1. **Area Characteristics**
   a. **Description of Terrain.** Level with no construction hazards.
   b. **Favorable Influences.** Convenience to transportation, schools, churches, and trading centers.
   c. **Detrimental Influences.** Danger of subversive racial infiltration. Heterogeneous character of development. Mixed types and age of improvements.
   d. **Percentage of Land Improved.** 60%; e. **Trend of desirability next 20-25 yrs.** Upward to declining.

2. **Inhabitants:** Common and skilled laborers,
   a. **Occupation.** White collar clerical; b. **Estimated annual family income.** $1200-2400.
   c. **Foreign-born families.** 10%; d. **Latin predominating.**
   e. **Infiltration of.** Scattered - not; f. **Relief families.** Few families known.
   g. **Population is increasing.** Nil; decreasing; static.

3. **Buildings:**
   a. **Type.** 4 and 6 room; b. **Construction.** Frame, rustic, stone, brick.
   c. **Average Age.** Very mixed 20 Years.
   d. **Repair.** Poor to good.
   e. **Occupancy.** 90.5%.
   f. **Ownership.** 72%.
   g. **constructed past yr.** 22; new construction in $4000 to $4500 price range.
   h. **1929 Price range.** $12.50 to 45.
   i. **1939 Price range.** $15 - 38 to 50.
   j. **1952 Price range.** $15 - 38 to 50.
   k. **Sales demand.** All prices - good.
   l. **Activity.** Good.
   m. **1929 Rent range.** $15 - 50.
   n. **1939 Rent range.** $15 - 25.
   o. **1952 Rent range.** $15 - 50.
   p. **Rental Demand.** All prices - good.
   q. **Activity.** Good.

4. **Availability of Mortgage Funds:** a. **Home purchase.** Appr.; b. **Home building.** Appr.

5. **Clarifying Remarks:** Composed of 50 subdivisions opened as early as 1896. Poor planning prevented successful development and deed restrictions were not enforced. Non-zoned for ten family houses. Single family units predominate and range in quality from very cheap to good. Maintenance is also spotty. Population is mixed. Negro families are concentrated between 5th & 50th Avenues, on Southside. Their presence has started active resistance to further infiltration of all subversive elements. Although there are a few streets which warrant a "high and social" yellow the section as a whole does not warrant better than a "low yellow" grade.

6. **Name and Location:** East Oak Park
   **Security Grade:** C
   **Area No.:** 28