This area of some 43 blocks is undulating in topography and is situated on the border of the business district. It is immediately south of the densely populated D-3 area from which there is a constant threat of undesirable racial infiltration. However, there are no concentrations existing at the present time. Inhabitants of the area consist largely of small business men, "white collar" workers, skilled and semi-skilled artisans, etc., having incomes ranging from $1200 to $3000. There are very few single-family residences in the area which is zoned second-residential and business. Improvements consist largely of middle-class apartments and flats with a strong tendency toward a better grade of apartment houses.

In the area is located one of the State Normal Schools, and the new U.S. Mint is also under construction. The single-family residences in the area are from 40 to 50 years old, and had a cost range when new of from $3500 to $7500. They are 70% owner-occupied with a 5% vacancy. Schools, transportation facilities, and recreational areas are favorably located, and its nearness to the shopping centers is also an advantage. The area is 100% developed and a high assessed value of lands would seem to preclude any new construction of single-family residences.

But very few mortgagee institutions will consider loans on one to four-family units, and any such loans would be hazardous except upon the basis of land value.

A standard six-room house in this area would have sold for $4500 in 1929, $3000 in 1933, and is currently selling for $3750. The same house would have rented for $45 in 1929, $50 in 1933, and $37.50 now.