1. AREA CHARACTERISTICS:

a. Description of Terrain.
   Level with no construction hazards. Low elevation indicates threat of flooded basements at times of high tides, because of hydrostatic pressure. This is ameliorated however, by a city pumping plant which is operated to overcome this hazard.

b. Favorable Influences.
   Convenience to schools, churches, trading center, and recreational areas. Transportation available in eastern portion. Adjacence to high grade areas to north.

c. Detrimental Influences.
   Proximity to district bordering Stockton Channel which is zoned for heavy industry. Also see 1a above.

d. Percentage of land improved 70%.

2. INHABITANTS:


b. Estimated annual family income $1800-3000.

c. Foreign-born families few; None predominating.

d. Negro None; 0%.

e. Infiltration of A threat in southeastern portion.

f. Relief families None known.

g. Population is increasing Slowly; decreasing; static.

3. BUILDINGS:

a. Type Predominating 90% OTHER TYPE 0% OTHER TYPE 0%.

b. Construction Frame, brick and stucco.

c. Average Age 10 Years.

d. Repair Good.

e. Occupancy 98%.

f. Home ownership 70%.

g. Constructed past yr. 3.

h. 1929 Price range $3000-6000.

i. 1936 Price range $2500-5000.

j. 1938 Price range $2500-5000.

k. Sales demand $3500 - poor.

l. Activity Poor.

m. 1936 Rent range $30 - 45.

n. 1938 Rent range $35 - 50.

o. 1938 Rent range $35 - 50.

p. Rent demand $40 - good.

q. Activity Fair.

4. AVAILABILITY OF MORTGAGE FUNDS:

a. Home purchase Ample.

b. Home building Ample.

5. CLARIFYING REMARKS:

With the exception of parts of the northern section of this area, deed restrictions are believed to have expired. It is zoned single family north of but including both sides of Floras Street west of but including both sides of San Jose Ave, the balance of area is zoned 2-family residential. Northern part of area is of higher grade than balance, owing to fact that 3 or 4 Japanese merchants are said to have acquired homes in the 3 southeastern blocks this section is bordering upon 3rd grade. Realtors state that while rental demand is good there is considerable sales resistance. However, construction and maintenance are of good quality and % of home ownership and occupancy high. Future of area depends upon nature of developments which takes place in the wholly unimproved City Park Terrace & West Stockton.

6. NAME AND LOCATION:

City Park Terrace & West Stockton Security grade B, Area NO. 14.