uniform in cost, quality of construction, and age, wherein the residents are largely original owners. It is at present stable and is likely to remain so for several years; the duration of its present stability will depend on surrounding influences. It is protected by zoning ordinances, and is usually still protected by deed restrictions. In normal times it is one of the best districts for the sale of improved properties. It is an area in which mortgage loaning will be done on a fairly liberal basis but a little more conservatively than in the "green" areas.

G - DEFINITELY DECLINING - COLORED YELLOW

In general, this area is the "blue" area of a few years ago where many of the original owners have moved out, where residential income property and perhaps some business property is moving in. When it is an area comprised of large, old residences, these are being turned to new uses, such as being re-modeled into two or more family units or turned into "rooming houses". It may be an area which is a popular apartment house district, and it is to be noted that while certain isolated residential properties may be enhanced in value due to potential change in use, i.e., for multiple family residential structures or business structures, their value as single family residences is definitely declining. On the other hand, a "yellow" area may be one which developed through "high-pressure" promotion which ordinarily would be subject to definite sales resistance. Probably due to a sagging real estate market or some other specific influence, the promoter "dropped" the development, and stagnation ensued. In brief, whether it be an area which is definitely declining or an area which will never develop upward, it is a section where properties are not of uniformly good construction, not uniform in cost and type, have a relatively high percentage of rental properties, and show a varying pride of ownership. In these areas there is opportunity for many good mortgage loans, but a mortgage lender will be conservative and pick his properties with care.

D - HAZARDOUS - COLORED RED

These areas are the least desirable residential parts of the city. The properties are very cheap in construction, some of them likely to be mere shacks, usually old, and likely to be owned or tenanted by an undesirable and