1. POPULATION:  
   a. Increasing  
   b. Class and Occupation: Laborers, employees of Soldier's Home, semi-skilled workers. 
   c. Foreign Families: 30%  
   d. Nationalities: Mexican, Japanese, Italian, Slavic  
   e. Shifting or Infiltration: Continued infiltration of subversive foreign elements. 

2. BUILDINGS:  
   a. Type and Size: 3-4 room dwellings  
   b. Construction: Frame - few stucco  
   c. Average Age: 20 years  
   d. Repair: Poor  
   e. Occupancy: 97%  
   f. Owner-occupied: 20%  
   g. 1935 Price Bracket: $1200-1700  
   h. 1937 Price Bracket: $1400-2000  
   i. 1939 Price Bracket: $1500-2000  
   j. Sales Demand: Poor  
   k. Predicted Price Trend: Static  
   l. 1935 Rent Bracket: $13.50-17.50  
   m. 1937 Rent Bracket: $15.00-20.00  
   n. 1939 Rent Bracket: $15.00-25.00  
   o. Rental Demand: Steady  
   p. Predicted Rent Trend: Static  

3. NEW CONSTRUCTION:  
   (past yr.) No. 1  
   Type & Price: $2250  
   How Selling: Owner built  

4. OVERHANG OF HOME PROPERTIES:  
   a. HOLC  
   b. Institutions  

5. SALE OF HOME PROPERTIES:  
   (3 yr.)  
   a. HOLC  
   b. Institutions  

6. MORTGAGE FUNDS:  
   None  

7. TOTAL TAX RATE PER $1000 (1938-39): $52.70  
   1939  

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   Terrain: Level with occasional ravines. No construction hazards. Land improved to 70% of a maximum of 95%. There are no deed restrictions, and zoning varies from single-family to light industrial. Conveniences are all readily available. This area was subdivided between 25 and 30 years ago and was never a choice district. Construction ranges from substandard to shack and maintenance is notable for its uniformly poor quality. Population and improvements are both highly heterogeneous. Area is adjacent to the Veterans' Hospital and Old Soldiers' Home. Part of it has been recommended for a slum clearance project. Lot values range from $12 to $14 per front foot. The area is entirely blighted and is accorded a "low red" grade.  