terms of FHA loans and by increasing the availability of secondary market support for such loans. Both executive actions and legislation have been used to achieve such ends.

The National Bureau of Economic Research has made studies of Federal credit programs, and has drawn some conclusions about the effect of Federal mortgage underwriting on the level, volume, costs and prices of housing. However, the U.S. Government has not, to our knowledge, accepted and adopted all of these conclusions as official positions.

(*e*) *Any benefits* (*not included above*).—Various FHA programs are designed to provide housing or housing finance for special groups of the population. More specifically, section 221 relates to displacees and families of low and moderate income; section 222 to military servicemen, as does title VIII; section 231 to elderly persons; and section 232 to nursing homes. In the 1965 legislation, three new special programs were added: (1) rent supplements were authorized for low-income families who will live in rental units constructed or rehabilitated under section 221(d)(3) and financed at market interest rates; (2) veterans who have not used their VA loan guarantee entitlement or who are not eligible under VA statutes, may obtain loans insured by FHA on somewhat more favorable terms than nonveterans; (3) land development loans up to $10 million were authorized to be insured by FHA to foster a more orderly pattern of urban growth.

(*f*) *Pertinent geographic differentials*.—All FHA programs are operative nationwide without local or regional differentiation. However, when a surplus supply of housing develops in a particular local housing market area, a temporary curtailment in new FHA commitment activity may have to be made until the surplus is absorbed. Fees, charges and interest rates are uniform nationwide. The private capital markets generally reflect geographical differences in availability of funds for investment in mortgages in the secondary markets. As a rule, market prices vary so that yields are somewhat lower in the eastern metropolitan centers, and higher in the Southwest and West, as well as in small towns. A table follows showing cumulative State-by-State participation in FHA programs.