1. AREA CHARACTERISTICS:
   b. Favorable Influences: Good soil for sustenance homesteads. Accessibility by auto.
   c. Detrimental Influences: Inadequate transportation. Distance to schools and trade centers.
   d. Percentage of land improved: 30%. e. Trend of desirability next 10-15 yrs: Slowly up.

2. INHABITANTS:
   a. Occupation: Common labor, subsistence farming.
   b. Estimated annual family income: $1500.
   c. Foreign-born families: 30%; Mexican-Americans predominating.
   d. Negroes: %.
   e. Infiltration: Possible; f. Relief families: Many.
   g. Population is increasing: Slowly; decreasing: ; static: .

3. BUILDINGS:
   a. Type: 4 & 5 rooms
   b. Construction: Frame, rustic
   c. Average Age: 5 - 6 Years
   d. Repair: Poor to good
   e. Occupancy: Hatched area
   f. Home ownership: %
   g. Constructed past yr: 15
   h. 1929 Price range: $1500 - $2500
   i. 1935 Price range: $1500 - $1750
   j. 1938 Price range: $1800 - $2000
   k. Sales demand: All prices - fair
   l. Activity: Fair
   m. 1929 Rent range: $15 - 20
   n. 1935 Rent range: $12.50 - 15
   o. 1938 Rent range: $15 - 17.50
   p. Rental demand: All prices - fair
   q. Activity: Fair


5. CLARIFYING REMARKS: This outside, hatched area was subdivided some years ago as a sustenance homestead project, but its real development has only started in the past few years. There is no zoning nor deed restrictions. It is said to fill a community need and to have fair prospects. With continued growth, many of the detrimental influences will be overcome. Property in the area is said to have a fairly ready market. It is hard to conceive of the area ever developing into a higher grade than the provisional "low yellow", which is assigned.

6. NAME AND LOCATION: Gardenland
   SECURITY GRADE: 0
   AREA NO.: 1