1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with favorable grade and no construction hazards.
   b. Favorable Influences. Convenience to transportation, schools, churches, trading
      and recreational centers. Proximity to industrial employment. Population density
      below city's average.
   c. Detrimental Influences. Presence of levee and Southern Pacific Railroad. Excessive
      flood traffic. Enroachment of business and industry.
   d. Percentage of land improved %;
   e. Trend of desirability next 10-15 yrs. Downward

2. INHABITANTS:
   a. Occupation Few None
   b. Estimated annual family income $ 1000-1800
      Common skilled laborers
   c. Foreign-born families None None
   d. Negro None;
   e. Infiltration subversive races predominating;
   f. Relief families

3. BUILDINGS:
   a. Type Predominating
      5 - 6 rooms %
   b. Construction
      Frame
   c. Average Age 20+ Years
   d. Repair Poor to good
   e. Occupancy 97.5 %
   f. Home ownership 44 %
   g. Constructed past yr. None
   h. 1929 Price range $ 2500-4000
      100% $ 100% $
   i. 1933 Price range $ 1500-2500
      60 % $
   j. 1938 Price range $ 2000-2800
      70 % $
   k. Sales demand $ Poor
      (all prices)
   l. Activity
      Poor
   m. 1929 Rent range $ 30 - 50
      100% $
   n. 1933 Rent range $ 15 - 22.50
      70 % $
   o. 1938 Rent range $ 30 - 27.50
      90 % $
   p. Rental demand $ All prices - fair
      Poor
   q. Activity Limited


5. CLARIFICATION:
   An area without deed restrictions and, with exception of the ex-
   tends central portion, which is zoned 2-family, and the half-blocks on southern
   perimeter, zoned multi-family residential, zoning is "general commercial" and "heavy
   industrial." Improvements, are generally fairly well-maintained. Characteristics
   of area similar to those of Area C-7. Population, while of lower social and
   income levels, contains but few subversive elements. Residential improvements are
   largely confined to district south of the railroad. The area, on account of hazards
   mentioned and general lack of appeal, is accorded a "low risk" grade.

6. NAME AND LOCATION Old City - 21st to 31st
   SECURITY GRADE D
   AREA NO. 5