1. AREA CHARACTERISTICS:
   a. Description of Terrain: River bottom land protected from high water by levees, subject to standing water in periods of excessive rainfall; possibility of hydrostatic pressure aggravating this condition.
   b. Favorable Influences: Good soil for sustenance homesteads. Accessibility by auto to industrial and commercial employment. Low taxes.
   c. Detrimental Influences: Inadequate transportation. Distance to schools and trading centers. Lack of sewers and paved streets. Heterogeneous population, improvements and maintenance.
   d. Percentage of land improved 30%; e. Trend of desirability next 10-15 yrs. Slowly up to static

2. INHABITANTS:
   a. Occupation: Common labor, subsistence farming; b. Estimated annual family income $ Relief to 1500
   c. Foreign-born families 30%; Mexican predominating; d. Negro ;
   e. Infiltration of possible; f. Relief families Many
   g. Population is increasing Slowly; decreasing ; static

3. BUILDINGS:
   a. Type: 4 & 5 rooms 90% ;
   b. Construction: Frame, rustic
   c. Average Age: 5 - 6 Years
   d. Repair: Poor to good
   e. Occupancy: Hatched %
   f. Home ownership: __
   g. Constructed past yr. 15
   h. 1929 Price range $ 1500-2500 100% $ 100% $ 100%
   i. 1935 Price range $ 1500-1750 70 % $ 100% $ 3
   j. 1938 Price range $ 1600-2000 80 % $ 100% $ 3
   k. Sales demand $ All prices - fair
   l. Activity: Fair
   m. 1929 Rent range $ 15 - 20 100% $ 100% $ 100%
   n. 1935 Rent range $ 12.50 - 15 60 % $ 100% $ 3
   o. 1938 Rent range $ 15 - 17.50 80 % $ 100% $ 3
   p. Rental demand $ All prices - fair
   q. Activity: Fair


5. CLARIFYING REMARKS: This outside, hatched area was subdivided some years ago as a sustenance homestead project, but its real development has only started in the past few years. There is no zoning nor deed restrictions. It is said to fill a community need and to have fair prospects. With continued growth, many of the detrimental influences will be overcome. Property in the area is said to have a fairly ready market. It is hard to conceive of the area over developing into a higher grade than the provisional "low yellow", which is assigned.

6. NAME AND LOCATION Gardenland SECURITY GRADE C AREA NO. 1