1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.
   
b. Favorable Influences.
   Transportation, schools, churches, and shopping centers conveniently available. Within walking distance to State Office Buildings and city center.
   
c. Detrimental Influences.
   
   
2. INHABITANTS:
   a. Occupation white collar workers, and small business men.
   b. Estimated annual family income $1500 - 2100
   
c. Foreign-born families: 40%; Latin races predominating; d. Negro: 1%
   e. Infiltration of Orientals - socially f. Relief families Few
   
g. Population is increasing slowly, decreasing, static
   
3. BUILDINGS:
   a. Type 5 and 6 room
   b. Construction Frame
   c. Average Age 20 Years
   d. Repair Fair to good
   e. Occupancy 97% single-family
   f. Home ownership 50%
   g. Constructed past yr. None
   h. 1920 Price range $5000 - $5000 100%
   i. 1925 Price range $2250 - $2500 70%
   j. 1928 Price range $2500 - $2800 80%
   k. Sales demand $All prices - good
   l. Activity Good
   m. 1929 Rent range $25 - $50 100%
   n. 1925 Rent range $17.50 - $25 70%
   o. 1928 Rent range $20 - $35 80%
   p. Rental demand $All prices - good
   q. Activity Good
   
   
5. CLARIFYING REMARKS: This area is part of the old city and is without deed restrictions. Zoning permits multi-family dwellings, but improvements are predominantly single-family dwellings of cheap to medium quality construction. Maintenance is generally of good quality. Lending is limited to selected risks. In the southeast section along Howell and Yale improvements are of distinctly better grade. The area is very spotted, but there is a steady demand for property, both for purchase and rental, and it is not believed the area is over-graded when it is accorded a "low-yellow" grade.
   
6. NAME AND LOCATION Part of Old City  SECURITY GRADE C  AREA NO. 17