1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level; no construction hazards in developed portion. Some places below grade in hatched part.


   c. Detrimental Influences. Proximity to Area D-7 which contains high river levees, upon which a railroad runs. Age and obsolescence of improvements, while not apparent upon casual inspection, are an actuality.

   d. Percentage of land improved 90%; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS: Common laborers to white collar workers; b. Estimated annual family income $1200-1800
   a. Occupation
   c. Foreign-born families 20%; Latin predominating; d. Negro family, 1
   e. Infiltration of Subversive races; f. Relief families Few; see 5 below
   g. Population is increasing___; decreasing_____; static Yes

3. BUILDINGS:
   a. Type 5 and 6 room
   b. Construction Frame & stucco
   c. Average Age 20 Years
   d. Repair Fair to good
   e. Occupancy 99 %
   f. Home ownership 70 %
   g. Constructed past yr. None
   h. 1930 Price range $3000-4000
   i. 1935 Price range $1800-3000
   j. 1938 Price range $2400-3200
   k. Sales demand All prices - fair
   l. Activity Fair
   m. 1929 Rent range $27.50-35
   n. 1935 Rent range $20 - 28
   o. 1938 Rent range $25 - 32.50
   p. Rental demand All prices - good
   q. Activity Good


5. CLARIFYING REMARKS: This area was subdivided and placed on the market in 1911 and 1912. Opened in 1911 and 1912. Now zoned for two-family houses, restrictions having expired. Houses are largely one-family units of cheap to medium quality, well maintained and of similar conformity. Population is homogeneous. The Negro family resides on the western perimeter and Japanese occupy leased garden tracts in the hatched part of the area. Although 7th & 8th Ave. properties appear good the possibility of infiltration of lower classes and the presence of above detrimental influences warrants only a "low yellow" grade for the section. The hatched portion is largely unplatted and under proper handling could develop into a moderate priced second grade area.

6. NAME AND LOCATION Villa Riviera SECURITY GRADE C AREA NO. 20