AREA DESCRIPTION

1. POPULATION: a. Increasing  Slowly  Decreasing  Static  
b. Class and Occupation  Railroad, factory & TPA workers, artisans, etc.,  Low income level $700-$1500  
c. Foreign Families  5%  Nationalities  Mexicans & Japanese  d. Negro  0%  
e. Shifting or Infiltration  None indicated at present

2. BUILDINGS:  
   a. Type and Size  PREDOMINATING  95%  OTHER TYPE  
   b. Construction  Frame & stucco  
   c. Average Age  15 years  
   d. Repair  Poor to fair  
   e. Occupancy  97%  
   f. Owner-occupied  20%  
   g. 1935 Price Bracket  $2000-$3000  % change  % change  
   h. 1937 Price Bracket  $2250-$3500  %  %  
   i. 1939 Price Bracket  $2250-$3500  %  %  
   j. Sales Demand  Poor  
   k. Predicted Price Trend  (next 6-12 months)  Static  
   l. 1935 Rent Bracket  $12.50-$27.50  % change  % change  
   m. 1937 Rent Bracket  $15.00-$25.00  %  %  
   n. 1939 Rent Bracket  $15.00-$25.00  %  %  
   o. Rental Demand  Good  
   p. Predicted Rent Trend  (next 6-12 months)  Static to downward  4 & 5 rooms

3. NEW CONSTRUCTION (past yr.) No. 10  Type & Price $2750-$4000  How Selling  Slowly

4. OVERHANG OF HOME PROPERTIES:  
   a. HOLC  1  
   b. Institutions  Many

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

6. MORTGAGE FUNDS:  Limited  7. TOTAL TAX RATE PER $1000 (1937)  $52.70  

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   Terrain: Flat, low lying (river bottom). No construction hazards. Land improves 40%. There are no deed restrictions and zoning permits multiple family dwellings. Conveniences: Bus transportation on Riverside Drive. Grade schools, churches and shopping centers are all available. High School is some distance away. This area was subdivided some 20 years ago and was developed as a workingman's neighborhood. Construction and maintenance are of ordinary quality and quite spotted, giving the area a heterogeneous aspect. Population is of the low-income laboring group. Formerly the area was subject to flood, but recent flood control work is said to have overcome this difficulty. While zoned to permit multiple dwellings, there are but few of such structures, and those are mostly cheap rental units. The economic instability indicated by the low-family income and the large amount of foreclosures which have taken place over the past few years, coupled with the presence of a limited amount of subversive racial elements and a possible flood hazard, does not warrant higher than the "high red" grade assigned.

9. LOCATION  Riverside Drive  SECURITY GRADE 4th  AREA NO. D-32  DATE 8/37/38