1. AREA CHARACTERISTICS:
   a. Description of Terrain.
      Level with no construction hazards.
   b. Favorable Influences.
      Transportation, schools, churches, and shopping centers conveniently available. Within walking distance to State Office Buildings and city center.
   c. Detrimental Influences.
   d. Percentage of land improved _70%;
   e. Trend of desirability next 10-15 yrs. Static to downward.

2. INHABITANTS:
   a. Occupation Common and skilled laborers, white collar workers, and small business men.
   b. Estimated annual family income $1500 - 2100
   c. Foreign-born families 40 _%
      Latin races predominating;
   d. Negro Yes ; 1 _%
      Few Orientals and Negroes on perimeter of area.
   e. Infiltration of Orientals slowly
   f. Relief families Few
   g. Population is increasing slowly; decreasing ; static

3. BUILDINGS:
   a. Type 5 and 6 room
   b. Construction Frame
   c. Average Age 20 Years
   d. Repair Fair to good
   e. Occupancy 97 _% single-Family _%
   f. Home ownership 30 _%
   g. Constructed past yr. None
   h. 1929 Price range $ 3000 - $5000 100 _%
   i. 1935 Price range $ 2250 - $3500 70 _%
   j. 1938 Price range $ 2500 - $4000 80 _%
   k. Sales demand $ All prices - good
   l. Activity Good
   m. 1929 Rent range $ .25 - .40 100 _%
   n. 1935 Rent range $ 17.50 - .50 70 _%
   o. 1938 Rent range $ .20 - .35 80 _%
   p. Rental demand $ All prices - good
   q. Activity Good

4. AVAILABILITY OF MORTGAGE FUNDS:
   a. Home purchase Limited;
   b. Home building Limited

5. CLARIFYING REMARKS: This area is part of the old city and is without deed restrictions, zoning permits multi-family dwellings, but improvements are predominantly single-family dwellings of cheap to medium quality construction. Maintenance is generally of good quality. Lending is limited to selected risks. In the southwest section along Howell and Yale improvements are of distinctly better grade. The area is very spotted, but there is a steady demand for properties, both for purchase and rental, and it is not believed the area is over-graded when it is accorded a "low yellow" grade.

6. NAME AND LOCATION Part of Old City
   SECURITY GRADE C
   AREA NO. 17