AREA DESCRIPTION - SECURITY MAP OF Stockton, Cal.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.
   b. Favorable Influences. Convenience to schools, churches, trading centers and industrial employment. Proximity to recreational areas.
   c. Detrimental Influences. Heterogeneous population and improvements. Surrounded by industrial and business areas. Proximity to railroads.
   d. Percentage of land improved 80 %; e. Trend of desirability next 10-15 yrs. Static to downward

2. INHABITANTS: Small tradesmen, artisans, common and
   a. Occupation farm laborers, etc.; b. Estimated annual family income $900-1500
   c. Foreign-born families 25 %; Mexicans predominating; d. Negro Yes 2 %
   e. Infiltration of Subversive races exist; f. Relief families Many
   g. Population is increasing Slowly; decreasing static

3. BUILDINGS:
   a. Type 5-6 room
   b. Construction Frame
   c. Average Age 27 Years
   d. Repair Poor to fair
   e. Occupancy 95 %
   f. Home ownership 40 %
   g. Constructed past yr. None
   h. 1929 Price range $2250-3250 100 %
   i. 1936 Price range $1800-2500 80 %
   j. 1938 Price range $2000-3000 90 %
   k. Sales demand All prices - poor
   l. Activity Poor
   m. 1929 Rent range $15 - 25 100 %
   n. 1936 Rent range $10 - 20 75 %
   o. 1938 Rent range $15 - 25 100 %
   p. Rental demand $30 - fair
   q. Activity Fair


5. CLARIFYING REMARKS: There are no deed restrictions and while zoned for small apartments improvements consist wholly of single-family dwellings, many of which show extreme age and poor maintenance. There is a concentration of Mexican residents in the area, as well as many negroes and orientals. The best that can be hoped for this area, is that it will develop into a business or industrial section. The area is graded low red.

6. NAME AND LOCATION SECURITY GRADE D AREA NO. 3