3. DESCRIPTION AND CHARACTERISTICS OF AREA: (Continued from previous page)

portion. The quality of construction of these dwellings ranges from first class substandard to "Jerry built" and shoddy. High pressure promotional effort is the rule and terms vary from nothing to $100 down with balance payable in 94 monthly installments. Prices range roughly from $2000 to $2000.

Practically 100% of the activity in the area is of a speculative nature and this factor in itself seriously clouds the future of the district. Under the circumstances outlined it naturally follows that the population is extremely heterogeneous. A majority of the residents are young people who have not yet attained economic stability and, should the airplane plants mentioned curtail operations, it would inevitably result in numerous abandonments and foreclosures. It should be stated, however, that the plants mentioned have a tremendous back log of orders and indications point to still further expansion of operations.

Authorities differ widely as to the classification of this area, but, after reviewing all the uncertainties and detrimental factors, higher than a "medial yellow" is not warranted.