in the fruit packing houses, laborers, and a very few "white-collar" workers, whose incomes range from $600 to $1,200. Population is almost entirely American whites. The neighborhood as a whole is not uniform, and pride of ownership is from fair to poor. The houses are on average 12 years old, range in cost from $600 to $1,500, and are virtually all of frame construction. No deed restrictions remain, but it is all zoned for single family residences, with the exception of four blocks in the southwest corner which are zoned industrial. The area is 85% owner-occupied, with no vacancy noted at present. However, there is a normal vacancy of 10% to 15% because the packing houses have a seasonal peak and low point, and the factory workers move in and out. On the west the area pushes up against packing plants and other industries. On the east is undeveloped land.

This area includes that "yellow" portion north of "C-8" and surrounding the small "blue" area, "B-5", the hatched area to the east and the "solid yellow" portion north of Ventura Boulevard and east of the County Hospital. The "solid color" portions are essentially the same; they are occupied by laborers, artisans, and tradesmen whose incomes range from $800 to $1,500 a year, virtually all of whom are American white. These portions are not uniform, as they contain very cheap houses, showing little pride of ownership, and a few substantially built, small houses, presenting a neat appearance. The cost range of these houses is from $2,000 to $4,000. The average age is about 12 years, ranging from new to houses 30 years old, and there is no new building at the present time.

Most of the area is outside the city limits and is not protected by any zoning ordinance nor are there deed restrictions. The part surrounding "B-5", however, is in the city and is zoned for single family residences. The area is largely owner-occupied, and there is practically no vacancy at present. The northwesterly part of the area just above "B-5" is the oldest part but has on it a few very fine homes. These homes are suffering with the general decline of the district. The portion of this area which is hatched is a subdivision which was started several years ago for small