AREA CHARACTERISTICS:

a. Description of Terrain.
   Level with no construction hazards. City owns some old gravel pits around 50th and M streets, which are not suitable for building sites, which will in time be converted into a park.

b. Favorable Influences.

c. Detrimental Influences.
   Many dead-end and some unimproved streets in western portion. Mixture of old and new subdivisions causes wide range, both in age and architectural types of improvements. Population inclined to heterogeneity with subversive racial elements in spots.

d. Percentage of land improved
   40%

e. Trend of desirability next 10-15 yrs.
   Slow increase

INHABITANTS:

a. Occupation
   Common laborers to white collar workers

b. Estimated annual family income
   $1200-2100

Foreign-born families
   10%; Latin predominating

c. Estimated annual family income
   1200-2100

d. Infiltration of
   Possible, but no concentration likely

e. Population is increasing
   Slowly; decreasing

BUILDINGS:

a. Type
   4–5 room

b. Construction
   Frame, rustic, stucco, brick

95% Others

Average Age
   25+ Years

Poor to good

Repair
   94%

Home ownership
   55%

f. Constructed past yr.
   21

i. 1929 Price range
   $2000–4500

100% $ 100% $ 100%

j. 1929 Rent range
   $20–30

100% $ 100% $ 100%

k. Sales demand
   All prices – active

l. Activity
   Good

m. 1929 Rent range
   $20–30

100% $ 100% $ 100%

n. Activity
   Good

AVAILABILITY OF MORTGAGE FUNDS:

a. Home purchase
   Ample for selected

b. Home building
   Ample for selected

CLARIFYING REMARKS:

Composed of 20 subdivisions opened between 1893 and 1925, the new and old districts interspersed. Deed restrictions have largely expired, but development was one family. Construction range from cheap to medium quality with poor to good maintenance of properties. New construction is largely confined to 54th, 55th and 56th streets north of M street and being sold with FHA insurance. Realtors consider this construction as speculative and over-improving. The 4 negro families are scattered and considered to affect only adjacent property. This area is accorded a "low yellow" grade.

NAME AND LOCATION

48th to 58th – J to Folsom

SECURITY GRADE

C

AREA NO.

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