-6980

FOR RELEASE:
Tuesday,
December 3, 1985

CRIMINAL CHARGES FILED AGAINST 13 IN ALLEGED FRAUD IN MILWAUKEE

United States Attorney Joseph P. Stadtmueller and Department of Housing and Urban Development Inspector General Paul Adams have announced the filing of criminal charges in nine cases involving alleged fraud against the Department of Housing and Urban Development (HUD) residential loan insurance program in Milwaukee.

The cases involve seven indictments returned by the federal grand jury sitting in Milwaukee, as well as two criminal informations filed by the U.S. Attorney's Office. In all, these cases charge 13 different individuals with 45 offenses.

These charges stem from an investigation conducted over the past year by the HUD Office of Inspector General (OIG) and the Federal Bureau of Investigation (FBI) into fraud against the HUD residential loan insurance program in Milwaukee. Under that program, HUD insures loans to financially qualified buyers of residences who intend to occupy those residences. These loans typically involve rehabilitated properties, in order to stabilize residential neighborhoods in the city.

Housing and Urban Development Secretary Samuel R. Pierce, Jr. strongly endorsed the action, saying "cases of fraud can result in substantial losses to HUD and the taxpayer, and findings such as these enable us to prosecute to the full extent of the law those involved in fraudulent activities."

The charges all involve false statements made by realtors, or buyers who were induced to make these statements by real estate brokers.

A variety of false statements are alleged, the majority involving statements that the buyers paid the money listed as the downpayment on the property. Many counts also allege falsification of the source of closing costs supposedly paid by the buyers. A third common false statement involves bogus gift letters in which a friend or relative of the buyer allegedly certified that they are providing a gift to the buyer for the purchase of the property.

Other instances involve false verifications of employment in which the government alleges that forms falsely verifying certain employment and salaries for the buyers were submitted, and several cases involve false statements regarding intended occupancy by the buyer.

The results of these false statements were that a large number of loans were guaranteed by HUD for financially unqualified buyers. There has been an unduly high rate of delinquencies and foreclosures on these mortgages, and the vast majority of the properties involved in these counts have been foreclosed upon, or are in the process of foreclosure. This defeats HUD's purpose of helping to stabilize these neighborhoods, and requires the Department to pay off the balances of the loans as a result of the insurance.

One case charges James Lunz, who owns and operates Martin Foster, Inc., and Lunz Realty, Inc., Milwaukee, with nine false statement counts. Eight of the nine charge him with falsely stating that he had received certain downpayments from individuals buying homes from him.

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One of the counts charges that Mr. Lunz caused another person to appear at a real estate closing and pretend to be the buyer of the property.

The next two cases involve the Robert Hoag Company, West Allis. One case is an information charging four counts against Robert W. Hoag, the President of this company. Mr. Hoag is charged with a conspiracy to make false statement for the purpose of obtaining loans with the intent that the loans be insured by HUD. He is also charged with three substantive counts of making such false statements. The false statements alleged that prospective buyers of properties had made certain downpayments.

Another case involving the Robert Hoag Company charges five employees of that company with various offenses. These five employees are Robert A. Hoag, who was sales manager for the company, charged in the conspiracy as well as three substantive counts; and four salesmen, Gary Zirzow, charged in the conspiracy count as well as three substantive counts; Terry Gustafson, charged in the conspiracy as well as two substantive counts; Dennis Doro, charged in one substantive count; and Bruce Metzger, charged in one substantive count.

The next two cases involve Howard Kemp Realty, Inc., Milwaukee. The first case charges three substantive false statements counts against the owner of that firm, Howard B. Kemp, Sr. These three counts charge that Mr. Kemp falsely stated that certain individuals were purchasing certain properties when he knew that the properties were being acquired for his benefit and the alleged buyers had no intent to occupy them.

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Another case involving Kemp Realty is one false statement count against David L. Tipton. This similarly charges that Mr. Tipton made false statements that a certain individual was buying property when he knew that the individual did not intend to occupy the property and was buying it on behalf of Mr. Tipton.

The next two cases concern Preferred Real Estate Investment, Milwaukee. One case is an information charging the owner of Preferred, Les Simon, with a conspiracy to make false statements to obtain loans with the intent that they be insured by HUD, and one substantive false statement count. The false statements alleged in this information center around the payment of downpayments and closing costs as well as false gift letters and a false verification of employment.

The related case is an indictment charging Laurence Granof with a conspiracy to make false statements to obtain loans with the intent that they be insured by HUD, as well as four substantive false statement counts. As in the case of Mr. Simon, the alleged false statements involve downpayments, closing costs, gift letters, and a verification of employment.

The next case is an indictment charging Randall Stein with six false statement counts. Mr. Stein has operated Cousins Properties and presently operates Handyman Homes in Shorewood. The false statements alleged all concern the payment of downpayments by the buyers in each transaction.

The final case is an indictment charging Tom Frenkel with four false statement counts. The false statements alleged involved bogus gift letters and alleged downpayments by buyers. The counts arose in connection with Mr. Frenkel's operation of the Mighty Company, Inc., Bayside.

Of the cases, two charge conspiracies to make false statements in order to obtain loans with the intent that those loans be insured by HUD, in violation of 18 U.S.C. section 371. Each of these conspiracy charges carries a maximum possible fine of not more than \$10,000, imprisonment for not more than 5 years, or both.

The other charges are specific counts of making false statements in order to obtain loans with the intent that these loans be insured by HUD in violation of 18 U.S.C. section 1010. The maximum penalty for those offenses is a fine of not more than \$5,000, imprisonment for not more than 2 years, or both.

The investigation of fraud against this HUD program has been handled by the FBI and the HUD OIG: the investigation is continuing and may result in further indictments. The cases will be prosecuted by Assistant United States Attorneys Mel S. Johnson and Jan E. Kearney.

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For further information contact:
United States Attorney,
Eastern District of Wisconsin
414/291-1700



ashington, D.C. 20410

News Release

HUD No. 85-188-A
Leslie Corkern (202) 755-6685
Robert Nipp (202) 755-6980

FOR RELEASE:
Wednesday
December 4, 1985

HUD AWARDS \$1.5 MILLION TO 15 HISTORICALLY BLACK COLLEGES AND UNIVERSITIES

Secretary of Housing and Urban Development, Samuel R. Pierce, Jr., today awarded \$1.5 million in Community Development Block Grant funds to fifteen Historically Black Colleges and Universities (HBCUs). Each institution received \$100,000 to aid community development through research and technical assistance.

"Each of the schools will deliver a wide range of technical assistance to communities eligible for HUD Community Development Block Grants and Urban Development Action Grants. The services rendered will include training of city and county employees in housing management and financial management," the Secretary said. "This is what a sense of community is all about. It's people learning to work together cooperatively, productively."

Secretary Pierce's personal commitment to assisting HBCUs has led to the Department's long-term program support through small grants for research, college work/study and student intern programs. Monies to HBCUs from the Secretary's Discretionary Fund total \$8.45 million since 1981.

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"Black Colleges have played and are playing an essential and unparalleled role in educating young Black Americans...preparing them for good citizenship, responsibility and success," said Secretary Pierce.

The following Historically Black Colleges and Universities received awards today:

ALABAMA

Miles College (Birmingham)
Tuskegee Institute (Tuskegee)

FLORIDA

Bethune-Cookman College (Daytona Beach)
Florida Memorial College (Miami)

GEORGIA

Morris Brown College (Atlanta)
Atlanta University (Atlanta)

NORTH CAROLINA

St. Augustine's College (Raleigh)

OHIO

Central State University (Wilberforce)

TENNESSEE

Fisk University (Nashville)

TEXAS

Bishop College (Dallas)
Prairie View A&M University (Prairie View)
Texas Southern University (Houston)

VIRGINIA

Hampton University (Hampton)
Virginia State University (Petersburg)

Washington, D.C.

Howard University

Funding for HBCU is administered through the Office of Small and Disadvantaged Business Utilization, which can provide further information. The phone number is 202/755-1428.



Washington, D.C. 20410

News Release

HUD No. 85-190
Jack Flynn (202) 755-6685
Robert Nipp (202) 755-6980

FOR RELEASE:
Thursday
December 5, 1985

UDAG GRANTS TOTAL \$41.5 MILLION FOR 44 SMALLER COMMUNITIES

Secretary of Housing and Urban Development Samuel R. Pierce, Jr., announced today that Urban Development Action Grant (UDAG) funds totaling \$41.5 million have been awarded to 44 small, economically distressed communities for 45 industrial, commercial, and neighborhood projects.

The grants will attract over \$252.6 million in private investment to the areas. When the projects are completed--for most, within two or three years--they will create 5,925 new permanent jobs. Today's awards also will help retain 280 existing private sector jobs, and start 2,950 in construction.

"These 45 public/private partnerships, backed by a significant amount of private sector investment, will mean new economic growth for these distressed communities and new job opportunities for area residents in the months and years ahead," Secretary Pierce said.

"Strong cooperation between private businesses and local government is the most efficient and effective method of turning local problems into local opportunities," the HUD Secretary added.

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The HUD program is designed to spur new local economic development projects that would not have occurred without Urban Development Action Grant assistance. Only distressed cities, urban counties, and areas with significant "pockets of poverty" may apply for the grants.

Alfred C. Moran, HUD Assistant Secretary for Community Planning and Development, said: "In the UDAG program, as with all successful economic development in distressed communities, the secret of success is finding common ground between the need for private development and the goals of the community.

"Each of these communities has successfully 'zeroed in' on that common ground," Moran added.

The awards offered today, for small cities (under 50,000 population) competing in the first round of 1986, are preliminary application approvals. The communities must sign a contract with HUD and obtain legally binding commitments of the private investment before Urban Development Action Grant funds can be released.

Awards for large cities and urban counties competing in the first round of 1986 will be announced by early February.

New applications from small cities for the next round of awards may be submitted between January 1 and January 31, 1986. Decisions on those awards will be announced by early April, 1986.

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(Attached are brief project descriptions for small city awards in the first round of 1986.)

ALABAMA

Auburn, Alabama, has received preliminary application approval for an Action Grant of \$400,000 to finance the construction of Magnolia Plaza, a five-story office/residential complex in downtown Auburn near the campus of Auburn University. The development, the first of its kind in downtown Auburn, responds to a demand for office and residential facilities. The private financing is provided by developer equity and the Frazer Lanier Company. Grant information: Private: \$3,748,057; Urban Development Action Grant: \$400,000. Job information: New permanent jobs created: 61; Construction jobs: 48. Fiscal information: Property tax increase: \$16,190; Other taxes: \$16,785.

Phenix City, Alabama, has received preliminary application approval for an Action Grant of \$1,020,000 to help build 100 single-family homes for moderate income (\$16,000 to \$21,500) buyers. The Urban Development Action Grant will be used as a permanent mortgage subsidy, and the buyers will be required to pay the Urban Development Action Grant back to the city upon sale. In addition to the Urban Development Action Grant, financing is being provided by Columbus Bank and Trust, Columbus, Georgia; Georgia Federal Bank, Columbus, Georgia; and other local banks. Grant information: Private: \$2,833,583; Urban Development Action Grant: \$1,020,000. Job information: Construction jobs: 67. Fiscal information: Property tax increase: \$15,200; Other taxes: \$55,366.

Sheffield, Alabama, has received preliminary application approval for an Action Grant of \$3,365,000 to assist U. S. Die Casting and Development Company. An Urban Development Action Grant loan of \$3,000,000 will be used by the company to modernize and reopen the closed Ford Motor die casting facility in Sheffield. The company will manufacture aluminum die cast parts. The City will also use \$315,000 of the Urban Development Action Grant to construct water and sewer lines to connect the facility to the city's systems. In addition to the Urban Development Action Grant, AmSouth Bank of Birmingham, Alabama will provide Industrial Revenue Bond financing; the cities of Sheffield and Muscle Shoals, and Colbert County are assisting the project through the issuance of General Obligation Bonds; the State of Alabama has agreed to provide a loan for working capital; and the company will invest \$6,200,000 in equity. Grant information: Private: \$10,532,954; Urban Development Action Grant: \$3,365,000. Job information: New permanent jobs created: 900; Construction jobs: 261. Fiscal information: New local taxes: \$67,615.

CALIFORNIA

Big Lagoon Rancheria, California, has received preliminary application approval for an Action Grant of \$351,000 to assist in the renovation of the Hotel Arcata in Arcata, California. When completed, this historic hotel will have 34 guest rooms and about 2,000 square feet of retail/office space. The developer, Hotel Arcata, Ltd., will acquire the vacant building through a purchase money mortgage from the City of Arcata. Funds will be provided by the Bank of Loleta (Arcata branch);, a State of California Historical Resources Preservation grant; and syndication proceeds from the limited partnership. Grant information: Private: \$1,015,457; Urban Development Action Grant: \$351,000. Job information: New permanent jobs created: 35; Construction jobs: 16. Fiscal information: Property tax increase: \$1,005.

Cudahy, California, has received preliminary application approval for an Action Grant of \$1,468,000 to assist DSL Service Company, a wholly-owned subsidiary and development arm of Downey Savings and Loan, to construct a first line grocery store with side shops and free-standing restaurants. The project involves assembling and clearing a 7.72 acre parcel and constructing a 49,860 square foot EXPO supermarket, 20,100 square feet of side shops, and 13,300 square feet in four PADs. Funding for the 83,260 square foot development will be derived from Redevelopment Agency fund, Community Development Block Grant funds, the sale of industrial development bonds to be underwritten by Shearson, Lehman Brothers and secured by Downey Savings and Loan, and the Action Grant. Grant information: Private: \$9,572,598; Urban Development Action Grant: \$1,468,000. Job information: New permanent jobs created: 384; Construction jobs: 82. Fiscal information: Property tax increase: \$89,441; Other taxes: \$127,149.

FLORDIA

Rivera Beach, Florida, has received preliminary application approval for an Action Grant of \$3,600,000 to help Wedgewood Plaza Associates partially finance the development of 520 units of rental housing for low- and moderate-income families. The project will consist of 33 two-story, walk-up-type buildings, a 10,000 square foot multi-purpose building, and swimming pool. Additional financing is being provided by developer equity and Donaldson, Lufkin and Jenrette of New York, and \$800,000 is being provided by the City for this Pocket of Poverty project. Grant information: Private: \$16,000,000; Urban Development Action Grant: \$3,600,000. Job information: New permanent jobs created: 31; Construction jobs: 240. Fiscal information: Property tax increase: \$148,528.

GEORGIA

Adairsville, Georgia, has received preliminary application approval for an Action Grant of \$720,000 to assist in the acquisition of a manufacturing site, construction of a 359,700 square foot production facility, and purchase of capital equipment to manufacture wool carpets and rugs. Project financing is being provided by Citizen and Southern National Bank through the purchase of a \$10,000,000 Industrial Revenue Bond, company equity and Action Grant funds. The project is expected to create 200 new permanent jobs. Grant information: Private: \$14,251,920; Urban Development Action Grant: \$720,000. Job information: New permanent jobs created: 200; Construction jobs: 50. Fiscal information: Property tax increase: \$58,295; Other taxes: \$211,655.

Braselton, Georgia, has received preliminary application approval for an Action Grant of \$978,500 to assist Mitsubishi Electric America, Inc. in the construction of two, 120,000 square foot manufacturing facilities in Braselton. One of the facilities will produce up to 250,000 color television sets per year; the other facility will produce over 100,000 cellular telephones per year. The combined facilities will create 491 new permanent jobs. When completed, the facility will be the largest Mitsubishi manufacturing operation in the country. Private financing is being provided by Chase Manhattan Capital Markets Corporation and the Mitsubishi Bank. Grant information: Private: \$18,951,955; Urban Development Action Grant: \$978,500. Job information: New permanent jobs created: 491; Construction jobs: 103. Fiscal information: Property tax increase: \$146,904; Other taxes: \$8,166.

IDAHO

Glenns Ferry, Idaho, has received preliminary application approval for an Action Grant of \$360,000 to assist in financing the re-opening of a potato processing plant. Financing will be provided by an Action Grant loan, a loan from the Idaho Bank and Trust Company, equipment loans from Ore-Ida and Fringo-Scandia, and an equity contribution from the developer, Magic West, Inc. Grant information: Private: \$1,232,778; Urban Development Action Grant: \$360,000. Job information: New permanent jobs created: 66. Fiscal information: Property tax increase: \$28,937; Other taxes: \$22,915.

Kootenai Tribe of Idaho, has received preliminary application approval for an Action Grant of \$750,000 to assist in the construction of a 52-room motel in Bonner's Ferry. Using Community Development Block Grant funds, the Tribe will purchase a 3-acre site on the Kootenai River, making the site part of their Reservation. The Hagadone-Jaeger Partnership will provide equity and the First National Bank of Northern Idaho, with a Bureau of Indian Affairs guarantee, will provide permanent financing. The Hagadone-Jaeger partnership will build and own the building. The Tribe will own the motel business which will be managed by Hagadone Hospitality Company. Grant information: Private: \$1,839,750; Urban Development Action Grant: \$750,000. Job information: New permanent jobs created: 48; Construction jobs: 30. Fiscal information: New local taxes: \$41,000.

KENTUCKY

Barbourville, Kentucky, has received preliminary application approval for an Action Grant of \$820,000 to assist Manufacturers Service Corporation in the start-up of a home appliance manufacturing facility. The company will lease a 104,000 square foot building for its operations. Additional financing is being provided by developer equity, the Kentucky Development Finance Agency and a consortium of banks and venture capital groups. Grant information: Private: \$3,531,788; Urban Development Action Grant: \$820,000. Job information: New permanent jobs: 208. Fiscal Information: Property tax increase: \$4,996.

MASSACHUSETTS

Ayer, Massachusetts, has received preliminary application approval for an Action Grant of \$2,550,000 to help New England Shrimp Company purchase land and build a new 130,000 square foot processing facility. The company also plans to construct a 30,000 square foot freezer and purchase and install new capital equipment. It presently processes over 18 million pounds of shrimp a year, and the new project will create 300 new permanent jobs. Private financing will be through an Industrial Revenue Bond purchased by the Bank of New England and by company resources. Grant information: Private: \$12,156,025; Urban Development Action Grant: \$2,550,000. Job information: New permanent jobs created: 300; Existing jobs retained: 230; Construction jobs: 160. Fiscal information: Property tax increase: \$119,000.

Brookfield, Massachusetts, has received preliminary application approval for an Action Grant of \$860,000 to assist in the purchase and installation of capital equipment to produce specialty communication fiber. The developer, SoneTran, Inc., is a joint venture of SpecTran Corporation and Southern New England Telephone. SoneTran will purchase the 160,000 square foot the Klevin Shoe Company building located in North Brookfield. Shawmut Worcester County Bank will purchase Industrial Revenue Bonds issued by MIFA. Grant information: Private: \$16,957,013; Urban Development Action Grant: \$860,000. Job information: New permanent jobs created: 380; Construction jobs: 55. Fiscal information: Property tax increase: \$10,994.

MICHIGAN

Ypsilanti, Michigan, has received preliminary application approval for an Action Grant of \$233,000 to help finance a building renovation and the purchase of capital equipment for Barfield Manufacturing Company. This minority-owned firm is a supplier of parts to the automobile industry. The Urban Development Action Grant will be a loan to the developer. In addition to the developer's equity contribution, primary financing will be provided by Michigan National Bank. Grant information: Private: \$1,003,950; Urban Development Action Grant: \$233,000. Job information: New permanent jobs created: 55. Fiscal information: Property tax increase: \$434; Other taxes: \$5,887.

MINNESOTA

Bemidgi, Minnesota, has received preliminary application approval for an Action Grant of \$810,000 to assist in the development of a retail and office center in the Union Square area of the Central Business District. The project will include the demolition of 15 obsolete structures and development of 86,850 square feet of new and renovated office and commercial space, including a 500 space, off-street parking lot. The developer will be Kraus-Anderson Realty Company of Minneapolis. Primary financing for the project will be provided through Industrial Development Bonds to be issued by the City of Bemidgi for purchase by the M. N. Novick Company of Minneapolis. In addition, the State of Minnesota has committed Community Development Block Grant and other funds to the project. Grant information: Private: \$5,525,250; Urban Development Action Grant: \$810,000. Job information: New permanent jobs created: 138; Construction jobs: 46. Fiscal information: Property tax increase: \$45,728.

Virginia, Minnesota, has received preliminary application approval for an Action Grant of \$1,810,000 to assist in the development of a new carpet manufacturing facility in the adjacent City of Mt. Iron. The plant will include 180,000 square feet of production and storage space and a 7,500 square foot administrative building. The developer is the Waterford Group of Bloomington, Minnesota. Primary financing for the project is being provided through Industrial Development Bonds to be issued by the Iron Range Resources and Rehabilitation Board for purchase by Miller and Schroeder Municipals, Inc. of Minneapolis. The State Department of Energy and Economic Development also has committed funds to the project, and Enterprise Zone credits will be utilized in the financing. Grant information: Private: \$12,753,395; Urban Development Action Grant: \$1,810,000. Job information: New permanent jobs created: 223; Construction jobs: 46.

MISSISSIPPI

Choctaw Indians of Philadelphia, Mississippi, have received preliminary application approval for an Action Grant of \$477,900 to assist in the construction of a 120-bed nursing home to be located on a 13-acre site on the Choctaw Reservation near the tribe's hospital facility. Choctaw Residential Center Enterprise, a tribally-chartered corporation, will develop and operate the facility to care for elderly tribal members and residents of surrounding counties. Citizens Bank of Philadelphia, with a partial guarantee from the Bureau of Indian Affairs, will also loan funds for the project. Grant information: Private: \$2,213,940; Urban Development Action Grant: \$477,900, Job information: New permanent jobs created: 70; Construction jobs: 42.

MISSOURI

Cedar City, Missouri, has received preliminary application approval for an Action Grant of \$1,700,000 to provide construction/permanent mortgage financing for the development of a 250-room hotel and convention center in Jefferson City, Missouri. The hotel project will be located on an Urban Renewal parcel to be purchased under terms of a mortgage between the developer, John Q. Hammons, and the Jefferson City Housing Authority. The development will include approximately 48,300 square feet of convention, meeting and common space in addition to approximately 400 parking spaces at the site. Primary financing will be provided through Industrial Development Bonds issued by the Housing Authority of Jefferson City for purchase by Dougherty, Dawkins, Strand & Yost of Minneapolis, Minnesota. Jefferson City will pay for relocation of utilities, and its Housing Authority will loan funds for project-related parking development. Equity funds will be provided by the developer. Cedar City residents will receive hiring priority for the new permanent jobs. Grant information: Private: \$14,751,130; Urban Development Action Grant: \$1,700,000. Job information: New permanent jobs created: 126; Construction jobs: 328.

Kirksville, Missouri, has received preliminary application approval for an Action Grant of \$600,000 to assist in the construction of 110-room Holiday Inn-Holidome complex. The project will also feature a recreation center including pool, sauna and exercise equipment. In addition to the convention and banquet facilities, the hotel will include a 120-seat restaurant, a 70-seat lounge, and a ballroom. George K. Baum and Company of Kansas City, Missouri, will purchase Industrial Revenue Bonds to be issued by the Industrial Development Authority of the City of Kirksville. The developer, the Kirksville Holidome Partners, will provide the equity portion of the project. The Action Grant will be in the form of a construction/permanent mortgage loan to the developer. Grant information: Private: \$4,337,307; Urban Development Action Grant: \$600,000. Job information: New permanent jobs created: 92; Construction jobs: 90. Fiscal information: Property tax increase: \$34,725; Other taxes: \$42,200.

University City, Missouri, has received preliminary application approval for an Action Grant of \$532,428 to provide financing for construction of 20,000 square feet of commercial space and the renovation of the historic B'Nair Amoona Synagogue for use as a cultural arts center. The City will provide off-site improvements. The Urban Development Action Grant is a loan to the developer. The Land Clearance for Redevelopment Authority of the City of University City is issuing both Housing Revenue Bonds and Industrial Revenue Bonds to be purchased by Mark Twain Banchares, Inc. for primary financing. The Sachs Family Fund is also providing first mortgage financing for the B'Nair Amoona portion of the project. The developer, McCormack Baron and Associates, will syndicate the equity portion of the development. Grant information: Private: \$3,614,423; Urban Development Action Grant: \$532,428. Job information: New permanent jobs created: 128; Construction jobs: 49. Fiscal information: Property tax increase: \$49,871.

NEW YORK

Deposit, New York, has received preliminary application approval for an Action Grant of \$2,530,000 to assist the Broome County Meat Packing Company, Inc. in the acquisition of a 25-acre site, the construction of a 80,000 square foot slaughtering, processing and packing plant, and the acquisition and installation of capital equipment. The project includes the construction of an access road, water and sewer lines and an on-site water pre-treatment plant. The project will be financed through Broome County Industrial Development Agency bonds, New York Job Development Agency bond, Village of Deposit General Obligation Municipal bonds, New York State Department of Transportation funds, developer's equity, and Urban Development Action Grant funds. Chemical Bank will purchase the IDA and NYJDA bonds. Grant information: Private: \$11,772,467; Urban Development Action Grant: \$2,530,000. Job information: New permanent jobs created: 350; Construction jobs: 61. Fiscal information: Property tax increase: \$30,380; Other taxes: \$15,000.

Essex, New York, has received preliminary application approval for an Action Grant of \$55,000 to assist in the renovation of the historic Old Dock House restaurant on the western shore of Lake Champlain. In addition, funds to construct a transient marina--consisting of 22 boat slips adjacent to the restaurant--also will be provided. The restaurant and marina will operate during the warm weather season and serve the expanding tourist trade, as well as the increase in sailing and boating enthusiasts along the western shore of the lake. Financing for the project is being provided by developer Jack Halpin, along with the Action Grant loan. Grant information: Private: \$175,485; Urban Development Action Grant: \$55,000. Job information: New permanent jobs created: 8; Construction jobs: 20. Fiscal information: Property tax increase: \$2,400; Other taxes: \$131.

Geneva, New York, has received preliminary application approval for an Action Grant of \$2,000,000 to assist in the purchase and installation of capital equipment for the product expansion of Zoto's International, a manufacturer of liquid hair care products located in Geneva, New York. Financing will consist of Urban Development Action Grant funds and company equity. Grant information: Private: \$10,826,874; Urban Development Action Grant: \$2,000,000. Job information: New permanent jobs created: 338; Construction jobs: 15. Fiscal information: New local taxes: \$53,301.

Hudson, New York, has received preliminary application approval for an Action Grant of \$860,000 to construct a 166-vehicle parking structure to be built in conjunction with the construction of a 48,000 square foot downtown office building. The developer, Sixth Street Development Corporation, is a corporation involving subsidiaries of Hudson City Savings Institution, the City's LDC and the National Development Council. Financing is through Industrial Revenue Bonds purchased by Matthews & Wright, Inc., developer equity and Urban Development Action Grant funds. Grant information: Private: \$3,280,000; Urban Development Action Grant: \$860,000. Job information: New permanent jobs created: 75; Construction jobs: 75. Fiscal information: New local taxes: \$51,135.

NEW YORK Continued

Potsdam Village, New York, has received preliminary application approval for an Action Grant of \$530,000 to loan to the Canton-Potsdam Hospital, a voluntary, not-for-profit hospital, to partially finance a 19,480 square foot expansion and a 4,700 square foot renovation. This will provide space for expanded emergency, ultra sound, x-ray, radiology and nuclear medicine rooms as well as storage, housekeeping and administrative space. The project will expand the scope and quality of out-patient care. In addition to a Urban Development Action Grant loan of \$500,000, the project is financed by a loan from Key Bank and equity from an expansion fund drive conducted in 1983. Grant information: Private: \$2,801,780; Urban Development Action Grant: \$530,000. Job information: New permanent jobs created: 19; Construction jobs: 63.

Watertown, New York, has received preliminary application approval for an Action Grant of \$730,000 to assist in the construction of 70 two-bedroom townhouses on Palmer Street. The project will provide affordable housing for the military and civilian households anticipated as a result of the reactivation of the Fort Drum Military Reservation. In addition to the Urban Development Action Grant funds, project financing includes developer equity and a long term loan from the New York State Housing Finance Agency. Grant information: Private: \$2,441,828; Urban Development Action Grant: \$730,000. Job information: New permanent jobs created: 1; Construction jobs: 52. Fiscal information: Property tax increase: \$50,767.

NORTH CAROLINA

Beaufort, North Carolina, has received preliminary application approval for an Action Grant of \$248,400 to partially finance the construction of a 41-room bed and breakfast inn on the Intercoastal Waterway. The inn will be located adjacent to a 16-slip marina already constructed by the project developer. In addition to the Action Grant loan project, financing will include a \$1,000,000 bank loan from Conner Savings and Loan (with two participants) and developer equity. Grant information: Private: \$1,104,569; Urban Development Action Grant: \$248,400. Job information: New permanent jobs created: 21; Construction jobs: 42. Fiscal information: Property tax increase: \$6,233; Other taxes: \$386.

Lenoir, North Carolina, has received preliminary application approval for an Action Grant of \$540,000 to construct a new, 100,000 square foot facility in neighboring Hudson, North Carolina, for the manufacture of speciality fiber optic cable products. The developer, Siecor Corporation, will purchase 200 acres of land in Hudson, and \$6.7 million of equipment. Additional financing will be provided through an Industrial Revenue Bond to be purchased by First Union National Bank of North Carolina and Chase Manhattan Bank of New York. Grant information: Private: \$9,965,989; Urban Development Action Grant: \$540,000. Job information: New permanent jobs created: 235; Existing jobs retained: 50; Construction jobs: 97.

NORTH CAROLINA

Mount Airy, North Carolina, has received preliminary application approval for an Action Grant of \$480,000 to help Renfro Corporation acquire a site; construct a 100,000 square foot distribution facility and a 12,000 square foot corporate office building; renovate a 60,000 square foot manufacturing building; and purchase capital equipment. Financing is being provided by the North Carolina National Bank and developer's equity. The bank will purchase Industrial Revenue Bonds and provide a loan for working capital to expand this hosiery manufacturing company in Mount Airy. The project will create 150 new permanent jobs. Grant information: Private: \$9,087,223; Urban Development Action Grant: \$480,000. Job information: New permanent jobs created: 150; Construction jobs: 86. Fiscal information: Property tax increase: \$44,462.

OHIO

Bellefontaine, Ohio, has received preliminary application approval for an Action Grant of \$382,156 to assist in the financing of capital equipment as part of the 143,000 square foot expansion of the Super Food Services, Inc., warehouse located approximately four miles outside the City in Logan County. Private financing will be provided by Industrial Revenue Bonds to be issued by Logan County for purchase by the AmeriTrust Company of Cleveland, Ohio. The repayment of the Urban Development Action Grant loan by the developer, Super Food Services, Inc., will be used by the City to finance construction of a water line extension from Bellefontaine to the warehouse to provide additional fire protection. Initial financing of the water line will be through Grant Anticipation Notes issued by the City and purchased by Seasongood & Mayer of Cincinnati, Ohio. Grant information: Private: \$5,700,000; Urban Development Action Grant: \$382,156. Job information: New permanent jobs created: 33; Construction jobs: 67. Fiscal information: Property tax increase: \$56,240; Other taxes: \$33,901.

Wellston, Ohio, has received preliminary application approval for an Action Grant of \$107,140 to provide second mortgage financing for 10 single-family homes to be designed and packaged by American Standard Home Corporation. The McArthur Savings and Loan Company will provide the construction financing to Van Bibber Masonary Construction Company, a local builder/developer. The lender will also make available permanent financing to prospective home buyers. Grant information: Private: \$328,955; Urban Development Action Grant: \$107,140. Job information: Construction jobs: 4. Fiscal information: Property tax increase: \$4,004; Other taxes: \$1,377.

OKLAHOMA

Pauls Valley, Oklahoma, has received preliminary application approval for an Action Grant of \$798,750 to assist Inn-Vest Properties in the construction of a 104-room motor hotel to be built on a site of approximately four acres situated on Highway 19, approximately 57 miles south of Oklahoma City. The hotel will be a Holiday Inn franchise. Surface parking for 246 cars will be provided. Sources of financing include interim and permanent loans from the Colonial Funding Corporation, equity, and Urban Development Action Grant funds. \$20,000 of the Urban Development Action Grant award is for city administration of the loan. Grant information: Private: \$4,111,519; Urban Development Action Grant: \$798,750. Job information: New permanent jobs created: 90; Construction jobs: 51. Fiscal information: Property tax increase: \$25,978; Other taxes: \$34,162.

PENNSYLVANIA

Shippensburg, Pennsylvania, has received preliminary application approval for an Action Grant of \$556,826 to assist 224 Development Corporation, a subsidiary of John M. Kostecky, Jr. and Associates, in the construction of 56 units of rental housing. The project consists of 20 one-bedroom, 22 two-bedroom and 14 three-bedroom apartments. Units will range in size from 700 to 1,280 square feet and will rent from \$295 to \$500. Twenty percent of the units will be rented to low income families. Financing will come from Pennsylvania Housing Finance Agency bonds insured by FHA under the Section 221(d)(4) program. Goldman, Sachs and Company will underwrite the bonds. Developer equity and the Action Grant are the remaining sources of funds. Grant information: Private: \$2,094,335; Urban Development Action Grant: \$556,826. Job information: New permanent jobs created: 3; Construction jobs: 45. Fiscal information: Property tax increase: \$26,613; Other taxes: \$8,541.

West Middlesex, Pennsylvania, has received preliminary application approval for an Action Grant of \$101,500 to assist in the expansion of two local businesses, T. Bruce Sales, Inc. and Tom's Automotive, Inc. Urban Development Action Grant funds will assist T. Bruce Sales in the purchase and installation of casting line flasks. The First National Bank of Mercer County and developer's equity completes the project financing package. Urban Development Action Grant funds also will be used to assist Tom's Automotive, Inc. in the purchase and renovation of a 8,200 square foot building which will be used for a retail and wholesale automotive parts store and machine shop. Project financing will be provided through McDowell National Bank and developer equity. Grant information: Private: \$579,107; Urban Development Action Grant: \$101,500. Job information: New permanent jobs created: 17; Construction jobs: 1. Fiscal information: Property tax increase: \$6,200.

PUERTO RICO

Canovanas, Puerto Rico, has received preliminary application approval for an Action Grant of \$1,771,811 to assist in permanent financing for 168 single-family housing units. The developer of the units will be Incosa P. R. Inc., which also will provide equity for the project. Bank of America will provide interim and permanent financing. The Action Grant will be used as non-amortizing second mortgages. The houses will be sold for \$38,900 and will have 3 bedrooms in a total area of 1,261 square feet. Grant information: Private: \$4,449,528; Urban Development Action Grant: \$1,771,811. Job information: Construction jobs: 118. Fiscal information: Property tax increase: \$10,773.

Rio Grande, Puerto Rico, has received preliminary application approval for an Action Grant of \$755,256 to assist in the permanent financing of 117 single-family housing units. The developer of the units, Best Quality Developer's Inc., will provide equity for the project, and First Federal Savings and Loan Association will provide interim and permanent financing. The Action Grant will be repaid by the homeowners at a 30-year term, interest-free rate. The houses, to be sold for \$28,000, will have a total area of 756 square feet. Grant information: Private: \$1,888,143; Urban Development Action Grant: \$755,256. Job information: Construction jobs: 72. Fiscal information: Property tax increase: \$25,023.

Rio Grande Municipio, Puerto Rico, has received preliminary application approval for an Action Grant of \$863,250 to assist in the construction of 75 single-family detached residential units for sale to moderate-income persons. The development will be located in the Zarzal Ward of Rio Grande, km 27.5 on State Road P.R. 3. The units contain three bedrooms each, and 1,096 total square feet. The Urban Development Action Grant subsidy per unit is \$11,510; the sales price for each home is \$42,500. The developer is the Homewood Corporation. Financing consists of an interim loan from the Royal Bank of Canada; developer land equity, and Urban Development Action Grant assistance. The United Mortgage Corporation will provide permanent mortgages to purchasers. Grant information: Private: \$2,277,502; Urban Development Action Grant: \$863,250. Job information: Construction jobs: 67. Fiscal information: Property tax increase: \$21,901.

Toa Alta, Puerto Rico, has received preliminary application approval for an Action Grant of \$1,895,000 to assist in the construction of 170 single-family housing units. The homes will be approximately 1,056 square feet each on lots of 889 square feet for the second phase of La Providencia subdivision. Each unit will sell for an average of \$48,500, with a first mortgage of approximately \$35,575, buyer's down payment of \$1,925 and an Action Grant of \$11,000 per unit used as a principal reduction vehicle, to be repaid upon resale. The project developer is First Hilven Development Corporation. Interim and permanent financing is being provided by Prudential-Bache Securities. Grant information: Private: \$6,047,750; Urban Development Action Grant: \$1,895,000. Job information: Construction jobs: 136. Fiscal information: Property tax increase: \$41,409; Other taxes: \$13,883.

RHODE ISLAND

Newport, Rhode Island, has received preliminary application approval for an Action Grant of \$500,000 to assist in the construction of a 21,000 square foot class "A" office building. The building will contain two floors of leaseable area, and parking for 81 cars. Private financing is being provided by the People's Bank and the developers. Grant information: Private: \$1,642,150; Urban Development Action Grant: \$500,000. Job information: New permanent jobs created: 51; Construction jobs: 28. Fiscal information: Property tax increase: \$26,838.

SOUTH CAROLINA

Liberty, South Carolina, has received preliminary application approval for an Action Grant of \$235,500 to acquire land for the construction of a 32,000 square foot shopping center. Tenants will include a 20,000 square foot grocery store, a drug store and variety store. American Federal Bank of Greenville, South Carolina, will provide additional financing. The project developer, Mr. Thomas Langston, of Honea Path, South Carolina, will contribute \$147,000 in equity to the project. The Urban Development Action Grant includes \$11,600 for the City of Liberty to administer the project. Grant information: Private: \$1,055,773; Urban Development Action Grant: \$235,500. Job information: New permanent jobs created: 70; Construction jobs: 10. Fiscal information: New local taxes: \$10,080.

TENNESSEE

Brownsville, Tennessee, has received preliminary application approval for an Action Grant of \$203,000 to partially finance the acquisition of 1.55 acres of land and the construction of a 50-unit motel. The motel will also have dining and banquet rooms. The Brownsville Bank, Brownsville, Tennessee and the Small Business Administration will provide the financing. The developer, Brownsville Motel Limited, will contribute \$238,300 in equity to the project. The Urban Development Action Grant includes \$10,000 for the City's administration of the project. Grant information: Private: \$1,061,896; Urban Development Action Grant: \$203,000. Job information: New permanent jobs created: 45; Construction jobs: 17. Fiscal information: Property tax increase: \$11,890; Other taxes: \$11,550.

McKenzie, Tennessee, has received preliminary application approval for an Action Grant of \$250,000 to help Universal Plating, Inc. construct a pre-treatment facility to serve its new 41,600 square foot electro/chemical plastics and metals plating facility. Financing will be provided by the McKenzie Banking Company, developer equity, the Economic Development Administration, and the City of McKenzie. The project will create 126 new permanent jobs. Grant information: Private: \$1,524,133; Urban Development Action Grant: \$250,000. Job information: New permanent jobs created: 126; Construction jobs: 25. Fiscal information: Property tax increase: \$2,963; Other taxes: \$10,620.

TENNESSEE Continued

Monterey, Tennessee, has received preliminary application approval for an Action Grant of \$1,260,000 to acquire land and construct a 460 million gallon water reservoir. The additional water supply is needed in order to allow Hardee's Fast Food Systems, Inc. to expand its Monterey food processing plant. Hardee's Fast Food Systems, Inc. will make additional capital expenditures of \$8,634,000 to install additional food processing equipment. Grant information: Private: \$9,029,930; Urban Development Action Grant: \$1,260,000. Job information: New permanent jobs created: 308; Construction jobs: 48. Fiscal information: New local taxes: \$8,800.

UTAH

Lindon, Utah, has received preliminary application approval for an Action Grant of \$300,000 to partially finance the \$357,450 cost of providing sewer service to the city's industrial park. The city will provide the difference to install two pump stations and approximately 11,300 linear feet of sewer main. Without sewer service the site is not buildable; with the sewer, four local businesses have committed to locate facilities in the industrial park. Grant information: Private: \$1,112,000; Urban Development Action Grant: \$300,000. Job information: New permanent jobs created: 13; Construction jobs: 15. Fiscal information: Property tax increase: \$3,759; Other taxes: \$4,260.

WASHINGTON

Carnation, Washington, has received preliminary application approval for an Action Grant of \$209,000 to help finance the construction of a 26,000 square foot grocery/drug/variety shopping center in downtown Carnation. Financing will be provided by an Action Grant loan, a loan from the First Mutual Bank, and an equity contribution from Michon Corporation, the developer. Grant information: Private: \$1,430,073; Urban Development Action Grant: \$209,000. Job information: New permanent jobs created: 36; Construction jobs: 22. Fiscal information: Property tax increase: \$17,417; Other taxes: \$12,982.

U.S. Department of Housing and Urban Development

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Washington, D.C. 20410

News Release

HUD No. 85-191
Jack Flynn (202) 755-6685
Robert Nipp (202) 755-6980

FOR IMMEDIATE RELEASE

HUD TO SPONSOR NATIONAL RECOGNITION PROGRAM FOR COMMUNITY DEVELOPMENT EXCELLENCE

The most successful and innovative partnerships between local governments and the private sector will be recognized and honored in the 1986 National Recognition Program for Community Development Excellence, HUD Secretary Samuel R. Pierce, Jr., announced today.

"Twice before, our National Recognition Program has identified outstanding public/private partnerships," Secretary Pierce said. "Through this effort, HUD has helped spark thousands of ideas about creative use of Community Development Block Grant funds in hundreds of other communities.

"In our latest outreach, I am expanding the scope of the program to include partnerships which were created without Federal funding, as well," he added. "President Reagan and I want to help fan the spark of entrepreneurial spirit in America's cities."

All communities with active CDBG programs are being notified about the 1986 National Recognition Program for Community Development Excellence, although applications may be initiated by any group or individual on behalf of a specific project. Projects eligible for consideration include any local community development project or program which demonstrates how the public and private sectors can work together to improve the quality of life in America's communities.

Virtually any type of activity which involves a partnership between the local government and private groups, citizens or businesses is eligible for consideration: neighborhood, commercial, industrial development, central business district, public service, job training, housing, finance or economic development.

This year, for the first time, programs or projects which have not received Federal assistance are eligible: however, if Federal funding is involved, at least part must have been received from the Department of Housing and Urban Development. Projects previously selected for a National Recognition Award are not eligible.

"We have a special interest in local development or activities which may be carried out in other communities," said Alfred C. Moran, Assistant Secretary for Community Planning and Development. "While cities are as unique as the people who live in them, problems--and solutions--can be very common. We expect that the partnerships we find can and will be successful in large and small communities alike."

Submissions will be evaluated based on the following criteria:

- o Extraordinary benefit to the community;
- o Significant improvement in local capacity to administer community development programs;
- o Noteworthy demonstration of public entrepreneurial spirit;
- o Exceptional physical design components;
- o Promotion of local independence from Federal funding and oversight;
- o New approach to encouraging economic or community development; and
- o A model for other communities to follow.

Applications must be submitted to HUD field offices by February 21, 1986. Outstanding projects or programs will be reviewed in Washington, D.C. by a panel of community and economic development experts. Ten projects will be selected to receive Awards for National Excellence, with an announcement expected by June, 1986.

For further information, or to receive an application form, contact Charles Bien, Office of Community Planning and Development, Room 7226, Department of Housing and Urban Development, 451 7th Street, S.W., Washington, D.C. 20410; telephone (202) 755-6300.

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December 9, 1985



Washington, D.C. 20410

News Release

HUD No. 85-192
Leslie Corkern (202) 755-6685
Robert Nipp (202) 755-6980

FOR RELEASE:
Monday
December 9, 1985

HUD INSPECTOR GENERAL SUBMITS SEMIANNUAL REPORT TO CONGRESS

More than \$57 million in improperly spent funds were recovered or saved from April 1, 1985 through September 30, 1985 by audits and investigations by Housing and Urban Development's Office of Inspector General (OIG). This figure, from the OIG's Semiannual Report to Congress, is the highest six-months savings amount ever reported.

HUD Secretary Samuel R. Pierce, Jr., submitted the 14th semiannual report to Congress on November 29, 1985. Prepared in compliance with the Inspector General Act of 1978, the report highlights OIG audits, investigations, and fraud control activities in the second half of Fiscal Year 1985.

During the reporting period, the OIG issued 152 audit reports and reviewed and accepted 2,000 others prepared by non-Federal auditors.

Inspector General Paul Adams cited significant weaknesses in ensuring that only eligible persons receive housing assistance. To address the eligibility problem, the Department's Committee on Fraud, Waste, and Mismanagement has recommended a quality control system which uses periodic sampling to measure error rates and income matching to identify incorrect benefit rates of tenants. With the legislative authority to enact the

quality control proposal, the report estimates the Department could more productively use some \$200 million a year.

The report cites problems in the single family insured housing programs. It outlines activities of the task force appointed by Secretary Pierce to review underwriting, program design and management, and sanctions of the single family insured programs.

OIG investigation activities resulted in cash recoveries of \$2,771,662, fines levied amounting to \$195,738 and the indictments of 220 firms or individuals for illegal activities; 189 firms or individuals were convicted. Investigations resulted in 64 debarments and 32 suspensions of firms or individuals from doing business with HUD and in 40 administrative actions against HUD employees. During the reporting period, 734 investigation cases were opened, and 193 cases were referred for prosecution.

Copies of the report to Congress can be obtained from the Office of Inspector General, HUD, Room 8260, 451 Seventh Street, SW, Washington, DC, 20410.

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Washington, D.C. 20410

News Release

HUD No. 85-195
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Robert Nipp (202) 755-6980

FOR RELEASE:
Monday
December 23, 1985

HUD ASSISTANT SECRETARY MONROIG TO LEAVE FOR PRIVATE INDUSTRY

Secretary of Housing and Urban Development Samuel R. Pierce, Jr., today announced that Antonio Monroig, Assistant Secretary for Fair Housing and Equal Opportunity (FH&EO), will leave the Department January 4 to join a Washington, D.C. law firm.

"Antonio Monroig has served President Reagan and me with distinction," Secretary Pierce said, "and I wish him as much success in his new endeavors as he has had as Assistant Secretary."

Since taking the position of Assistant Secretary in June, 1981, Monroig has been active in upgrading the FH&EO office, Secretary Pierce said. He improved relationships between FH&EO and HUD's other major program areas, especially Community Planning and Development, which awards about \$4 billion annually. Monroig's efforts placed greater emphasis on department-wide cooperation, and he served as a member of HUD's budget review group.

In a time of strong budget discipline, Monroig's Fair Housing and Equal Opportunity office received budget increases in each of his years of service.

-more-

Secretary Pierce named Monroig chairman of the Public Housing Desegregation Task Force, which actively seeks methods to eliminate discrimination in local public housing projects. He also served as a principal spokesman for the Secretary on proposed amendments to the Fair Housing Act.

Monroig's tenure as FH&EO Assistant Secretary is the longest for any individual in the position since the Department of Housing and Urban Development was created in 1965.

A native of San Juan, Monroig previously served as Administrator of the Puerto Rico Municipal Services Administration, a cabinet-level position. He has been active in both Puerto Rican and Washington D.C. cultural affairs, and currently is a member of the Hispanic Bar Association of the District of Columbia, the Washington Foreign Law Society, the Washington International Trade Association, and the Board of Governors of the Antioch School of Law.

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Washington, D.C. 20410

News Release

HUD NO. 85-196
Robert E. Nipp (202) 755-6980
William Glavin (202) 755-6686

FOR RELEASE
Friday
December 20, 1985

SECONDARY MARKET PRICES AND YIELDS
AND INTEREST RATES FOR HOME LOANS
DECEMBER 1, 1985

The U.S. Department of Housing and Urban Development (HUD) today released the results of its latest survey of market conditions for fixed rate, long-term, level payment home loans as well as interest rates for home construction funds. The December 1, 1985, survey found that the national average yield on secondary market transactions involving HUD/FHA Section 203(b) loans declined to the lowest level since October of 1979. The national average yield was based on the most active commitments transacted for Section 203(b) loans. On December 1, these commitments were for loans bearing a contract rate of 11.00 percent, down from 11.50 percent the previous month.

On December 1, 1985, the national average secondary market yield on 11.00 percent HUD/FHA Section 203(b) loan transactions was 11.28 percent 1/, a significant decline of 59 basis points from a November 1, 1985, average yield of 12.04 percent for 11.50 percent mortgages. Compared to the survey's results of the previous month average yields moved lower in all of the geographic regions. The decreases in average yields ranged from 46 basis points in the West region to 74 basis points in the Middle Atlantic region.

The proportion of HUD field offices indicating that funds were generally adequate (relative to current demand) for financing Section 203(b) home mortgages was 99 percent on December 1, 1985, unchanged as compared with the response rate on November 1, 1985.

In the primary mortgage market, the national average contract rates for commitments on conventional loans for new and existing homes also continued to fall significantly from the levels of previous months. The average rate for conventional loans for new homes on December 1, 1985, was 11.56 percent, down 30 basis points from 11.86 percent on November 1, 1985. The average rate for previously occupied homes declined by 30 basis point to 11.58 percent over the same period. Compared to the previous month, average interest rates for conventional financing were reported lower in all of the regions of the country. Conventional rates dropped from 9 basis points in the Southwest region to 46 basis points in the West region.2/

1/ Secondary market transactions pertain to commitments for mandatory delivery of HUD/FHA mortgages within 90 days.

2/ The U.S. Department of Housing and Urban Development defines its survey regions as the following: Northeast - Connecticut, Maine, Massachusetts, New Hampshire, New York, Rhode Island and Vermont. Mid-Atlantic - Delaware, District of Columbia, Maryland, New Jersey, Pennsylvania, Virginia, and West Virginia. Southeast - Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee. North Central - Illinois, Indiana, Iowa, Michigan, Minnesota, Nebraska, North Dakota, Ohio, South Dakota and Wisconsin. Southwest - Arkansas, Colorado, Kansas, Louisiana, Missouri, New Mexico, Oklahoma and Texas. West - Alaska, Arizona, California, Hawaii, Idaho, Montana, Nevada, Oregon, Utah, Washington, and Wyoming.

In the home construction loan market, the HUD survey found that the national average interest rate for firm commitments on FHA home construction funds was 11.80 percent on December 1, 1985, down 21 basis points from an average rate of 12.01 percent on November 1. The average rate for conventional home construction funds on December 1, 1985 was 11.83 percent, or 3 basis points above the average construction rate for FHA loans.

The proportion of HUD offices reporting an adequate supply of construction funds on December 1, 1985, was 99 percent for firm commitments on FHA financing and 100 percent for that of conventional loans.

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The statistics presented in the attached tables are obtained from a survey of home loan market conditions. The survey covers over 250 lending institutions and builders and is conducted by officials in 75 HUD field office jurisdictions located in major metropolitan areas across the country.

NET PRICES AND AVERAGE YIELDS FOR HUD-INSURED
 NEW HOME MORTGAGES (SECTION 203) IMMEDIATE DELIVERY
 TRANSACTIONS 30-YEAR MATURITY - MINIMUM DOWNPAYMENT

Area	11.00% Mortgages December 1, 1985			11.50% Mortgages November 1, 1985		
	Average Price	Average Yield 1/	Average Price	Average Yield 1/		
Northeast 2/	-	-	-	-		
Middle Atlantic	\$ 98.4	11.25%	\$ 97.0	11.99%		
Southeast	98.6	11.22	98.0	11.82		
North Central	97.4	11.41	95.5	12.07		
Southwest	98.1	11.30	97.7	11.87		
West	98.2	11.28	98.5	11.74		
United States	\$ 98.2	11.28	\$ 97.7	11.87%		

1/ Gross yield to investors, without allowance for servicing costs, based on prepayment of the mortgage at the end of 12 years.
 2/ Average price not listed because of insufficient FHA secondary market activity in this area.

NATIONAL PERCENT OF HUD OFFICES REPORTING ADEQUATE
 MORTGAGE MONEY AVAILABLE FOR FINANCING HOME
 LOANS INSURED UNDER SECTION 203

December 1, 1985	November 1, 1985	December 1, 1984
99%	99%	99%

AVERAGE INTEREST RATES ON CONVENTIONAL FIRST MORTGAGES 3/

Area	New Home Loans			Existing Home Loans		
	Dec 1 1985	Nov 1 1985	Dec 1 1984	Dec 1 1985	Nov 1 1985	Dec 1 1984
Northeast	12.17%	12.36%	13.72%	12.19%	12.36%	13.72%
Middle Atlantic	11.53	11.86	13.13	11.56	11.88	13.15
Southeast	11.19	11.65	13.03	11.23	11.67	13.08
North Central	11.56	11.88	13.19	11.56	11.89	13.21
Southwest	11.63	11.72	13.28	11.64	11.76	13.28
West	11.45	11.87	12.99	11.45	11.87	12.98
United States	11.56%	11.86%	13.20%	11.58%	11.88%	13.21%

3/ As of 1/1/83 averages are unrounded.

AVERAGE INTEREST RATE FOR HOME CONSTRUCTION FINANCING

<u>Area</u>	<u>FHA INSURED</u>			<u>CONVENTIONAL</u>		
	<u>Dec 1</u> <u>1985</u>	<u>Nov 1</u> <u>1985</u>	<u>Dec 1</u> <u>1984</u>	<u>Dec 1</u> <u>1985</u>	<u>Nov 1</u> <u>1985</u>	<u>Dec 1</u> <u>1984</u>
Northeast	13.08%	13.27%	14.02%	13.46%	13.50%	14.20%
Middle Atlantic	11.47	11.69	13.06	11.67	11.75	13.11
Southeast	11.16	11.55	13.03	11.19	11.55	13.03
North Central	12.21	12.66	13.69	12.07	12.63	13.70
Southwest	11.57	11.67	13.19	11.54	11.67	13.21
West	11.63	11.61	13.45	11.53	11.55	13.41
United States	11.80%	12.01%	13.38%	11.83%	12.05%	13.43%

NATIONAL PERCENT OF HUD OFFICES REPORTING ADEQUATE CONSTRUCTION FUNDS AVAILABLE FOR HOMES

	<u>December 1, 1985</u>	<u>November 1, 1985</u>	<u>December 1, 1984</u>
FHA-Insured	99%	97%	99%
Conventional	100%	99%	99%

These data are not based on actual transactions but are compiled from the best information available to HUD Area Office Managers and FHA Insuring Office Supervisors throughout the United States. Prices are net for current transactions, after allowance for discounts, commitment fees, or other charges and are exclusive of FNMA activity. In the summarization of the secondary market data, weighting procedures are used which take into account the probable volume of sales within the jurisdiction of each office. In tabulating the availability of funds and conventional interest rates, weights are not used.



Washington, D.C. 20410

News Release

HUD No. 85-198
William Glavin (202) 755-6685
Robert Nipp (202) 755-6980

FOR RELEASE:
Wednesday
January 1, 1986

HUD EASES RULES ON REFUNDS TO HOMEBUYERS

Secretary of Housing and Urban Development Samuel R. Pierce, Jr., today announced that a new ruling permits HUD to refund Federal Housing Administration (FHA) insurance premiums to eligible homebuyers who have paid off their FHA insured loans.

"We will now examine all claims which had previously been denied under the six-year Statute of Limitations", Secretary Pierce said, "as well as claims from others who have not yet applied."

The ruling by the Comptroller General eliminates the eligibility period for these refunds, called distributive shares. Previously, The Statute of Limitations prevented HUD from paying distributive shares unless a claim was filed within six years.

The Comptroller General has granted HUD's request to make an exception to the Statute in the case of distributive shares, and now payments can be made without regard to the six year rule. Secretary Pierce asked for an exception to the ruling in April 1985 because lenders sometimes fail to notify HUD of the termination of FHA insurance, or those eligible for the shares cannot be located.

HUD insures home loans made by qualified FHA mortgage lenders to eligible homebuyers. Lenders collect insurance premiums as part of home mortgage payments and pass the premiums on to HUD, which uses the money to pay insurance claims and other costs associated with the FHA insurance program.

By the time the mortgage loan is approximately twelve years old, income from the invested premiums begins to exceed the expenses. Using actuarial methods, HUD then computes annually an amount that is eligible for refund as distributive shares. Once HUD is informed by the lender that FHA mortgage insurance has been terminated, it notifies the prospective claimants of their eligibility and the amount of refund. The majority of refunds range from \$100 to \$700.

HUD has begun to notify more than 1200 former mortgagors whose claims were previously denied. Each will be informed of the change in the law and sent the necessary claim form, HUD-2042.

Claimants are asked to complete the form and return it to:

The Department of Housing and Urban Development
Distributive Shares Branch
Room 2239
451 7th St. SW
Washington, D.C. 20410-3411

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Washington, D.C. 20410

News Release

HUD No. 85-199
Bill Glavin (202) 755-6685
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FOR IMMEDIATE RELEASE

NEW PRIVATE MORTGAGE INSURANCE ACTIVITY IN NOVEMBER 1985 WAS DOWN FROM A YEAR AGO

The U. S. Department of Housing and Urban Development reported that the volume of primary insurance written on newly originated 1-4 family conventional mortgage loans totaled \$4.0 billion in November 1985, a decline of 6 percent from a volume of \$4.3 billion insured in November 1984. The results were released in the latest survey of private insurance activity for conventional mortgage loans and for privately insured mortgage pass-through securities.

The number of newly issued certificates of insurance in November 1985 totaled 55,959, down 14 percent from the number of issuances a year earlier. Net applications for private mortgage insurance in November 1985 were 67,592. The November volume of new applications was 17 percent lower than that of November 1984.

Insurance written for privately issued conventional pass-through securities totaled \$748.3 million in November of 1985. Outstanding privately insured conventional pass-through securities stood at \$38.8 billion at the end of November 1985.

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December 31, 1985

Table 1

Primary 1-4 Family Private Mortgage Insurance Activity

	Applications		Certificates Issued		Primary Insurance In Force		Insurance Written		Conventional Loans			
	Gross	Net	Gross	Net	In Force		Gross	Net	Closed	PMI Share		
Annual	(Number)						(Dollars in Millions)					
<u>1983</u>	967,633	882,810	738,265	652,214	\$147,968	\$45,872.2	\$42,363.1	\$154,270	27			
<u>1984</u>	1,248,022	1,205,327	990,529	946,404	\$192,031	\$65,498.9	\$63,402.9	\$173,799	36			
Quarterly												
<u>1984</u>	III 321,871	309,790	283,830	270,847	182,310	19,043.3	18,474.1	44,835	41			
	IV 265,811	257,581	211,519	204,672	192,031	13,871.9	13,578.4	38,684	35			
<u>1985</u>	I 225,474	222,450	167,539	162,940	199,063	11,146.8	10,960.2	36,857	30			
	II 299,645	295,408	192,145	188,080	203,137	12,946.8	12,779.3	49,971	28			
	III 298,734	296,837	204,096	200,177	218,798	14,160.5	13,980.9	NA	NA			
Monthly												
<u>1984</u>	Nov. 83,916	81,746	66,748	64,974	189,571	4,332.3	4,254.8	12,138	35			
	Dec. 79,372	78,264	62,163	59,656	192,031	4,039.1	3,933.1	13,466	29			
<u>1985</u>	Jan. 70,504	69,541	63,305	61,618	195,455	4,195.9	4,125.2	11,583	36			
	Feb. 66,980	66,108	51,019	49,850	197,724	3,393.4	3,341.2	10,896	31			
	Mar. 87,990	86,801	53,215	51,472	199,063	3,557.5	3,493.8	14,378	24			
	Apr. 103,219	102,302	62,211	60,988	201,863	4,203.0	4,152.0	15,229	27			
	May 101,652	99,652	66,332	64,794	203,489	4,437.0	4,376.1	16,936	26			
	Jun. 94,774	93,454	63,602	62,298	203,137	4,306.8	4,251.2	17,806	24			
	Jul. 102,731	101,482	71,053	69,359	208,524	4,876.0	4,798.0	17,556	27			
	Aug. 103,405	102,779	68,859	67,426	210,309	4,793.8	4,726.9	NA	NA			
	Sep. 92,868	92,576	64,184	63,392	218,798	4,490.7	4,456.0	NA	NA			
	Oct. 98,091	96,738	72,354	71,728	222,855	5,169.7	5,141.6	NA	NA			
	Nov. 69,546	67,592	56,792	55,959	224,451	4,049.6	4,000.4	NA	NA			

Notes: 1. Net figures include only primary insurance written on new mortgage loans issued as a condition of origination.

2. Gross figures include new primary insurance on newly originated loans, captured policy renewals, and new insurance on seasoned loans used to qualify the loans for sale to FHLMC or FNMA.

3. Insurance in force figures include primary insurance and exclude mortgage pool insurance activity.

4. Conventional mortgage loans closed are obtained from the HUD Survey of Mortgage Lending Activity. The private mortgage insurance share is the net insurance written as a percent of conventional mortgage loans closed.

Table 2

Privately Insured Pools of
Conventional Mortgage Loans

(Dollars in Millions)

	Dollar Volume of New Mortgage Pools Issued				Outstanding Mortgage Balances			
	<u>1985</u>	<u>1984</u>	<u>1983</u>	<u>1982</u>	<u>1985</u>	<u>1984</u>	<u>1983</u>	<u>1982</u>
<u>Annual</u>								
	NA	\$8,733.7	\$9,057.0	\$4,384.7	NA	\$32,711.2	\$25,727.7	\$18,918.7
<u>Quarterly</u>								
I	\$2,113.2	\$2,864.2	\$1,559.6	\$ 800.8	\$34,699.0	\$28,225.2	\$20,662.4	\$15,750.9
II	1,860.6	2,172.4	2,824.8	1,161.1	36,559.4	30,083.0	22,165.5	16,866.5
III	1,828.2	1,852.2	2,319.4	1,306.3	37,735.1	31,523.7	24,011.4	18,007.2
IV	NA	1,844.9	2,353.2	1,116.5	NA	32,711.2	25,727.7	18,918.7
<u>Monthly</u>								
Jan	\$793.1	\$ 927.5	\$ 18.8	\$404.1	\$34,156.3	\$26,507.6	\$19,953.2	\$15,373.3
Feb	488.3	1,124.5	295.2	137.2	33,984.7	27,401.2	20,066.2	15,505.1
Mar	831.8	812.5	645.6	259.6	34,661.6	29,225.2	20,662.4	15,750.9
Apr	818.2	619.6	302.9	473.9	35,560.3	28,711.0	20,878.4	16,720.6
May	489.5	765.4	533.6	381.2	35,767.5	29,312.6	21,146.6	16,575.9
Jun	552.9	787.4	988.3	306.1	36,559.4	30,083.0	22,165.5	16,866.5
Jul	834.2	509.2	507.7	516.7	37,110.1	30,485.4	22,517.2	17,362.0
Aug	465.0	655.1	845.8	516.9	37,430.9	30,986.5	22,606.3	17,808.3
Sep	529.0	687.9	967.7	272.6	37,735.1	31,523.7	24,011.4	18,007.2
Oct	673.3	580.6	707.4	476.3	38,149.0	31,877.1	24,938.0	18,432.3
Nov	748.3	565.4	548.1	319.1	38,788.5	32,341.0	24,320.9	18,734.2
Dec	698.9	1,097.7		321.1		32,711.2	25,727.7	18,918.7

Notes:

1. Mortgage Pool Insurance Activity includes only the following companies: GE, IMI, MGIC, PMI, TICOR, United, and Verex.
2. Data reported above include tax-exempt mortgage revenue bonds set up as pass-through securities.
3. Data reflect privately placed as well as publicly sold issues.

U. S. Department of Housing and Urban Development
Office of Financial Management



Washington, D.C. 20410

News Release

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