

fisheries of the Fraser River system, signed at Washington on the 26th day of May 1930, as amended by the protocol to the convention, signed at Ottawa on the 28th day of December 1956."

SEC. 2. Section 2 (e) of such Act is amended to read as follows:

"(e) Sockeye salmon and pink salmon: The term 'sockeye salmon' means that species of salmon known by the scientific name *Oncorhynchus nerka*, and the term 'pink salmon' means that species of salmon known by the scientific name *Oncorhynchus gorbuscha*."

SEC. 3. Such Act is further amended by striking out "sockeye salmon" wherever used in such Act, except in subsections (a) and (e) of section 2, and inserting in lieu thereof "sockeye salmon or pink salmon".

SEC. 4. Section 7 (a) of such Act is amended by striking out "fishery" and inserting in lieu thereof "fisheries".

SEC. 5. The amendments made by this Act shall take effect on the date of entry into force of the protocol, signed at Ottawa on December 28, 1956, between the United States of America and Canada to the convention for the protection, preservation and extension of the sockeye salmon fisheries of the Fraser River system, signed at Washington on May 26, 1930.

Approved July 11, 1957.

Public Law 85-103

AN ACT

To provide transportation on Canadian vessels between ports in southeastern Alaska, and between Hyder, Alaska, and other points in southeastern Alaska or the continental United States, either directly or via a foreign port, or for any part of the transportation.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That, until June 30, 1958, notwithstanding the provisions of law of the United States restricting to vessels of the United States the transportation of passengers and merchandise directly or indirectly from any port in the United States to another port of the United States, passengers may be transported on Canadian vessels between ports in southeastern Alaska, and passengers and merchandise may be transported on Canadian vessels between Hyder, Alaska, and other points in southeastern Alaska or the continental United States, either directly or via a foreign port, or for any part of the transportation.

Approved July 11, 1957.

Public Law 85-104

AN ACT

To extend and amend laws relating to the provision and improvement of housing, to improve the availability of mortgage credit, and for other purposes.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That this Act may be cited as the "Housing Act of 1957".

TITLE I—FHA INSURANCE PROGRAMS

LOWER DOWNPAYMENTS FOR SALES HOUSING

SEC. 101. (a) Section 203 (b) (2) of the National Housing Act is amended to read as follows:

Eligibility.
68 Stat. 591; 70
Stat. 1092.
12 USC 1709.

Alaska.
Transportation
on Canadian ves-
sels.

Housing Act of
1957.

July 11, 1957
[S. 886]

July 12, 1957
[H. R. 6659]

16 USC 776e.

Effective date.

50 Stat. 1355.

"(2) Involve a principal obligation (including such initial service charges, appraisal, inspection, and other fees as the Commissioner shall approve) in an amount not to exceed \$20,000 in the case of property upon which there is located a dwelling designed principally (whether or not it may be intended to be rented temporarily for school purposes) for a one- or two-family residence; or \$27,500 in the case of a three-family residence; or \$35,000 in the case of a four-family residence; and not to exceed an amount equal to the sum of (i) 97 per centum (but, in any case where the dwelling is not approved for mortgage insurance prior to the beginning of construction, unless the construction of the dwelling was completed more than one year prior to the application for mortgage insurance, 90 per centum) of \$10,000 of the appraised value of the property, as of the date the mortgage is accepted for insurance, (ii) 85 per centum of such value in excess of \$10,000 but not in excess of \$16,000, and (iii) 70 per centum of such value in excess of \$16,000."

Principal obligation.

(b) Section 203 (b) of such Act is further amended by adding the following paragraphs at the end thereof:

12 USC 1709.

"(8) In the case of a mortgagor who is not the occupant of the property, have a principal obligation not in excess of an amount equal to 85 per centum of the amount computed under the provisions of paragraph (2) of this subsection.

"(9) Be executed by a mortgagor who shall have paid on account of the property at least 3 per centum, or such larger amount as the Commissioner may determine, of the Commissioner's estimate of the cost of acquisition in cash or its equivalent: *Provided*, That with respect to a mortgage executed by a mortgagor who is sixty years of age or older as of the date the mortgage is endorsed for insurance or with respect to a mortgage meeting the requirements of subsection (i) of this section, the mortgagor's payment required by this subsection may be paid by a corporation or person other than the mortgagor under such terms and conditions as the Commissioner may prescribe."

(c) Section 203 (i) of such Act is amended to read as follows:

Single family residence.
Outlying areas.
68 Stat. 592.
7 USC 1709.

"(i) The Commissioner is authorized to insure under this section any mortgage meeting the requirements of subsection (b) of this section, except as modified by this subsection, which involves a principal obligation not in excess of \$8,000 and not in excess of 97 per centum of the appraised value of a property located in an area where the Commissioner finds it is not practicable to obtain conformity with many of the requirements essential to the insurance of mortgages on housing in built-up urban areas, upon which there is located a dwelling designed principally for a single-family residence, and which is approved for mortgage insurance prior to the beginning of construction: *Provided*, That if the mortgagor is not the occupant of the property at the time of insurance, the principal obligation of the mortgage shall not exceed 85 per centum of the appraised value of the property: *Provided further*, That the Commissioner finds that the property with respect to which the mortgage is executed is an acceptable risk, giving consideration to the need for providing adequate housing for families of low and moderate income particularly in suburban and outlying areas or small communities: *Provided further*, That under the foregoing provisions of this subsection the Commissioner is authorized to insure any mortgage issued with respect to the construction of a farm home on a plot of land five or more acres in size adjacent to a public highway, the total amount of insurance outstanding at any one time under this proviso not to exceed \$100,000,000."

SEC. 102. (a) Section 220 (d) (3) of the National Housing Act is amended by striking out all appearing before clause (B) and inserting in lieu thereof the following:

Urban renewal areas.
68 Stat. 596; 70 Stat. 1094. 12 USC 1715k.

Mortgage limits.

"(3) The mortgage shall—

"(A) (i) involve a principal obligation (including such initial service charges, appraisal, inspection, and other fees as the Commissioner shall approve) in an amount not to exceed \$20,000 in the case of property upon which there is located a dwelling designed principally for a one- or two-family residence; or \$27,500 in the case of a three-family residence; or \$35,000 in the case of a four-family residence; or in the case of a dwelling designed principally for residential use for more than four families (but not exceeding such additional number of family units as the Commissioner may prescribe) \$35,000 plus not to exceed \$7,000 for each additional family unit in excess of four located on such property; and not to exceed an amount equal to the sum of (1) 97 per centum (but, in any case where the dwelling is not approved for mortgage insurance prior to the beginning of construction, unless the construction of the dwelling was completed more than one year prior to the application for mortgage insurance, 90 per centum) of \$10,000 of the Commissioner's estimate of replacement cost of the property, as of the date the mortgage is accepted for insurance, (2) 85 per centum of such replacement cost in excess of \$10,000 but not in excess of \$16,000, (3) 70 per centum of such replacement cost in excess of \$16,000: *Provided*, That in the case of properties other than new construction, the foregoing limitations upon the amount of the mortgage shall be based upon appraised value rather than upon the Commissioner's estimate of the replacement cost;

"(ii) in the case of a mortgagor who is not the occupant of the property, have a principal obligation not in excess of an amount equal to 85 per centum of the amount computed under the provisions of clause (i); or".

(b) Section 220 (d) (3) of such Act is further amended by striking out the phrase "not to exceed" the first four places it appears in clause (B) and inserting in lieu thereof the phrase "not exceed".

SEC. 103. Section 222 (b) of the National Housing Act is amended to read as follows:

"(b) To be eligible for insurance under this section a mortgage shall—

"(1) meet the requirements of section 203 (b) except as such requirements are modified by this section;

"(2) involve a principal obligation (including such initial service charges, appraisal, inspection, and other fees as the Commissioner shall approve) in an amount not to exceed \$17,100;

"(3) have a principal obligation in an amount not in excess of 95 per centum of the appraised value of the property or such higher amount as may be derived by applying the maximum ratio of loan to value prescribed in section 203 (b) (2); and

"(4) be executed by a mortgagor who at the time of application for insurance is certified as a 'serviceman' and who at the time of insurance is the owner of the property and either occupies the property or certifies that his failure to do so is the result of his military assignment, or, in the case of the United States Coast Guard, other assignment."

SEC. 104. The Federal Housing Commissioner, in establishing maximum loan-to-value ratios for mortgages insured by him under the National Housing Act, as amended by sections 101, 102, and 103 of this Act, shall determine that such ratios are in the public interest after taking into consideration (1) the effect of such ratios on the national economy and on conditions in the building industry, and (2) the availability or unavailability of residential mortgage credit assisted under the Servicemen's Readjustment Act of 1944, as amended.

68 Stat. 603.
12 USC 1715m.
Servicemen. Additional mortgages.

12 USC 1709.

Loan-to-value ratios.

58 Stat. 284.
38 USC 693 note.

OTHER PROVISIONS RELATING TO FHA INSURANCE PROGRAMS

SEC. 105. Section 2 of the National Housing Act is amended by redesignating subsection (g) as subsection (h) and by inserting after subsection (f) the following new subsection:

48 Stat. 1246.
12 USC 1703.

"(g) Any payment for loss made after December 31, 1957, to an approved financial institution under this section shall be final and incontestable after two years from the date the claim was certified for payment by the Commissioner, in the absence of fraud or misrepresentation on the part of such institution, unless a demand for repurchase of the obligation shall have been made on behalf of the United States prior to the expiration of such two-year period."

Financial in-
stitutions.

SEC. 106. Section 203 (d) of the National Housing Act is repealed.

12 USC 1709.

SEC. 107. Section 204 of the National Housing Act is amended by adding at the end thereof the following new subsection:

12 USC 1710.

"(k) Notwithstanding any other provision of this section or of section 604 or 904, with respect to any debentures issued pursuant to this section or section 604 or 904, the Commissioner may (1) include in such debentures reasonable payments made by the mortgagee, with the approval of the Commissioner, for the purpose of protecting, operating, or preserving the property, and taxes imposed upon any deed or other instrument by which the property was acquired by the mortgagee and transferred or conveyed to the Commissioner, and (2) terminate the mortgagee's obligation to pay mortgage insurance premiums upon receipt of an application for debentures filed by the mortgagee."

Debentures.

SEC. 108. (a) The second sentence of section 204 (d) of the National Housing Act is amended by striking out "determined by the Commissioner, with the approval of the Secretary of the Treasury, at the time the mortgage was offered for insurance, but not to exceed 3 per centum per annum" and by inserting in lieu thereof "established by the Commissioner pursuant to section 224".

12 USC 1710.

(b) The second sentence of section 207 (i) of such Act is amended by striking out "determined by the Commissioner, with the approval of the Secretary of the Treasury, at the time the mortgage was insured, but not to exceed 3 per centum per annum" and by inserting in lieu thereof "established by the Commissioner pursuant to section 224".

Rental housing.
12 USC 1713.

(c) The second sentence of section 803 (f) of such Act is amended by striking out "determined by the Commissioner with the approval of the Secretary of the Treasury, at the time the mortgage was accepted for insurance, but not to exceed 3 per centum per annum" and by inserting in lieu thereof "established by the Commissioner pursuant to section 224".

Military housing.
12 USC 1748b.

SEC. 109. Section 207 (c) (3) of the National Housing Act is amended by striking out "limitations per room" and inserting in lieu thereof "limitations", and by inserting immediately after "\$1,000 per room" the following: "without regard to the number of rooms being less than four, or four or more."

Rental housing.
Mortgage amount
increases.
12 USC 1713.

SEC. 110. The unnumbered paragraph immediately following paragraph (3) of section 207 (c) of the National Housing Act is amended (1) by striking out "\$8,100 per family unit" and inserting in lieu thereof "\$8,100 per family unit (or \$8,400 per family unit in the case of projects to consist of elevator-type structures)", and (2) by inserting before the period at the end thereof a comma and the following: "and may permit single elderly persons to use and occupy such units".

SEC. 111. Section 207 (q) of the National Housing Act is repealed.

SEC. 112. Sections 213 (e), 220 (f) (1), 221 (g) (1), and 222 (e) of the National Housing Act are each amended by striking out "and (h) of section 204" and inserting in lieu thereof "(h), and (j) of section 204".

12 USC 1715e,
1715k, 1715l,
1715m.

12 USC 1715j.

SEC. 113. Section 219 of the National Housing Act is amended by striking out "or the Section 220 Housing Insurance Fund" and inserting in lieu thereof "the Section 220 Housing Insurance Fund, the Section 221 Housing Insurance Fund, or the Servicemen's Mortgage Insurance Fund".

12 USC 1715n.

SEC. 114. Section 223 (a) of the National Housing Act is amended—

(1) by striking out "or 213" each place it appears (except in the second proviso in paragraph (7)) and inserting in lieu thereof "213, or 222";

(2) by inserting after "prescribed by" in paragraph (4) the following: "this Act or"; and

(3) by striking out the second proviso in paragraph (7) and inserting in lieu thereof the following: ": *Provided further*, That a mortgage of the character described in paragraphs (1) through (6) of this subsection shall have a maturity, a principal obligation, and an interest rate not in excess of the maximums applicable to loans insured under section 203, 207, 213, or 222, as the case may be, except that in no case may the principal obligation of a mortgage referred to in paragraph (5) of this subsection exceed 90 per centum of the appraised value of the mortgaged property".

Estimate.
12 USC 1715q.

SEC. 115. Section 226 of the National Housing Act is amended by adding at the end thereof the following new sentence: "Notwithstanding the first sentence of this section, the Commissioner is authorized to require, in connection with any mortgage where the mortgage amount is computed on the basis of the Commissioner's estimate of the replacement cost of the property, that a written statement setting forth such estimate be furnished under this section in lieu of a written statement setting forth the amount of the appraised value of the property."

TITLE II—FEDERAL NATIONAL MORTGAGE ASSOCIATION

SECONDARY MARKET OPERATIONS

12 USC 1718.

SEC. 201. The first sentence of section 303 (b) of the National Housing Act is amended to read as follows: "The Association shall accumulate funds for its capital surplus account from private sources by requiring each mortgage seller to make payments of nonrefundable capital contributions, equal to not more than 2 per centum nor less than 1 per centum of the unpaid principal amounts of mortgages purchased or to be purchased by the Association from such seller under section 304, as determined from time to time by the Association, taking into consideration conditions in the mortgage market and the general economy."

12 USC 1718.

SEC. 202. (a) The second sentence of section 303 (d) of the National Housing Act is amended by striking out "\$50,000,000" and inserting in lieu thereof "\$115,000,000".

(b) The second sentence of section 303 (e) of such Act is amended by striking out "\$50,000,000" and inserting in lieu thereof "\$115,000,000".

12 USC 1719.

SEC. 203. Section 304 (c) of the National Housing Act is amended by striking out "\$1,350,000,000" and inserting in lieu thereof "\$2,250,000,000".

SPECIAL ASSISTANCE FUNCTIONS

12 USC 1720.
Prices.

SEC. 204. (a) The second sentence of section 305 (b) of the National Housing Act is amended to read as follows: "Notwithstanding any other provision of this section, the price to be paid by the Association for mortgages purchased in its operations under this section, until

the close of August 7, 1958, shall be not less than the unpaid principal amount thereof at the time of purchase, with adjustments for interest and any comparable items.”.

(b) Section 305 (b) of such Act is further amended by striking out the third sentence and inserting in lieu thereof the following: “The Association shall impose charges or fees for its services under this section, in an amount not to exceed 1½ per centum of the unpaid principal amount of any mortgage for its commitment and its purchase of such mortgage, with the objective that all costs and expenses of its operations under this section should be within its income derived from such operations and that such operations should be fully self-supporting. Not more than one-half of the charges or fees imposed under the preceding sentence with respect to any mortgage shall be collected at the time of the issuance of the commitment with respect to such mortgage, and the balance of such charge or fee shall be collected at the time of the purchase of the mortgage.”.

Fees.

SEC. 205. Section 305 (c) of the National Housing Act is amended to read as follows:

Limitation.

“(c) The total amount of purchases and commitments authorized by the President pursuant to subsection (a) of this section shall not exceed \$450,000,000 outstanding at any one time.”.

SEC. 206. Section 305 (e) of the National Housing Act is amended to read as follows:

Advance commitments.

“(e) Notwithstanding any other provision of this Act, the Association is authorized to enter into advance commitment contracts and purchase transactions which do not exceed \$200,000,000 outstanding at any one time, if such commitments or transactions relate to mortgages with respect to which the Federal Housing Commissioner shall have issued pursuant to section 213 either a commitment to insure or a statement of eligibility; but such commitments in any one State shall not exceed \$20,000,000 outstanding at any one time: *Provided*, That (1) of the total amount of advance commitment contracts and purchase transactions authorized by this subsection, the amount of \$50,000,000 shall be available solely for commitments or purchases of mortgages where the management or sales-type cooperative involved is certified by the Federal Housing Commissioner as a consumer cooperative, and (2) of the commitments in any one State, not more than \$15,000,000 shall be outstanding at any one time for mortgages with respect to cooperative projects which are not of the type described in clause (1) of this proviso.”.

SEC. 207. Section 305 (f) of the National Housing Act is amended by striking out “\$200,000,000” and inserting in lieu thereof “\$450,000,000”, and by inserting before the period a colon and the following: “*Provided further*, That not less than 7.5 per centum of the amount authorized in the preceding proviso shall be available for such purchases and commitments with respect to mortgages insured under section 809”.

Military housing.
12 USC 1720.

TITLE III—SLUM CLEARANCE AND URBAN RENEWAL

SEC. 301. Section 103 (b) of the Housing Act of 1949 is amended by striking out “\$500,000,000, which limit shall be increased by further amounts of \$200,000,000 on July 1 in each of the years 1955 and 1956, respectively”, and inserting in lieu thereof “\$900,000,000, which limit shall be increased by \$350,000,000 on the date of enactment of the Housing Act of 1957”.

Capital grants.
63 Stat. 416.
42 USC 1453.

SEC. 302. The Housing Act of 1949 is further amended by—

(1) striking out the second sentence of section 103 (a) and inserting in lieu thereof the following: “The aggregate of such capital grants with respect to all the projects of a local public

agency on which contracts for capital grants have been made under this title, exclusive of projects referred to in the proviso hereto, shall not exceed two-thirds of the aggregate of the net project costs of such nonexcluded projects: *Provided*, That the aggregate of such capital grants may exceed two-thirds but not three-fourths of the aggregate net project costs of those projects which the Administrator, at the request of a local public agency, may approve on such a three-fourths capital grant basis. A capital grant with respect to any individual project shall not exceed the difference between the net project cost and the local grants-in-aid actually made with respect to the project.”;

Local grants-in-aid.
Requirements.
70 Stat. 1101.
42 USC 1454.

42 USC 1460.

Gross project cost.

(2) inserting before the period at the end of section 104 the following: “on the two-thirds basis, or in excess of one-fourth of the aggregate net project costs of all projects of the local public agency on which contracts for capital grants have been made on the three-fourths basis”;

(3) inserting before the first semicolon in section 110 (d) the words “to defray expenditures within the purview of section 110 (e) (1) hereof”;

(4) inserting before the period at the end of the first sentence of section 110 (e) a colon and the following: “*Provided*, That with respect to a project for which a contract for capital grant has been executed on a three-fourths basis pursuant to the proviso in the second sentence of section 103 (a), gross project cost shall include, in lieu of the amount specified in clause (1), the amount of the expenditures by the local public agency with respect to the following undertakings and activities necessary to carry out such project:

“(i) acquisition of land (but only to the extent of the consideration paid to the owner and not title, appraisal, negotiating, legal, or any other expenditures of the local public agency incidental to acquiring land), disposition of land, demolition and removal of buildings and improvements, and site preparation and improvements, all as provided in paragraphs (1), (2), (3), (4), and (6) of section 110 (c); and

“(ii) the payment of carrying charges related to the undertakings in clause (i), exclusive of taxes and payments in lieu of taxes, but not beyond the point where such a project is completed;

but not the cost of any other undertakings and activities (including, but without being limited to, the cost of surveys and plans, legal services of any kind, and all administrative and overhead expenses of the local public agency) with respect to such project”; and

(5) inserting within the parentheses in the second sentence of section 110 (e) after the words “or is hereafter executed” the following: “, other than a project on which a contract for capital grant is made on a three-fourths basis pursuant to the proviso in the second sentence of section 103 (a)”.

Expenditures within one State.
42 USC 1456.

“Relocation payments”.

SEC. 303. Section 106 (e) of the Housing Act of 1949 is amended by striking out “10 per centum” and inserting in lieu thereof “12½ per centum”.

SEC. 304. Paragraph (2) of section 106 (f) of the Housing Act of 1949 is amended by striking out the second sentence and inserting in lieu thereof the following: “Such payments shall be made subject to such rules and regulations as may be prescribed by the Administrator, and shall not exceed \$100 in the case of an individual or family, or \$2,500 in the case of a business concern. Such rules and regulations

may include provisions authorizing payment to individuals and families of fixed amounts (not to exceed \$100 in any case) in lieu of their respective reasonable and necessary moving expenses.”.

SEC. 305. Section 110 (b) of the Housing Act of 1949 is amended to read as follows:

42 USC 1460.

“(b) ‘Urban renewal plan’ means a plan, as it exists from time to time, for an urban renewal project, which plan (1) shall conform to the general plan of the locality as a whole and to the workable program referred to in section 101 hereof and shall be consistent with definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements; and (2) shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, and building requirements.”.

“Urban renewal plan”

SEC. 306. Section 110 (d) of the Housing Act of 1949 is amended by inserting in the second proviso of the first sentence after the words “under this section 110 (d)” the following: “with respect to any project covered by a Federal-aid contract under this title”.

“Local grants-in-aid”.

SEC. 307. Section 2 (5) of the United States Housing Act of 1937 is amended by adding the following at the end thereof: “In cases where the public housing agency is also the local public agency for the purposes of title I of the Housing Act of 1949 an administration building included in a low-rent housing project to provide central administrative office facilities may also include sufficient facilities for the administration of its functions as such local public agency, and in such case, the Authority shall require that an economic rent shall be charged for the facilities in such building which are used for the administration of its functions as such local public agency and shall be paid from funds derived from sources other than the low-rent housing projects of such public housing agency.”.

Low rent housing.
“Development”.
50 Stat. 888.
42 USC 1402.

TITLE IV—PUBLIC HOUSING

LOW RENT HOUSING

SEC. 401. (a) In order to enable low-rent housing to serve more effectively the needs of large families of low income, the United States Housing Act of 1937 is amended by striking out the second and third sentences of paragraph (1) of section 2, and inserting in lieu thereof the following: “The dwellings in low-rent housing as defined in this Act shall be available solely for families whose net annual income at the time of admission, less an exemption of (a) \$100 for each adult dependent member of the family having no income and for each minor (other than the head of the family and his spouse), and (b) not to exceed \$600 of the income of each member of the family other than the principal wage earner, does not exceed five times the annual rental (including the value or cost to them of water, electricity, gas, other heating and cooking fuels, and other utilities) of the dwellings to be furnished such families. For the sole purpose of determining eligibility for continued occupancy, a public housing agency may allow, from the net annual income of any family, an exemption (a) for each minor member of the family (other than the head of the family and his spouse) of either \$100 or all or any part of the income of such minor, and (b) of \$100 for each adult dependent member of the family having no income, and (c) not to exceed \$600 of the income of any other member of the family other than the principal wage earner.”.

Eligibility.

50 Stat. 588.
42 USC 1402.

Continued occupancy.

Dwelling-unit
costs.
42 USC 1415.

(b) Section 15 (5) of the United States Housing Act of 1937 is amended by striking out "\$1,750" and inserting in lieu thereof "\$2,000", and by striking out "\$2,250".

Contracts.

(c) Section 15 (5) of the United States Housing Act of 1937 is amended by adding at the end thereof a new sentence as follows: "Every contract made pursuant to this Act for loans, annual contributions, or capital grants, with respect to a project for which the preparation of plans, drawings, and specifications has not been started or contracted for prior to the date of enactment of the Housing Act of 1957, shall require that such plans, drawings, and specifications follow the principle of modular measure in every case deemed feasible by the public housing agency, in order that the housing may be built by conventional construction, on-site fabrication, factory pre-cutting, factory fabrication, or any combination of these construction methods."

DISPOSITION OF WAR HOUSING PROJECTS

Wethersfield,
Conn.

70 Stat. 1107.
42 USC 1589d.

68 Stat. 646.

Kelso-Turner,
Las Vegas, Nev.

SEC. 402. (a) Notwithstanding the provisions of section 614 of the Act entitled "An Act to expedite the provision of housing in connection with national defense, and for other purposes", approved October 14, 1940, as amended (42 U. S. C. 1521, and the following), the Housing and Home Finance Administrator is authorized to sell and convey war housing project CONN-6029 to the housing authority of the town of Wethersfield, Connecticut, pursuant to the provisions of section 810 of the Housing Act of 1954, as amended, until midnight of December 1, 1957.

(b) Notwithstanding any other provision of law, the Housing and Home Finance Administrator is authorized and directed to sell and convey to the Housing Authority of the city of Las Vegas, Nevada, for a total price of \$452,200, all of the right, title, and interest of the United States in and to the housing project known as Kelso-Turner (NEV-26021) located in the city of Las Vegas, Nevada. Five per centum of the purchase price shall be paid at the time of closing and the balance of the purchase price shall be secured by a mortgage and shall be paid in equal annual installments within twenty years from the date of sale with the right of prepayment of all or any part thereof. The unpaid balances shall bear interest at the rate of 4½ per centum per annum. The Administrator may impose such other terms and conditions as he may deem necessary or desirable. The Administrator shall make no payments in lieu of taxes with respect to the project authorized to be conveyed hereunder for any tax year or portion thereof subsequent to the date of sale. Any sale pursuant to this authorization shall be made within three months after the date of enactment of this Act.

Central Louisi-
ana Hospital for
the insane.

64 Stat. 59; 70
Stat. 1107.
42 USC 1587,
1589d.

42 USC 1546.

(c) (1) Notwithstanding the provisions of sections 607 and 614 of the Act entitled "An Act to expedite the provision of housing in connection with national defense, and for other purposes", approved October 14, 1940, as amended (42 U. S. C. 1521, and the following), or any other law, the Housing and Home Finance Administrator shall convey to the State of Louisiana all right, title, and interest of the United States in and to the projects identified as LA-16011 and LA-16012, constructed under the provisions of said Act on real property constituting a part of the grounds of the Central Louisiana Hospital for the Insane leased from the State of Louisiana. Such conveyance shall be made in consideration of the payment of \$300,000 by the State of Louisiana in three equal annual installments.

(2) Payments in lieu of taxes, pursuant to section 306 of such Act of October 14, 1940, shall be made only for the pro rata period of the tax year preceding the date of delivery of possession of such projects to the State of Louisiana.

(3) The provisions of this subsection shall be effective only if the first installment is paid within sixty days after the date of enactment of this Act.

(d) Notwithstanding any other provision of law, the Housing and Home Finance Administrator is authorized and directed to sell and convey to the city of Layton, Utah, for a total purchase price of \$580,000, all of the right, title, and interest of the United States in and to the housing project known as Verdeland Park (UTAH-42015) located in the city of Layton, Utah. The purchase price shall be secured by a mortgage which need not be a general obligation of the city, and shall be paid in equal annual installments within ten years from the date of sale with the right of prepayment of all or any part thereof. No down-payment shall be required, and the unpaid balances shall bear interest at the rate of 4½ per centum per annum. The Administrator may impose such other terms and conditions as he may deem necessary or desirable. The Administrator shall make no payments in lieu of taxes with respect to the project authorized to be conveyed hereunder for any tax year or portion thereof subsequent to the date of sale. The provisions of this subsection shall be effective only if the conveyance is made within ninety days after the date of the approval of this Act.

Layton, Utah.

TITLE V—MILITARY HOUSING

SEC. 501. Section 803 (a) of the National Housing Act is amended by striking out "June 30, 1958" and inserting in lieu thereof "June 30, 1959".

Mortgage insurance.
70 Stat. 1109.
12 USC 1748b.
Maximum amount.

SEC. 502. Section 803 (b) (3) (B) of the National Housing Act is amended by inserting before the semicolon at the end thereof a colon and the following: "*Provided further*, That should the financing of housing to be constructed pursuant to a single invitation for bids be accomplished by two or more mortgages, the principal obligation of any single mortgage may exceed an average of \$16,500 per family unit if the sum of the principal obligations of all mortgages for such housing does not exceed an average of \$16,500 per family unit".

SEC. 503. Section 410 of the Housing Amendments of 1955 is amended to read as follows:

70 Stat. 1110.
42 USC 1594f.

"SEC. 410. In the construction of housing under the authority of this title and title VIII of the National Housing Act, as amended, the maximum limitations on net floor area for each unit shall be the same as the net floor area limitations prescribed by law (at the time plans and specifications for such construction are begun) for public quarters built with appropriated funds under military construction authority."

Net floor area limitations.

SEC. 504. Section 404 (a) of the Housing Amendments of 1955 is amended by striking out "an appropriate allowance for physical depreciation" and inserting in lieu thereof "an appropriate allowance representing the estimated cost of repairs and replacements necessary to restore the property to sound physical condition".

42 USC 1594a.
Acquisition of housing.

TITLE VI—MISCELLANEOUS

COLLEGE HOUSING

SEC. 601. (a) Section 401 (d) of the Housing Act of 1950 is amended by striking out "\$750,000,000" and inserting in lieu thereof "\$925,000,000", and by inserting before the period at the end thereof a colon and the following: "*Provided further*, That the amount outstanding for hospitals, referred to in clause (2) of section 404 (b) of this title, shall not exceed \$25,000,000".

70 Stat. 1113.
12 USC 1749.
Issuance of notes, etc.

12 USC 1749c.

"Educational institution."

(b) Section 404 (b) of such Act is amended to read as follows:

"(b) 'Educational institution' means (1) any educational institution offering at least a two-year program acceptable for full credit toward a baccalaureate degree, including any public educational institution, or any private educational institution no part of the net earnings of which inures to the benefit of any private shareholder or individual, (2) any hospital operating a school of nursing beyond the level of high school approved by the appropriate State authority, or any hospital approved for internships by recognized authority, if such hospital is either a public hospital or a private hospital, no part of the net earnings of which inures to the benefit of any private shareholder or individual, (3) any corporation (no part of the net earnings of which inures to the benefit of any private shareholder or individual) (A) established by any institution included in clause (1) of this subsection for the sole purpose of providing housing or other educational facilities for students or students and faculty of such institution without regard to their membership in or affiliation with any social, fraternal, or honorary society or organization, and (B) upon dissolution of which all title to any property purchased or built from the proceeds of any loan secured under this title will pass to such institution, and (4) any agency, public authority, or other instrumentality of any State established for the purpose of providing or financing housing or other educational facilities for students or faculty of any public educational institution included in clause (1) of this subsection, but nothing herein contained shall require an institution included in clause (1) of this subsection to obtain loans through any instrumentality included in this clause of this subsection."

VOLUNTARY HOME MORTGAGE CREDIT PROGRAM

Ante, p. 209.
12 USC 1750jj.

SEC. 602. Section 610 (a) of the Housing Act of 1954 is amended to read as follows:

"(a) This title and all authority conferred hereunder shall terminate at the close of July 31, 1959."

FARM HOUSING RESEARCH

SEC. 603. (a) The Housing and Home Finance Administrator is authorized and directed to undertake and carry out a program, in the manner provided in subsection (b), for the study of farm housing in the United States. Such program shall be designed to assist in the improvement of farm housing conditions in the United States by developing data and information on—

- (1) the adequacy of existing farm housing;
- (2) the nature and extent of current and prospective needs for farm housing, including the needs for financing and improved design, utility, and comfort, and the methods by which such needs might best be satisfied;
- (3) the problems faced by farmers in purchasing, constructing, improving, altering, repairing, and replacing farm dwellings;
- (4) the interrelation of farm housing problems and the problems of housing in urban and suburban areas; and
- (5) any other matters bearing upon the provision of adequate housing for the farm population of the United States.

(b) The research, study, and analysis required to carry out the program described in subsection (a) shall be conducted by land-grant

colleges established pursuant to the Act of July 2, 1862 (7 U. S. C., secs. 301-308), and such research, study, and analysis shall be financed with grants made to such colleges by the Housing and Home Finance Administrator on such terms, conditions, and standards as may be specified in regulations prescribed by him.

12 Stat. 503.

(c) The authority of the Housing and Home Finance Administrator to make grants under subsection (b) shall expire June 30, 1959; and the total amount of such grants shall not exceed \$300,000 during either of the fiscal years ending June 30, 1958, and June 30, 1959.

Expiration date.

(d) There are authorized to be appropriated such sums as may be necessary to carry out this section.

Appropriation.

EXCHANGE OF DATA

SEC. 604. The Housing and Home Finance Administrator shall exchange data relating to housing and urban planning and development with other nations where such exchange is deemed by him to be beneficial to the programs of the Housing and Home Finance Agency.

DISCOUNT CONTROL

SEC. 605. The Federal Housing Commissioner shall fix reasonable limits on the charges, fees, and discounts imposed upon the builder, seller, or purchaser in connection with the financing of the construction or sale of any housing covered by a mortgage insured under the National Housing Act, whether or not such charges, fees, and discounts are imposed in connection with the financing under such mortgage. The Administrator of Veterans' Affairs shall fix reasonable limits on the charges, fees, and discounts imposed upon the builder, seller, or purchaser in connection with the financing of the construction or sale of any housing which is built or purchased with a home loan insured or guaranteed under the Servicemen's Readjustment Act of 1944, whether or not such charges, fees, and discounts are imposed in connection with such home loan. Such limits may vary in accordance with the terms of the mortgage involved, the geographical area in which the housing is located, and such other pertinent factors as the Commissioner or the Administrator deems advisable. As a condition of eligibility for such guaranty or insurance, the lender shall certify that no charge, fee, or discount has been imposed by it in excess of the limits fixed pursuant to this section.

58 Stat. 284.
38 USC 693 note.

URBAN PLANNING GRANTS

SEC. 606. The second sentence of section 701 of the Housing Act of 1954 is amended by striking out "and (3) to State planning agencies, to be used for the provision of planning assistance to the cities, other municipalities, and counties referred to in clause (2) hereof" and by inserting in lieu thereof the following: "(3) to official governmental planning agencies for areas threatened with rapid urbanization as a result of the establishment or rapid and substantial expansion of a Federal installation; and (4) to State planning agencies, to be used for the provision of planning assistance to the cities, other municipalities, and counties referred to in clause (2) hereof and to the areas referred to in clause (3) hereof".

70 Stat. 1102.
40 USC 461.

Approved July 12, 1957.