1. **POPULATION:**
   - a. Increasing
   - b. Class and Occupation: Skilled artisans, laborers, WPA workers, etc.
   - c. Foreign Families: 10% Nationalities: Japanese
   - d. Negro: 0%
   - e. Shifting or Infiltration: Evidence of an exodus of Japs as district develops

2. **BUILDINGS:**
   - a. Type and Size: 4 and 5 rooms
   - b. Construction: Frame and stucco
   - c. Average Age: 6 years
   - d. Repair: Fair to good
   - e. Occupancy: 96%
   - f. Owner-occupied: 80%
   - g. 1935 Price Bracket: $2500-$4000
   - h. 1937 Price Bracket: $2500-$4000
   - i. 1939 Price Bracket: $2500-$4000
   - j. Sales Demand: Fair
   - k. Predicted Price Trend (next 6-12 months): Static
   - l. 1935 Rent Bracket: $20 - 30
   - m. 1937 Rent Bracket: $20 - 30
   - n. 1939 Rent Bracket: $20 - 30
   - o. Rental Demand: Fair
   - p. Predicted Rent Trend (next 6-12 months): Static

3. **NEW CONSTRUCTION (past yr.):** No...

4. **OVERHANG OF HOME PROPERTIES:**
   - a. HOLC: 3
   - b. Institutions: Many

5. **SALE OF HOME PROPERTIES (3 yr.):**
   - a. HOLC: 9
   - b. Institutions: Many

6. **MORTGAGE FUNDS:** Ample (PHA)

7. **TOTAL TAX RATE PER $1000 (193?):** $52.70

8. **DESCRIPTION AND CHARACTERISTICS OF AREA:**
   - Terrain: Level, almost swamp land. No construction hazards but possible drainage problems. Land improved 10% to 15%. An "ad valorem tax" district retarded development until recently in parts of area. This situation has now been cleared and area is rapidly becoming a low priced workingman's district. The Japs in the area operate leased garden tracts, and as development takes place they are being pushed out. There are quite a number of third generation Mexican land owners who leased to Jap gardeners. These are pretty generally staying in district and may prove of sufficient influence to adversely affect area. New improvements, however, indicate a "low yellow" development. Since January 1939, a number of cheap Title I dwellings have been built in the area. Deed restrictions have expired; zoning is spotted, ranging from single family to multiple family, with multiple construction permitted along Venice and Washington Blvds. Schools, churches and trading centers are available, but transportation, at present, is inadequate and expensive. Lot values are currently around $10 per front foot.

9. **LOCATION:** Barnes City
   - **SECURITY GRADE:** 3rd
   - **AREA NO.:** G-68
   - **DATE:** 5/3/39

   Hatched: This area is currently affected in whole or in part by an Ad valorem Tax District. Individual properties should be checked for this hazard.