1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.
   b. Favorable Influences. Convenience to schools, churches, trading centers, recreational areas and transportation. Proximity to municipal bath and golf course. Well constructed and improved streets.
   c. Detrimental Influences. Heterogeneous improvements and population.
   d. Percentage of land improved 70%; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS:
   a. Occupation Small merchants, R.R. employees, service
   b. Estimated annual family income $1200-2000
   c. Foreign-born families 20%; Orientals (Japanese, Chinese, Filipinos) predominating; d. Negro Yes 2%
   e. Infiltration of Has occurred; f. Relief families Few
   g. Population is increasing Slowly; decreasing; static

3. BUILDINGS:
   PREDOMINATING 95% OTHER TYPE % OTHER TYPE %
   a. Type 4, 5 and 6 rooms
   b. Construction Frame
   c. Average Age 20 Years
   d. Repair Poor to good
   e. Occupancy 98%
   f. Home ownership 50%
   g. Constructed past yr. 8%
   h. 1929 Price range $2000-3500 100% $ 100%
   i. 1936 Price range $1800-3150 90% $%
   j. 1938 Price range $2000-3500 100% $%
   k. Sales demand $2500 - Fair
   l. Activity Fair
   m. 1929 Rent range $17.50 - 27.50 100% $ 100%
   n. 1936 Rent range $15 - 25 90% $%
   o. 1938 Rent range $17.50 - 27.50 100% $%
   p. Rental demand $25 - Good
   q. Activity Good


5. CLARIFYING REMARKS:
   There are no deed restrictions. While area is zoned for 2-family dwellings it is predominantly a single family district. There are two or 3 second rate bungalow courts in the area. The street improvements in the area will compared favorably with any in the city, and if it were not for the subversive racial influences, this area would be broken down into three third grade areas, running from high to low "yellow." The high yellow being in the strip along American Street. As it is, the heterogeneous population has caused a wide spread in the character of upkeep and it is not felt that the area should be accorded better than a "high red" grade.

6. NAME AND LOCATION Homestead SECURITY GRADE D AREA NO. 31