1. AREA CHARACTERISTICS:
   a. Description of Terrain. Generally level - some low acres near river. Subject to hydrostatic pressure due to high water in river would flood deep basements.
   d. Percentage of land improved 75%; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS:
   a. Occupation Laboring classes to white collar workers; b. Estimated annual family income $ Relief to $1800; c. Foreign-born families 40% None predominating; d. Negro None 20% e. Infiltration of Subversive races has occurred; f. Relief families Many; g. Population is increasing Slowly; decreasing; static

3. BUILDINGS:
   a. Type Predominating 60% Other Type 30% Other Type 10%
      b. Construction Frame Frame Frame
      c. Average Age 30+ Years 30+ Years 30+ Years
      d. Repair Poor to good Poor to good Poor to good
      e. Occupancy 94% % %
      f. Home ownership 38% % %
      g. Constructed past yr. None None None
      h. 1929 Price range $1500-3000 100% $ 100% $ No sales activity 100%
      i. 1935 Price range $1250-2000 60% $ $ $ 60% $ 60% $
      j. 1938 Price range $1250-2000 60% $ 60% $ 60% $ 60% $
      k. Sales demand Poor - all prices $ $ $ 100% $ Non-existent
      l. Activity Poor Poor Poor
      m. 1929 Rent range $15.00-25 100% $ $ $ $ Usually owner-occupied - no rental
      n. 1935 Rent range $12.50-15 60% $ $ $ $ Usually owner-occupied - no rental
      o. 1938 Rent range $12.50-20 80% $ $ $ $ Usually owner-occupied - no rental
      p. Rental demand Fair - all prices $ $ $ $ Non-existent
      q. Activity Poor Poor Poor


5. CLARIFYING REMARKS: Comprises the incorporated town of Washington with a population of 2000 of more people. Construction ranges from very cheap to good and there are no restrictions or zoning laws. Maintenance is also spotty. The particular hazard is "racial"; 30% of the populace is foreign, including Orientals, Mexicans and low-class Italians. Although the section is heterogeneous 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 "medial red" area.

6. NAME AND LOCATION Washington (Broderick) Yolo County SECURITY GRADE 2 AREA NO. 1