1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.

   b. Favorable Influences. Fairly convenient to grade schools and trading centers. Low taxes. A number of groves of large oaks add to desirability.

   c. Detrimental Influences. Lack of transportation, improved streets and sewers. Dependence upon wells for water and lack of proper sewage disposal is a health menace. Heterogeneous improvements and population.

   d. Percentage of land improved 20%; e. Trend of desirability next 10-15 yrs. Doubtful see clarifying remarks

2. INHABITANTS:
   a. Occupation. Truck gardeners, chicken ranchers, farm laborers
   b. Estimated annual family income $900-1800
   c. Foreign-born families 10%; None predominating; d. Negro Yes; 1%
   e. Infiltration of Subversive races; f. Relief families Many

   g. Population is increasing slowly; decreasing; static

3. BUILDINGS:
   a. Type 3 - 4 room
   b. Construction Frame - cheap, some shacks
   c. Average Age 15 Years
   d. Repair Poor
   e. Occupancy 95%
   f. Home ownership 50%
   g. Constructed past yr. 25
   h. 1929 Price range $1000-2000 100% $1000-2000 100% $1000-2000 100%
   i. 1936 Price range $1000-2000 100% $ 100% $ 100%
   j. 1938 Price range $1000-2000 100% $ 100% $ 100%
   k. Sales demand $1500 - Fair
   l. Activity Fair
   m. 1929 Rent range $12.50-20 100% $12.50-20 100% $12.50-20 100%
   n. 1936 Rent range $12.50-20 100% $ 100% $ 100%
   o. 1938 Rent range $12.50-20 100% $ 100% $ 100%
   p. Rental demand $15 fair
   q. Activity Fair


5. CLARIFYING REMARKS: This area is outside city limits and is without zoning or good re-
   strictions except in the northwest portion known as "Sheltered Oaks" which is deed protected against orientals and negroes. There is a low grade population however, and improvements are highly heterogeneous. The area is largely unplatted and scatted areas are wholly unimproved and should be considered as "hatched areas". Within the past several years a number of Italians have built some substantial 5 room brick bungalows which are deemed over-improvements. The area has an appeal as a "sustenance homestead" district. Some parts of area may develop into higher grade if properly subdivided. It is impossible to predict future of area but based upon present conditions and improvements it is assigned a "medial red" grade.

6. NAME AND LOCATION: Sheltered Oaks, City Farms SECURITY GRADE D AREA NO. 1