1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.
   b. Favorable Influences. Convenience to transportation, schools, churches, trading
      and recreational area. Adjacency to higher-grade areas
      and main High School and convenience to Junior College
      are all stabilizing factors.
   c. Detrimental Influences. Danger of subversive racial infiltration and encroachment
      of business. Age and obsolescence of improvements.
   d. Percentage of land improved __75__; e. Trend of desirability next 10-15 yrs. Slow
      decline
2. INHABITANTS:
   a. Occupation common laborers to upper
      workers.
   b. Estimated annual family income $1600 - 2400
   c. Foreign-born families __10__; Latin _______ predominating;
      d. Negro __ Few __ % scattered
   e. Infiltration of Possible __; f. Relief families __ Few __
   g. Population is increasing __very slow; decreasing __; static __
3. BUILDINGS:
   a. Type __ 5 and 6 room
   b. Construction __ Frame
   c. Average Age __ __ 50 __ Years __ __ Years
   d. Repair __ Fair to good __
   e. Occupancy __ ___ 95 _ % __ _ % __ __ 2 __
   f. Home ownership __ __ ___ 45 __ % __ __ 2 __
   g. Constructed past yr. __ __ ___ 17 __ _____
   h. 1929 Price range $2000 - 6000 __ __ ___ 100 _ % __ __ 100 _ % __ __ 100 _ %
   i. 1935 Price range $6000 - 9500 __ __ ___ 70 _ % __ __ 2 __ __ 2 __
   j. 1938 Price range $9500 - 14000 __ __ ___ 80 _ % __ __ 2 __ __ 2 __
   k. Sales demand __ All prices __ good __
   l. Activity __ Good __
   m. 1929 Rent range $25 - 40 __ __ ___ 100 _ % __ __ 100 _ % __ __ 100 _ %
   n. 1935 Rent range $40 - 80 __ __ ___ 70 _ % __ __ 2 __ __ 2 __
   o. 1938 Rent range $80 - 125 __ __ ___ 90 _ % __ __ 2 __ __ 2 __
   p. Rental demand __ All prices __ good __
   q. Activity __ Good __
5. CLARIFYING REMARKS: the majority opened between 1890 and 1920. Zoning restrictions have
    expired. Zoned multi-family in northeast portion, 2-family in balance of area.
    Dwellings are cheap to medium quality of construction and are generally well main-
    tained. Real estate owners state that the few scattered Negro families (six known) are old
    residents and do not affect values beyond adjoining property. The southern part
    of area is sparsely settled and with proper treatment might develop into a higher grade.
    The area is well established as an old, middle-class district with a
generally harmonious population. Although there is a steady demand for both purchase
and rental properties in the area, owing to age and obsolescence, it is not deemed
6. NAME AND LOCATION: Oak Park (proper) and Highland Park SECURITY GRADE __ c. AREA NO. 22
   feasible to accord higher than a "low yellow" grade.