1. AREA CHARACTERISTICS:
   a. Description of Terrain: Generally level, some lower areas near river. Subject to
      hydrostatic pressure due to high water in river would flood, deep basements.
   b. Favorable Influences: Adequate schools and trading centers. Proximity to all
      classes of employment in Sacramento and in Yuba City. Washington is an in-
      corporated town with low tax burden.
   c. Detrimental Influences: Homogeneous population and improvements. Inadequate trans-
      portation, public utilities, and street improvements. Pressure of subversive
      racial elements.
   d. Percentage of land improved: 75%; e. Trend of desirability next 10-15 yrs: Static
   2. INHABITANTS:
      a. Occupation: White collar workers; b. Estimated annual family income: $1500
      e. Infiltration of Subversive races: f. Relief families: Many
      has occurred
   g. Population is increasing: Slowly; decreasing: static
   3. BUILDINGS:
      a. Type: Predominating 60%  OTHER TYPE: 30%  OTHER TYPE: 10%
         - 5 - 6 room
         Non-descript
         Rooming houses
      b. Construction: Frame
      c. Average Age: 30+ Years
      d. Repair: Poor to good
      e. Occupancy: 94% 94% 94%
      f. Home ownership: 38% 38% 38%
      g. Constructed past yr: Mono
      h. 1929 Price range: $1500-3000
      i. 1935 Price range: $1350-2000
      j. 1938 Price range: $1250-2500
      k. Sales demand: Poor - all prices
      l. Activity: Poor
      m. 1929 Rent range: $15.00-25
      n. 1933 Rent range: $12.50-15
      o. 1938 Rent range: $12.50-20
      p. Rental demand: Fair - all prices
      q. Activity: Poor
   5. CLARIFYING REMARKS: Includes the unincorporated town of Washington with a population of
      2000 of 4200 people. Construction ranges from very cheap to good and there are no
      restrictions or zoning laws. Maintenance is poor. In particular, the section is "rural" and 20% of the
      population is foreign, including Orientals, Mexicans and low-
      class Italians. Although the section is homogeneous with lodging houses, auto-
      trailer camps, flats and dwelling units over stores its physical appearance is not
      as bad as might be expected. Graded a "medium risk" area.
   6. NAME AND LOCATION: Washington (Newark) Yolo County SECURITY GRADE: D  AREA NO: 1