C-28 This area, which consists of 41 blocks and is 75% built-up, has the same general topography as "C-27" and is also occupied by "white collar" and factory workers, laborers, and service group workers with an income range of from $1200 to $2400. A fair degree of pride of ownership is in evidence, and there are no unfavorable racial conditions. The area is zoned first-residential, and modest single-family frame and stucco houses and bungalows predominate, with some multi-family dwellings. The district is 30 years old, and the improvements have an average age of 10 to 20 years and a cost range of from $2500 to $5,000. Single-family homes are 80% owner-occupied, and 2% vacant. This area is located near the industrial section. There is a recreational park within the area, and a perked city reservoir and the proposed McLaren Park are adjacent. Schools of all grades, transportation facilities, parks and recreational areas are all conveniently available, and the climate is equitable. There appears to be an increasing demand for property in this area. While a few mortgagee institutions do not include this area in their lending territory on account of its location, generally speaking it is well considered and loans are made freely upon fairly liberal terms.

A standard six-room house in this area would have sold for $6,000 in 1929, $4000 in 1933, and is currently selling for $5000. The same home would have rented for $55 in 1929, $37.50 in 1933, and $45 now.