1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.
   
b. Favorable Influences. Fairly convenient to grade school, trading center and transportation. Low taxes.
   
c. Detrimental Influences. Outside city limits, lacks street improvements, water and sewers.
   
d. Percentage of land improved 40%; e. Trend of desirability next 10-15 yrs Up to static
   
2. INHABITANTS: Artisans, WPA workers, common laborers, etc.; b. Estimated annual family income $900-1500
   a. Occupation Few %; c. Foreign-born families None; d. Negro None; e. Infiltration Possible but not predominant; f. Relief families Many
   c. Estimated annual family income $900-1500
e. Infiltration Possible but not predominant
f. Relief families Many
   g. Population is increasing Slowly; decreasing static
   
3. BUILDINGS:
   a. Type 3-4 room
   b. Construction Frame
   c. Average Age 10 Years
   d. Repair Poor to fair
   e. Occupancy 98 %
   f. Home ownership 75 %
   g. Constructed past yr. 5
   
h. 1929 Price range $1000-1500 100%; j. 1938 Price range $1000-1500 100%
i. 1936 Price range $1000-1500 100%; k. Sales demand $1500 - good
   
l. Activity Fair
   
m. 1929 Rent range $15 - 20 100%; n. 1936 Rent range $15 - 20 100%
o. 1938 Rent range $15 - 20 100%; p. Rental demand $20 - good
   q. Activity Good
   
   
5. CLARIFYING REMARKS: This area which is outside city limits is partially deed protected, but restrictions are said not to be enforced. It is a low priced laboring district, with improvements and maintenance inclined to be heterogeneous. Residents, while of the low income group, are fairly homogeneous and there are no subversive racial elements. It is possible but not probable that future developments may be of better quality which will permit a higher grade. Under present conditions and outlook the area is accorded a "low yellow" grade.
   
6. NAME AND LOCATION El Recodo Terrace SECURITY GRADE 0 AREA NO. 6