

Home Builders Association of Hawaii

Senator Daniel K. Inouye Papers

House records, Central files, H, Box HR3, Folder 16

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11 May 1960

Mr. J. Howard Ferguson
Chairman, FHA-VA Committee
Home Builders Association of Hawaii
1210 South Queen Street
Honolulu 14, Hawaii

Dear Mr. Ferguson:

Thank you very much for your letter of May 6th wherein you enclosed two copies each of communications had by you relating to the need for augmentation of the FHA office staff in Hawaii.

I am making some initial inquiries regarding the situation in Hawaii. Upon receipt of replies to my inquiries, I feel I will be in a better position to determine the course of action to take. I will keep you informed on developments as they occur.

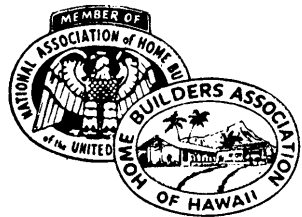
Mahalo and aloha.

Sincerely,

DANIEL K. INOUE
Member of Congress

DKI:eyh

5-9-60



home builders association of hawaii

1210 SO. QUEEN ST., HONOLULU 14, HAWAII (HONOLULU JUNIOR CHAMBER OF COMMERCE BLDG.) PHONE 65-126

May 6, 1960

- EXECUTIVE OFFICERS
 - PRESIDENT
YOSHIO OKITA
 - 1ST VICE PRESIDENT
FRANCIS Y. WONG
 - 2ND VICE-PRESIDENT
CLARENCE C. SHORT
 - SECRETARY
JITSUICHI TAMASHIRO
 - TREASURER
WAH JIP CHANG
 - IMMEDIATE PAST PRES.
T. JACK FOSTER, JR.
 - MEM. EXECUTIVE BOARD
SHANTY ANDOW

- DIRECTORS
 - HOWARD FERGUSON
 - BARNEY FUKUMOTO
 - JAMES GOMES
 - GRANT HARRINGTON
 - DAVE HICKS
 - ROBERT KUNUYUKI
 - PAUL MORIHARA
 - JAMES MURAKAMI
 - FRANK NOMURA
 - JOE PAO
 - ROBERT TAIRA
 - WILLIAM VANNATTA

- NATIONAL DIRECTORS
 - YOSHIO OKITA
 - CLARENCE SHORT
 - KENNETH SHIOI

- ALTERNATE DIRECTORS
 - T. JACK FOSTER, JR.
 - EDMUND F. FITZSIMMONS
 - FRANCIS Y. WONG

- EXECUTIVE DIRECTOR
CHARLES "BUCK" GREGORY

Representative Daniel K. Inouye
425 Old House Office Building
Congress of the United States
Washington 25, D. C.

Dear Congressman:

Many members of the Home Builders Association of Hawaii are experiencing great difficulty in obtaining efficient service from the Honolulu office of Federal Housing Administration. The situation has become so pressing that we are seeking the help of our parent organization, the National Association of Home Builders in Washington.

With the thought that you also may be able to aid us in remedying this problem we are enclosing herewith the presentation which we are making to the NAHB.

Any assistance which you can give us in this regard will be gratefully received.

Respectfully submitted,

J. Howard Ferguson
J. Howard Ferguson, Chairman FHA-VA
Committee - Home Builders Association of Hawaii

sponsors of

home show

hawaii home week

*mid-pacific housing
conference*

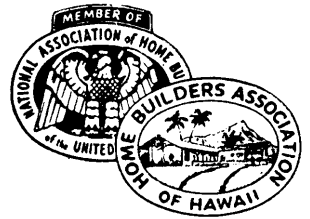
JHF:ph

Enc.

work with and for your fellow member

home builders association of hawaii

1210 SO. QUEEN ST., HONOLULU 14, HAWAII (HONOLULU JUNIOR CHAMBER OF COMMERCE BLDG.) PHONE 65-126



May 6, 1960

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CHARLES "BUCK" GREGORY

Mr. John W. Dickerman, Executive Vice President
National Association of Home Builders, Inc.
1625 L Street, Northwest
Washington, D. C.

Dear Mr. Dickerman:

Pursuant to our exchange of cables and Mr. Blackfield's telephone visit with Mr. Bartling, we have been busily engaged in assembling data which we trust will assist you in understanding the problems several members of The Home Builders Association of Hawaii have been experiencing with the Federal Housing Administration.

In general, developers have been experiencing terrific delays in bringing their subdivisions on the market, where financed under FHA, due to the fact that the local office is not adequately staffed with a land planner, a soils engineer, and a sanitation engineer. This inadequacy locally is taken care of eventually by submission to San Francisco and even to Washington occasionally. Obviously this is inefficient and has even resulted in the changing by FHA of subdivision reports issued by the local office.

Because of this, some mortgage bankers are becoming reluctant to finance FHA subdivisions. They feel that they have a right to fully rely upon a subdivision report issued by FHA. However, when they find, after advancing millions of dollars, that FHA has imposed new and/or different requirements than were stated in the original subdivision report, the bankers, as well as the builders, are in trouble. The mortgage bankers feel that they have been put in a risky position over which they have no control, and as a result sometimes suffer financial loss because they are then unable to meet take-out commitment deadlines.

We believe it would be disastrous for our industry were mortgage bankers to lose confidence in the sanctity of FHA Commitments.

We are enclosing supporting data in the form of letters and memoranda from developers and mortgage bankers. In this connection, we have determined that in each instance these people have a bona fide complaint.

sponsors of

home show

hawaii home week

*mid-pacific housing
conference*

work with and for your fellow member

Mr. John W. Bickerman

2

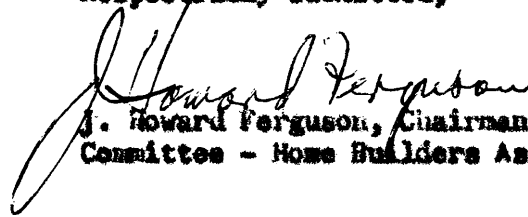
May 6, 1960

We believe that due to the great amount of land yet to be brought upon the market for homes, plus the complexity of our land development, that we are entitled to have a fully staffed office here for FHA.

We are very pleased with the intelligence, capacity and integrity of the staff which we have but it very sorely needs augmentation.

We will be most grateful to you and your organization if you can get our message through and effectuated.

Respectfully submitted,



J. Howard Ferguson, Chairman FHA-VA
Committee - Home Builders Association of Hawaii

MAR 25 1960

press release from
Home Bldrs Assn of Hawaii

HOME BUILDERS SUPPORT FEDERAL LEGISLATION

Wah Jip Chang, Treasurer and Finance Committee Chairman of the Home Builders of Hawaii has urged the Association's 350 members to support a Federal Compromise House bill designed to ease refinancing of the long-term Government debt.

In a letter to all Association members, Chang asked for support of the bill (H.R. 10590) approved by the House Ways and Means Committee, on February 29.

The legislation provides for a series of limited adjustments to the 4-1/4 percent interest ceiling on long-term Government bonds without repealing the statutory ceiling.

Chang said the reasons why the Home Builders support the legislation are these:

The Treasury's hands must be untied if there is to be prevented an excessive drain of small depositors' funds out of the pool of mortgage money which supports the home building industry and into Treasury short-term obligations.

Mortgage lenders must be able to plan future commitments to builders with greater certainty of having funds available and without fear of being "raided" by Treasury financing.

Stability in the mortgage market requires stability in the general long-term investment market. This will be aided substantially if the Treasury is permitted to refund out-standing debt with new and longer term securities.

C
Congressional and Administration leaders are convinced the public interest now demands that the Treasury be given greater flexibility in management of the public debt without removal of the statutory ceiling and Congressional control over maximum government bonds rates.

O
"We shall do everything we can to convince the authorities in Government that the Policies they have been pursuing for a number of years are responsible not only for our financing problems but for those of the Treasury as well."

In the meantime, Chang said, the proposed compromise bill should be passed to help the Treasury weather its current crisis.

P
"Certainly in our own interests as home builders, we should realize fully the significance of this legislation to our industry. Expressed very simply, the tight money policy and the resulting high level of interest rates have put the Treasury in a position where it must do virtually all of its financing in the short-term market.

"The rates it has been paying are so high that the Treasury's unavoidable financing activities are draining money out of the very institutions on which we must rely for mortgage credit."

Y
Chang said that the home building industry has "No choice but to endorse" the bill.



HOME BUILDERS ASSOCIATION
OF HAWAII
1210 SOUTH QUEEN STREET
HONOLULU 14, HAWAII



AIR MAIL

Representative Daniel Inouye
House of Representatives
Washington, D.C.

Hawaii

... closer than you think
... lovelier than you dreamed

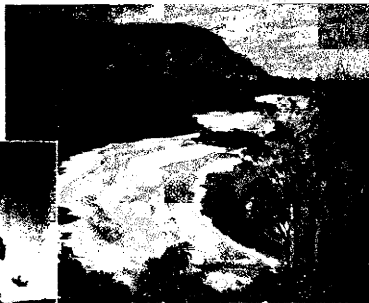


KAUAI

Island of incomparable beauty...
Waimea Canyon... Sun-lit beaches
Sugar and pineapple plantations



MAUI Graceful maidens
swaying to the beat of gourds
etch a captivating memory



HAWAII

Volcanic wonderland...
Hawaii National Park... Orchid Warm Springs
and heart of native Hawaii



OAHU

Life is sunshine
and fun
under the blue
skies of
Waikiki



18 March 1960

Mr. J. L. Humpert
President, Pacific Builders, Inc.
414 Ward Avenue
Honolulu 14, Hawaii

Dear Mr. Humpert:

This is to acknowledge receipt of your letter of March 15, 1960 in re House Bill No. 9070. Please be assured that I am giving this matter my most earnest consideration. I hope that my final decision will meet with your approval.

Aloha,

DANIEL K. INOUE, M.C.

DKI:ayh

MAR 17 1960

TELEPHONE 6-3831

PACIFIC BUILDERS INC.

414 WARD AVE. HONOLULU 14, HAWAII

March 15, 1960

Representative Daniel K. Inouye
U. S. House of Representatives
Washington D. C.

Dear Representative Inouye:

Re: House Bill No. 9070

This letter is a request that you please vote against the forthcoming legislation concerning secondary boycotts, being House Bill No. 9070.

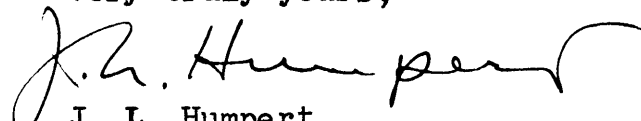
We, the Contractors of Hawaii, are very strongly against this legislation as we have had mainland labor racketeers in here in the past trying to run our business for us. Certainly there are enough problems here in Hawaii without the mainland type of labor controls that only run prices sky high and cause us no end of trouble.

We, the larger contractors throughout the Islands, have always maintained the best possible labor relations, and our men are well satisfied with the conditions with which they work.

Please do your utmost to keep this type of mainlandism away from our shores, and let us stay away from the ILWU way of doing business.

Please vote against the passage of this bill, and try to get all of your friends to do likewise.

Very truly yours,



J. L. Humpert,
President.

JLH:doj
AIR MAIL

March 17, 1960

Mr. K. Yoshimura, President
General Contractors Association
1410 Kapiolani Blvd.
Honolulu 14, Hawaii

Dear Mr. Yoshimura:

Your telegram of March 16, 1960, relative to H.R. 9070
is in receipt.

Please be assured that I will make an earnest study
of this matter before reaching any decision. You may be
assured also that in reaching this decision I shall keep
in mind the welfare of the contractors association.

With all best wishes, I am,

Sincerely,

DANIEL K. INOUE, M.C.

DKI:gg



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3-16-60

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Nic

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HONOLULU 22 15 1028 VIARCA =

LT

REPRESENTATIVE DANIEL INOUE US HOUSE OF REPRESENTATIVE

WASHINGTONDC =

OPPOSE PASSAGE OF HOUSE BILL 9070

CITY GENERAL CONTRACTORS ASSOCIATION

K YOSHIMURA PRESIDENT

1210 Kapiolani Blvd.
Honolulu 14, Hawaii

CFN HA750 LT 9070

8 March 1960

Mr. Yoshio Okita
Home Builders Ass'n. of Hawaii *file*
1210 Auahi Street
Honolulu, Hawaii

Dear Mr. Okita:

I am pleased to report that the House Committee on Banking and Currency, at its executive meeting today, voted to report out of Committee for House consideration H.R. 10213, a Bill "To amend the National Housing Act to halt the serious slump in residential construction, to increase both on-site and off-site job opportunities, to help achieve an expanding full employment economy, and to broaden home ownership opportunities for the American people." A copy of said Bill is enclosed herein.

At this meeting, I offered an amendment to Section 11 of said Bill to provide that the current ceiling of \$13,500 per mortgage under the FNMA program be lifted in the case of Hawaii, Alaska and Guam. This amendment recognizes, as the Congress has in the past, that the construction costs in Hawaii, Alaska and Guam are substantially higher than in the Continental United States. For example, under the FHA, the Congress has permitted, and the FHA has put into effect, mortgage ceilings up to 50% above those permitted in the Continental United States. This amendment avoids the problem of trying to set a specific higher ceiling in Hawaii, Alaska and Guam by giving FNMA discretion to permit whatever higher mortgage ceiling is necessary to stimulate the construction of the same type of housing which will be constructed under the program in the 48 states. I am extremely pleased to report that the Committee approved and adopted my amendment.

H.R. 10213, with amendments, is now ready for House consideration. I am extremely hopeful of its successful enactment.

Sincerely yours,

DANIEL K. INOUE, M.C.

DKI:eyh
Encl.

8 March 1960

Mr. Ralph T. Warner
Mortgage Bankers of Hawaii
5555 Kawaikui Street
Honolulu, Hawaii

Dear Mr. Warner:

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Sincerely yours,

DANIEL K. INOUE, M.C.

DKI:eyh
Encl.

8 March 1960

Honolulu Realty Board
934 Fort Street
Honolulu, Hawaii

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H.R. 10213, with amendments, is now ready for House consideration. I am extremely hopeful of its successful enactment.

Sincerely yours,

DANIEL K. INOUE, M.C.

DKI:eyh
Encl.

February 19, 1960

Mr. Yoshio Okita, President
Home Builders Association of Hawaii *full*
1210 South Queen Street
Honolulu 14, Hawaii

Dear Mr. Okita:

I am in receipt of your letter of February 15, 1960 relative to HR 9070 and S 2643. Since I have not had the opportunity of studying the full implications of these bills, I am unable to inform you as to my position, but may I assure you that I will make a study keeping your views in mind.

May I suggest that your organization inform the Senate Labor Committee and the House Committee on Education and Labor as to your position on these two bills.

Sincerely,

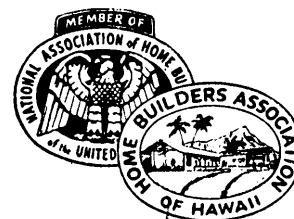
DANIEL K. INOUE, M.C.

DKI:ss

FEB 18 1960

home builders association of hawaii

1210 SO. QUEEN ST., HONOLULU 14, HAWAII (HONOLULU JUNIOR CHAMBER OF COMMERCE BLDG.) PHONE 65-126



*Order
hills*

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FRANCIS Y. WONG

• EXECUTIVE DIRECTOR

CHARLES "BUCK" GREGORY

February 15, 1960

The Honorable Daniel K. Inouye
Congress of the United States
House of Representatives
Washington, D.C.

Dear Sir:

Hearings have been scheduled for two
Secondary Boycott Bills in both the House and the
Senate within the next few weeks. The effect of
these Bills would be to permit secondary boycotts at
the construction site.

The passage of these bills (HR-9070) and
(S-2643) would have drastic implications for both
open shop and union shop areas in the construction
industry.

The Home Builders Association of Hawaii wishes
to go on record as being opposed to both of these
bills.

Aloha & Mahalo,

Yoshio Okita

Yoshio Okita, President

sponsors of

home show

hawaii home week

*mid-pacific housing
conference*

YO:rp

work with and for your fellow member

86TH CONGRESS
1ST SESSION

H. R. 9070

IN THE HOUSE OF REPRESENTATIVES

SEPTEMBER 3, 1959

Mr. THOMPSON of New Jersey introduced the following bill; which was referred to the Committee on Education and Labor

A BILL

To amend section 8 (b) (4) of the National Labor Relations Act, as amended.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*
3 That section 8 (b) (4) of the National Labor Relations Act,
4 as amended, is amended to add the following proviso at the
5 end thereof: "*Provided further, That nothing contained in*
6 *clause (B) of this paragraph (4) shall be construed to*
7 *make unlawful, where not otherwise unlawful any strike or*
8 *refusal to perform services at the site of the construction,*
9 *alteration, painting, or repair of a building, structure, or*
10 *other work and directed at any of several employers who*
11 *are in the construction industry and are jointly engaged*

1 as joint venturers or in the relationship of contractors and
2 subcontractors in such construction, alteration, painting, or
3 repair at such site, and there is a labor dispute, not unlaw-
4 ful under this Act or in violation of an existing collective
5 bargaining contract, relating to the wages, hours, or other
6 working conditions of employees employed at such site by
7 any of such employers.”

80TH CONGRESS
1ST SESSION

H. R. 9070

A BILL

To amend section 8(b)(4) of the National
Labor Relations Act, as amended.

By Mr. THOMPSON of New Jersey

SEPTEMBER 3, 1959

Referred to the Committee on Education and Labor

86TH CONGRESS
1ST SESSION

S. 2643

IN THE SENATE OF THE UNITED STATES

SEPTEMBER 3 (legislative day, AUGUST 31), 1959

Mr. KENNEDY (for himself, Mr. KUCHEL, Mr. MCNAMARA, Mr. YOUNG of Ohio, Mr. CARROLL, Mr. DOUGLAS, Mr. ENGLE, Mr. MCCARTHY, and Mr. PROUTY) introduced the following bill; which was read twice and referred to the Committee on Labor and Public Welfare

A BILL

To amend section 8 (b) (4) of the National Labor Relations Act, as amended.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*
3 That section 8 (b) (4) of the National Labor Relations Act,
4 as amended, is amended to add the following proviso at the
5 end thereof: "*Provided further, That nothing contained in*
6 *clause (B) of this paragraph (4) shall be construed to*
7 *make unlawful, where not otherwise unlawful, any strike*
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9 *alteration, painting, or repair of a building, structure, or*
10 *other work and directed at any of several employers who are*

1 in the construction industry and are jointly engaged as joint
2 venturers or in the relationship of contractors and subcon-
3 tractors in such construction, alteration, painting, or repair
4 at such site, and there is a labor dispute, not unlawful under
5 this Act or in violation of an existing collective bargaining
6 contract, relating to the wages, hours, or other working
7 conditions of employees employed at such site by any of such
8 employers.”

86TH CONGRESS
1ST SESSION

S. 2643

A BILL

To amend section 8(b)(4) of the National
Labor Relations Act, as amended.

By Mr. KENNEDY, Mr. KUCHEL, Mr. MC-
NAMARA, Mr. YOUNG of Ohio, Mr. CARROLL,
Mr. DOUGLAS, Mr. ENGLE, Mr. McCARTHY,
and Mr. PROUTY

SEPTEMBER 3 (legislative day, AUGUST 31), 1959
Read twice and referred to the Committee on Labor
and Public Welfare

Amendment to H.R. 10213

offered by DANIEL K. INOUE, M.C. (Hawaii)

Page 7, line 6, after "require" insert the following:

, and by such additional sum in the case of mortgages covering property located in Alaska, Guam, or Hawaii as may be necessary (because of the higher costs there prevailing) to permit the purchase under this subsection of mortgages covering housing in Alaska, Guam, or Hawaii which is comparable in construction and design to other housing covered by mortgages which may be purchased under this subsection.

Amendment to H.R. 10213

Offered by Daniel K. Inoué, M.C. (Hawaii)

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86TH CONGRESS
2D SESSION

H. R. 10213

IN THE HOUSE OF REPRESENTATIVES

FEBRUARY 4, 1960

Mr. RAINS introduced the following bill; which was referred to the Committee on Banking and Currency

A BILL

To amend the National Housing Act to halt the serious slump in residential construction, to increase both on-site and off-site job opportunities, to help achieve an expanding full employment economy, and to broaden home ownership opportunities for the American people.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*
3 That this Act may be cited as the "Emergency Home Own-
4 ership Act".

5 SEC. 2. (a) The Congress hereby finds that the present
6 policy of the Federal Housing Administration, insofar as it
7 limits mortgage insurance under its regular residential hous-
8 ing program to cases involving loans made by corporate

★I

1 mortgagees and other commercial lenders, is preventing the
2 effective operation of the program, particularly in the smaller
3 towns and communities of the Nation. It is therefore de-
4 clared to be the intention of the Congress and the purpose
5 of this section to make mortgage insurance under the Federal
6 Housing Administration's regular residential housing pro-
7 gram more readily available in smaller towns and commu-
8 nities by specifically providing that individuals as well as
9 commercial lenders may be approved as mortgagees for pur-
10 poses of such program.

11 (b) Section 203 (b) of the National Housing Act is
12 amended by adding at the end thereof the following new
13 paragraph:

14 "Nothing in paragraph (1) or any other provision of
15 this section shall be construed as prohibiting or preventing
16 the approval of an individual as mortgagee for purposes of
17 insurance under this section."

18 SEC. 3. The first sentence of section 203 (c) of the
19 National Housing Act is amended by striking out all that
20 precedes the first colon and inserting in lieu thereof the
21 following: "The Commissioner is authorized to fix a premium
22 charge for the insurance of mortgages under this title but
23 in the case of any mortgage such charge shall be not less than
24 an amount equivalent to one-fourth of 1 per centum per
25 annum nor more than an amount equivalent to 1 per centum

1 per annum of the amount of the principal obligation of the
2 mortgage outstanding at any time, without taking into
3 account delinquent payments or prepayments”.

4 SEC. 4. (a) Section 301 (a) of the National Housing
5 Act is amended by inserting before the semicolon at the
6 end thereof the following: “, and by aiding in the stabiliza-
7 tion of the mortgage market”.

8 (b) Section 304 (a) of such Act is amended by striking
9 out the last three sentences and inserting in lieu thereof the
10 following: “The Association shall, from time to time, estab-
11 lish and publish prices to be paid by it for mortgages pur-
12 chased by it in its secondary market operations under this
13 section. The volume of the Association’s purchases and
14 sales and the establishment of purchase prices, sales prices,
15 and charges or fees in its secondary market operations under
16 this section shall be so conducted as to promote the interests
17 of the national economy by aiding in the stabilization of the
18 mortgage market to the maximum extent consistent with
19 sound operation, and within the reasonable capacity of the
20 Association to sell its obligations to private investors. The
21 Association shall buy at such prices and on such terms as will
22 reasonably prevent excessive use of the Association’s facili-
23 ties and permit the Association to operate within its income
24 derived from such secondary market operations and to be
25 fully self-supporting. Notwithstanding any other provision

1 of this section, advance commitments to purchase mortgages
2 in secondary market operations under this section shall be
3 issued only at prices which are sufficient to facilitate home
4 financing, but which are sufficiently below the price then
5 offered by the Association for immediate purchase to pre-
6 vent excessive sales to the Association pursuant to such
7 commitments.”

8 SEC. 5. Section 302 (b) of the National Housing Act is
9 amended by striking out “and” immediately before “(3)”
10 and by inserting before the period at the end thereof the
11 following: “; (4) during the one-year period beginning on
12 the date of the enactment of the Emergency Home Owner-
13 ship Act, the Association (except as provided in clauses
14 (1), (2), and (3), and subject to the authority of the
15 Association to set a limitation on the age of mortgages which
16 it will purchase) shall purchase any mortgage (or partici-
17 pation therein) described in this subsection which is offered
18 to it unless the loan is in default or in imminent danger of
19 default or title to the property is defective”.

20 SEC. 6. Section 302 (b) of the National Housing Act
21 is further amended by inserting before the period at the end
22 thereof (and immediately after the clause added by section 5
23 of this Act) the following: “; and (5) during the one-year
24 period beginning on the date of the enactment of the Emer-

1 gency Home Ownership Act the Association shall not sell
2 or otherwise dispose of any mortgage (or participation
3 therein) held by it, except to the Housing and Home
4 Finance Agency or one of its constituent agencies or to the
5 Veterans' Administration, or as may be provided by con-
6 tract or other obligation between the seller of the mortgage
7 and the Association".

8 SEC. 7. The first sentence of section 303 (b) of the
9 National Housing Act is amended by inserting before the
10 period at the end thereof the following: " : *Provided*, That
11 with respect to mortgages which are purchased (or with
12 respect to which commitments to purchase are made) by the
13 Association during the one-year period beginning on the
14 date of the enactment of the Emergency Home Ownership
15 Act, such contributions shall be equal to 1 per centum of
16 such unpaid principal amounts".

17 SEC. 8. The second sentence of section 305 (b) of the
18 National Housing Act is amended by inserting before the
19 period at the end thereof the following: "; except that with
20 respect to any mortgage which is purchased (or with respect
21 to which a commitment to purchase is made) during the one-
22 year period beginning on the date of the enactment of the
23 Emergency Home Ownership Act, the price to be paid by

1 the Association shall be not less than the unpaid principal
2 amount thereof at the time of purchase, with adjustments for
3 interest and any comparable items”.

4 SEC. 9. The third sentence of section 305 (b) of the
5 National Housing Act is amended by inserting before the
6 period at the end thereof the following: “; except that with
7 respect to any mortgage which is purchased (or with re-
8 spect to which a commitment to purchase is made) during
9 the one-year period beginning on the date of the enactment
10 of the Emergency Home Ownership Act, the charges or
11 fees so imposed by the Association for its commitment and
12 purchase shall not exceed 1 per centum of the unpaid prin-
13 cipal amount of the mortgage, and (unless the commitment
14 was issued before the beginning of such one-year period) not
15 more than one-fourth of such charges or fees shall be collected
16 at the time of the issuance of the commitment with respect
17 to the mortgage, with the balance of such charges or fees
18 (whether the commitment was issued before or during such
19 period) being collected at the time of purchase”.

20 SEC. 10. Section 305 (g) of the National Housing Act
21 is amended by inserting immediately after “\$13,500” the
22 following: “(or \$13,500 per dwelling unit in the case of a
23 mortgage insured under section 213)”.

24 SEC. 11. Section 305 (g) of the National Housing Act
25 is further amended—

1 (1) by striking out "*Provided, That*" and inserting
2 in lieu thereof the following: "*Provided, That the Asso-*
3 ciation may by regulation increase such amount by not
4 more than \$1,000 in the case of mortgages covering
5 property located in geographical areas where it finds
6 that cost levels so require: *Provided further, That*";

7 (2) by inserting after "shall not exceed \$1,000,-
8 000,000 outstanding at any one time" the following:
9 ", which limit shall be increased by \$1,000,000,000 on
10 the date of the enactment of the Emergency Home
11 Ownership Act"; and

12 (3) by adding at the end thereof the following new
13 sentence: "The Association shall by regulation (1)
14 allocate the assistance provided under this subsection in
15 order to channel such assistance, to the maximum extent
16 practicable, into geographic areas where the problems
17 of excessive mortgage discounts and the shortage of mort-
18 gage credit are most severe, and (2) prevent any
19 builder or mortgagee from obtaining a disproportion-
20 ately large share of such assistance."

21 SEC. 12. Section 305 of the National Housing Act is
22 further amended by adding at the end thereof the following
23 new subsection:

24 "(h) Notwithstanding any other provision of this Act,
25 the Association is authorized to make commitments to pur-

1 chase, and to purchase, service, or sell, any mortgage (or
2 participation therein) which is insured under section 203 (i) ;
3 but (1) the Association shall not enter into any commitment
4 or make any purchase under this subsection unless the prop-
5 erty involved was approved for mortgage insurance prior to
6 the beginning of construction, and (2) the total amount of
7 purchases and commitments authorized by this subsection
8 shall not exceed \$50,000,000 outstanding at any one time.
9 The Association shall not enter into any commitment or
10 make any purchase involving a mortgage (or participation)
11 insured under section 203 (i), under this subsection or any
12 other provision of this section, if any service charge (other
13 than the normal origination fee charged to the mortgagor)
14 was imposed or collected in connection with the making of
15 the loan.”

16 SEC. 13. (a) Section 305 of the National Housing Act
17 is further amended by adding at the end thereof, after sub-
18 section (h) (as added by section 12 of this Act), the follow-
19 ing new subsection:

20 “(i) Notwithstanding any other provision of this Act,
21 the Association is authorized to make commitments to pur-
22 chase, and to purchase, service, or sell, any mortgage (or
23 participation therein) which is insured under section 810;
24 but the total amount of purchases and commitments author-

1 ized by this subsection shall not exceed \$25,000,000 out-
2 standing at any one time.”

3 (b) Section 305 (f) of such Act is amended by strik-
4 ing out “title VIII of this Act” and inserting in lieu thereof
5 “section 803 or 809 of this Act”.

6 SEC. 14. With respect to any mortgage insured by the
7 Federal Housing Administration or any loan guaranteed
8 or insured by the Veterans’ Administration, where the
9 commitment of the Federal Housing Administration or
10 the certificate of reasonable value of the Veterans’ Ad-
11 ministration was issued more than sixty days after the date
12 of the enactment of this Act, the originating mortgagee
13 shall report to the Federal Housing Administration or the
14 Veterans’ Administration, as the case may be, the amount
15 of any fees, charges, or discounts (except for the normal
16 origination fee charged to the mortgagor) paid by the
17 builder, seller, broker, sponsor, or any other person in
18 connection with or for the purpose of arranging the mort-
19 gage or loan.

20 SEC. 15. Section 404 (b) of the Housing Amendments
21 of 1955 is amended by inserting before the period at the
22 end thereof a comma and the following: “or which the
23 Secretary determines to be a permanent part of the military
24 establishment”.

86TH CONGRESS
2D SESSION

H. R. 10213

A BILL

To amend the National Housing Act to halt the serious slump in residential construction, to increase both on-site and off-site job opportunities, to help achieve an expanding full employment economy, and to broaden home ownership opportunities for the American people.

By Mr. RAINS

FEBRUARY 4, 1960

Referred to the Committee on Banking and Currency

File

home builders association of hawaii

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CHARLES "BUCK" GREGORY

September 15, 1959

The Honorable Dan Inouye
House of Representatives
Washington 25, D. C.

Dear Dan:

We received your wire concerning the successful enactment of the housing bill.

The members of our association wish to thank you for your concern in this matter, and want you to know that we are very well pleased with our new Congressman.

Aloha and mahalo,

Buck Gregory

"Buck" Gregory
Executive Director

BG:dy



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Sept. 10, 1959

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