

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE First AREA NO. A-1  
2. DESCRIPTION OF TERRAIN. Sloping.

3. FAVORABLE INFLUENCES.

4. DETRIMENTAL INFLUENCES.

5. INHABITANTS:  
a. Type Executive ; b. Estimated annual family income \$ 10,000 and up  
c. Foreign-born None ; % ; d. Negro None ; % ;  
(Nationality) (Yes or No)  
e. Infiltration of None ; f. Relief families None ;  
g. Population is increasing Slowly ; decreasing ; static.

6. BUILDINGS:  
a. Type or types One family units ; b. Type of construction Frame, solid brick ;  
stone & brick veneer  
c. Average age 10 years or less ; d. Repair Excellent

SALE VALUES				RENTAL VALUES		
YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	\$15,000 up		100%	OWNER AREA		100%
1933 low	10,000		66%			
current	12,000		80%			

Peak sale values occurred in 1929 and were % of the 1929 level.

Peak rental values occurred in and were % of the 1929 level.

8. OCCUPANCY: a. Land 30 % ; b. Dwelling units 100 % ; c. Home owners 100 %

9. SALES DEMAND: a. Slow ; b. Singles at \$12,000 ; c. Activity is Slow

10. RENTAL DEMAND: a. Owner Area ; b. ; c. Activity is

11. NEW CONSTRUCTION: a. Types Brick veneer ; b. Amount last year 3

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Good

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Developing.

14. CLARIFYING REMARKS:

On Miller Road the houses do not face the street. The change of grading at Miller Road is as abrupt as though there was a high brick wall along that street.

15. Information for this form was obtained from

Date July 20th 1937 193



### AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY FLINT - Michigan SECURITY GRADE First AREA NO. A-2
2. DESCRIPTION OF TERRAIN. Flat.
3. FAVORABLE INFLUENCES.
4. DETRIMENTAL INFLUENCES.
5. INHABITANTS:
- a. Type Business Executives, etc. ; b. Estimated annual family income \$ 7,500
- c. Foreign-born None ; None % ; d. Negro None ; None % ;  
(Nationality) (Yes or No)
- e. Infiltration of None ; f. Relief families None ;
- g. Population is increasing            ; decreasing            ; static. Yes
6. BUILDINGS:
- a. Type or types One family units ; b. Type of construction Frame and Brick ;
- c. Average age 8 years ; d. Repair Excellent
7. HISTORY:
- | YEAR       | SALE VALUES |                 | RENTAL VALUES |                 |
|------------|-------------|-----------------|---------------|-----------------|
|            | RANGE       | PREDOMINATING % | RANGE         | PREDOMINATING % |
| 1929 level | \$10,000    | 100%            | OWNER AREA    | 100%            |
| 1933 low   | 6,600       | 66              |               |                 |
| current    | 8,000       | 80              |               |                 |
- Peak sale values occurred in 1929 and were            % of the 1929 level.
- Peak rental values occurred in            and were            % of the 1929 level.
8. OCCUPANCY: a. Land 90 % ; b. Dwelling units 100 % ; c. Home owners 100 %
9. SALES DEMAND: a. Good ; b. Singles at \$5,000 to 8,000 ; c. Activity is Good
10. RENTAL DEMAND: a. Owner area ; b.            ; c. Activity is
11. NEW CONSTRUCTION: a. Types            ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Will hold up -- may improve.
14. CLARIFYING REMARKS:
15. Information for this form was obtained from

(Over)



AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE SECOND AREA NO. B-1

2. DESCRIPTION OF TERRAIN.  
Flat. Known as "Boulevard Heights".

3. FAVORABLE INFLUENCES.

4. DETRIMENTAL INFLUENCES.

5. INHABITANTS:

a. Type Factory workers ; b. Estimated annual family income \$ 2,000

c. Foreign-born Few ; % ; d. Negro None ; % ;  
(Nationality) (Yes or No)

e. Infiltration of None ; f. Relief families None ;

g. Population is increasing Slowly ; decreasing ; static.

6. BUILDINGS:

a. Type or types One family units ; b. Type of construction Frame ;

c. Average age 15 years ; d. Repair Good

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$5500 to 6000</u>		<u>100%</u>	<u>\$40 to 60</u>		<u>100%</u>
<u>1933</u> low	<u>3500 to 4000</u>		<u>66</u>	<u>20 to 30</u>		<u>50</u>
current	<u>3500 to 5000</u>		<u>85</u>	<u>35 to 50</u>		<u>85</u>

Peak sale values occurred in 1926 and were 115 % of the 1929 level.

Peak rental values occurred in 1926 and were 115 % of the 1929 level.

8. OCCUPANCY: a. Land 50 % ; b. Dwelling units 100 % ; c. Home owners 85 %

9. SALES DEMAND: a. Fair ; b. Singles at \$3500 to 5000 ; c. Activity is limited

10. RENTAL DEMAND: a. Good ; b. Singles at \$35 ; c. Activity is good

11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Trend is toward a "C" grading.

14. CLARIFYING REMARKS:

15. Information for this form was obtained from

Date July 20, 1937 193

(Over)



## AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE Second AREA NO. B-2
2. DESCRIPTION OF TERRAIN.  
Flat. From Detroit St. to Dupont, the area is called "Indian Village". West of Dupont -- the "Highlands."
3. FAVORABLE INFLUENCES.
4. DETRIMENTAL INFLUENCES.
5. INHABITANTS:
  - a. Type Factory workers ; b. Estimated annual family income \$1600 to 2000
  - c. Foreign-born Few ;        %; d. Negro None ;        %;  
(Nationality) (Yes or No)
  - e. Infiltration of None ; f. Relief families Few - if any ;
  - g. Population is increasing Slowly ; decreasing        ; static.
6. BUILDINGS:
  - a. Type or types One family units ; b. Type of construction Frame predominates ;
  - c. Average age 12 years ; d. Repair Well kept up
7. HISTORY:
 

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$4500 to 6000</u>	<u>      </u>	<u>100%</u>	<u>\$50 to 60</u>	<u>      </u>	<u>100%</u>
1933 low	<u>2750 to 3000</u>	<u>      </u>	<u>50</u>	<u>25 to 30</u>	<u>      </u>	<u>50</u>
current	<u>3500 to 5000</u>	<u>      </u>	<u>85</u>	<u>30 to 45</u>	<u>      </u>	<u>75</u>

Peak sale values occurred in 1923-6 and were 100 % of the 1929 level.  
still held up in 1929

Peak rental values occurred in 1923-6 and were 100 % of the 1929 level.  
still held up in 1929
8. OCCUPANCY: a. Land 90 %; b. Dwelling units 100 %; c. Home owners 90 %
9. SALES DEMAND: a. Good ; b. Singles at \$3500 to 5000. Activity is Good
10. RENTAL DEMAND: a. Good ; b. " " \$30 to 45 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles, brick veneer b. Amount last year 35  
at \$6,000
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Well kept up.
14. CLARIFYING REMARKS: At the southern extreme of the area, Nolen to Thomas St. there are homes at above \$12,000. From Nolen to Frank St. there are homes worth from \$7500 to \$10,000. Along the south side of Welch Avenue from Lavender St. to Dupont, there are homes of \$7500 to \$12,000 value. Between Welch and Stockdale, from Chevrolet to Detroit there are \$8,000 to \$10,000 homes. Along both sides of Hamilton St. Forest Hill St. to Detroit, there are \$8,000 to 10,000 homes. Practically this entire area of 3,200 houses was built by a subsidiary of General Motors to house Company employees. The HOLC has 70 mortgages taken from the General Motors subsidiary. Information from R.W. Cross Housing Division of General Motors Corporation.
15. Information for this form was obtained from



AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE Second AREA NO. B-3

2. DESCRIPTION OF TERRAIN. Rolling. Called "Glenwood."

3. FAVORABLE INFLUENCES.

4. DETRIMENTAL INFLUENCES.

5. INHABITANTS:

a. Type White collar ; b. Estimated annual family income \$ 2000 to 2500

c. Foreign-born No ;      %; d. Negro None ;      %;  
(Nationality) (Yes or No)

e. Infiltration of None ; f. Relief families None ;

g. Population is increasing Slowly; decreasing     ; static.

6. BUILDINGS:

a. Type or types One family units ; b. Type of construction Semi bungalows and 2-story homes

c. Average age 8 years ; d. Repair Good

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$5000 to 7500</u>	<u>    </u>	<u>100%</u>	<u>\$ 50 to 60</u>	<u>    </u>	<u>100%</u>
1933 low	<u>3500 to 5000</u>	<u>    </u>	<u>66%</u>	<u>25 to 30</u>	<u>    </u>	<u>50%</u>
current	<u>4200 to 6000</u>	<u>    </u>	<u>80%</u>	<u>40 to 50</u>	<u>    </u>	<u>85%</u>

Peak sale values occurred in 1929 and were      % of the 1929 level.

Peak rental values occurred in 1929 and were      % of the 1929 level.

8. OCCUPANCY: a. Land 10 %; b. Dwelling units 100 %; c. Home owners 100 %

9. SALES DEMAND: a. Good ; b. Singles at \$4200 to 6000 c. Activity is Good

10. RENTAL DEMAND: a. Owner area ; b.      ; c. Activity is     

11. NEW CONSTRUCTION: a. Types Steel construction ; b. Amount last year 4  
(models)

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Good

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Will hold its own.

14. CLARIFYING REMARKS:     

15. Information for this form was obtained from     

Date July 21st, 1937 193  

(Over)



### AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE Second AREA NO. B-4
2. DESCRIPTION OF TERRAIN.  
Rolling. The east end is known as "Knob Hill".
3. FAVORABLE INFLUENCES.
4. DETRIMENTAL INFLUENCES.
5. INHABITANTS:
  - a. Type Executive class ; b. Estimated annual family income \$ 4,000
  - c. Foreign-born None ;        %; d. Negro None ;        %;  
(Nationality) (Yes or No)
  - e. Infiltration of None ; f. Relief families None ;
  - g. Population is increasing Slowly ; decreasing        ; static.
6. BUILDINGS:
  - a. Type or types One family units ; b. Type of construction Brick ;
  - c. Average age 10 years and less ; d. Repair Excellent
7. HISTORY:

SALE VALUES				RENTAL VALUES		
YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	\$8000 to 12,000	\$9,000	100%	<u>Owner area</u>		100%
1933 low	6000 to 8,000	6,000	66%			
current	7000 to 10,000	7,000	80%			

Peak sale values occurred in 1929 and were        % of the 1929 level.

Peak rental values occurred in 1929 and were        % of the 1929 level.
8. OCCUPANCY: a. Land 50 %; b. Dwelling units 100%; c. Home owners 100 %
9. SALES DEMAND: a. Good ; b. Singles at \$7,500 ; c. Activity is Good
10. RENTAL DEMAND: a. Owner area ; b.        ; c. Activity is
11. NEW CONSTRUCTION: a. Types        ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Will hold up.
14. CLARIFYING REMARKS:

North of Miller Road -- the western extremity to Garden Street, the homes range from \$3,500 to \$7,500. East of Garden Street on Garden, Crescent and South Streets, the homes are worth upward of \$12,000. South of Miller Road the values range from \$7,500 to \$12,000.

15. Information for this form was obtained from \_\_\_\_\_

Date July 21st, 1937

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(Over)



## AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE Second AREA NO. B-5
2. DESCRIPTION OF TERRAIN. Flat
3. FAVORABLE INFLUENCES.
4. DETRIMENTAL INFLUENCES.
5. INHABITANTS:
- a. Type Executive class ; b. Estimated annual family income \$ 3,000
- c. Foreign-born None ; None % ; d. Negro None ; None % ;  
(Nationality) (Yes or No)
- e. Infiltration of None ; f. Relief families None ;
- g. Population is increasing            ; decreasing            ; static. Yes
6. BUILDINGS:
- a. Type or types One family units ; b. Type of construction Frame predominates ;
- c. Average age 18 years ; d. Repair Good
7. HISTORY:
- | YEAR       | SALE VALUES    |                 | RENTAL VALUES |                 |
|------------|----------------|-----------------|---------------|-----------------|
|            | RANGE          | PREDOMINATING % | RANGE         | PREDOMINATING % |
| 1929 level | \$4500 to 7500 | 100%            | Owner area    | 100%            |
| 1933 low   | 3000 to 5000   | 66%             |               |                 |
| current    | 3500 to 6000   | 80%             |               |                 |
- Peak sale values occurred in 1926 and were 115 % of the 1929 level.
- Peak rental values occurred in 1926 and were            % of the 1929 level.
8. OCCUPANCY: a. Land 100 % ; b. Dwelling units 100 % ; c. Home owners 100 %
9. SALES DEMAND: a. Good ; b. Singles: \$3500 to 6000 ; c. Activity is Good
10. RENTAL DEMAND: a. Owner area ; b.            ; c. Activity is
11. NEW CONSTRUCTION: a. Types            ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Pride of ownership displayed -- Will hold up.
14. CLARIFYING REMARKS:

The Park helps the area.

15. Information for this form was obtained from

Date July 21st, 1937 193

(Over)



**AREA DESCRIPTION**  
(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE Second AREA NO. B-6
2. DESCRIPTION OF TERRAIN. Flat. Known as "Fairfield".
3. FAVORABLE INFLUENCES.
4. DETRIMENTAL INFLUENCES.
5. INHABITANTS:
- a. Type Business men ; b. Estimated annual family income \$ 3,500
- c. Foreign-born None ; % ; d. Negro None ; % ;  
(Nationality) (Yes or No)
- e. Infiltration of None ; f. Relief families None ;
- g. Population is increasing \_\_\_\_\_ ; decreasing \_\_\_\_\_ ; static. Yes
6. BUILDINGS:
- a. Type or types One family units ; b. Type of construction Frame ;
- c. Average age 18 years ; d. Repair Good
7. HISTORY:
- | YEAR       | RANGE                 | SALE VALUES        |             | RANGE             | RENTAL VALUES      |             |
|------------|-----------------------|--------------------|-------------|-------------------|--------------------|-------------|
|            |                       | PREDOM-<br>INATING | %           |                   | PREDOM-<br>INATING | %           |
| 1929 level | <u>\$4000 to 8000</u> |                    | <u>100%</u> | <u>Owner area</u> |                    | <u>100%</u> |
| 1933 low   | <u>3000 to 5000</u>   |                    | <u>66%</u>  |                   |                    |             |
| current    | <u>3500 to 6000</u>   |                    | <u>75%</u>  |                   |                    |             |
- Peak sale values occurred in 1926 and were 115 % of the 1929 level.
- Peak rental values occurred in 1926 and were 115 % of the 1929 level.
8. OCCUPANCY: a. Land 90 % ; b. Dwelling units 100 % ; c. Home owners 100 %
9. SALES DEMAND: a. Good ; b. Singles: \$3500 to 6000 ; c. Activity is Good
10. RENTAL DEMAND: a. Owner area ; b. \_\_\_\_\_ ; c. Activity is \_\_\_\_\_
11. NEW CONSTRUCTION: a. Types \_\_\_\_\_ ; b. Amount last year Few, if any
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase \_\_\_\_\_ ; b. Home building \_\_\_\_\_
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Will hold up. Pride of ownership.
14. CLARIFYING REMARKS: \_\_\_\_\_
- Too close to "C" and "D" areas toward the west.  
East of Avon and just opposite the Burroughs Park, homes range up in value above \$12,000. South by east from the Park on Kennelworth and Ridgeland, the values run \$7,500 to \$11,000 with one or two up to \$25,000.
15. Information for this form was obtained from \_\_\_\_\_



AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE Second AREA NO. B-7
2. DESCRIPTION OF TERRAIN. Flat.
3. FAVORABLE INFLUENCES.
4. DETRIMENTAL INFLUENCES.
5. INHABITANTS:  
a. Type Executives ; b. Estimated annual family income \$ \$4,500 to 6,000  
c. Foreign-born None ; % ; d. Negro None ; % ;  
(Nationality) (Yes or No)  
e. Infiltration of None ; f. Relief families None ;  
g. Population is increasing Yes ; decreasing \_\_\_\_\_ ; static.
6. BUILDINGS:  
a. Type or types One family units ; b. Type of construction Frame and brick veneer ;  
c. Average age 8 to 10 years ; d. Repair Excellent
7. HISTORY:
- |            |                          | SALE VALUES   |             | RENTAL VALUES     |               |             |
|------------|--------------------------|---------------|-------------|-------------------|---------------|-------------|
| YEAR       | RANGE                    | PREDOMINATING | %           | RANGE             | PREDOMINATING | %           |
| 1929 level | <u>\$7,500 to 12,000</u> |               | <u>100%</u> | <u>Owner area</u> |               | <u>100%</u> |
| 1933 low   | <u>5,000 to 8,000</u>    |               | <u>66%</u>  |                   |               |             |
| current    | <u>6000 to 10,000</u>    |               | <u>85%</u>  |                   |               |             |
- Peak sale values occurred in 1929 and were \_\_\_\_\_ % of the 1929 level.  
Peak rental values occurred in 1929 and were \_\_\_\_\_ % of the 1929 level.
8. OCCUPANCY: a. Land 50 %; b. Dwelling units 100 %; c. Home owners 100 %
9. SALES DEMAND: a. Good ; b. Singles: \$6000 to 10,000 ; c. Activity is Good
10. RENTAL DEMAND: a. Owner area ; b. \_\_\_\_\_ ; c. Activity is \_\_\_\_\_
11. NEW CONSTRUCTION: a. Types Singles: \$6,000 to 10,000 ; b. Amount last year 40
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Will hold up. Factory executives -- with
14. CLARIFYING REMARKS: pride of ownership.

In the western limits of this area, Maxine, Blanchard and Kensington Streets -- values range from \$7,500 to \$11,500.

15. Information for this form was obtained from \_\_\_\_\_

Date July 22nd, 1937 193\_\_

(Over)



AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan. SECURITY GRADE Third AREA NO. C-1
2. DESCRIPTION OF TERRAIN.
3. FAVORABLE INFLUENCES.
4. DETRIMENTAL INFLUENCES.
5. INHABITANTS:  
a. Type Factory laboring class ; b. Estimated annual family income \$ 1,500  
c. Foreign-born None ; % ; d. Negro None ; % ;  
(Nationality) (Yes or No)  
e. Infiltration of ; f. Relief families A few. ;  
g. Population is increasing Slowly ; decreasing ; static.
6. BUILDINGS:  
a. Type or types One family units ; b. Type of construction Frame ;  
c. Average age 10 years ; d. Repair Fair
7. HISTORY:
- | YEAR       | RANGE          | SALE VALUES        |      | RANGE      | RENTAL VALUES      |      |
|------------|----------------|--------------------|------|------------|--------------------|------|
|            |                | PREDOM-<br>INATING | %    |            | PREDOM-<br>INATING | %    |
| 1929 level | \$2500 to 4000 |                    | 100% | \$25 to 35 |                    | 100% |
| 1933 low   | 1000 to 2000   |                    | 50%  | 10 to 20   |                    | 60%  |
| current    | 1500 to 2500   |                    | 62%  | 18 to 25   |                    | 75%  |
- Peak sale values occurred in 1929 and were % of the 1929 level.  
Peak rental values occurred in 1929 and were % of the 1929 level.
8. OCCUPANCY: a. Land 50 %; b. Dwelling units 100 %; c. Home owners 75 %
9. SALES DEMAND: a. Slow ; b. Singles at \$2,000 ; c. Activity is Slow
10. RENTAL DEMAND: a. Good ; b. " " 22.50 \$ 25 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair ; b. Home building Fair
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Laborers homes, in slow decline.
14. CLARIFYING REMARKS:

Immediately north of Area B-1 and as far up as Ridgeway Street, the homes have an average age of perhaps 16 years with a current range in value of \$2,500 to \$4,000. Decline will be slow if employment holds well at the Buick and Chevrolet factories.

15. Information for this form was obtained from

Date July 22, 1937. 193

(Over)



## AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE Third AREA NO. C-22. DESCRIPTION OF TERRAIN.  
Flat

3. FAVORABLE INFLUENCES.

4. DETRIMENTAL INFLUENCES.

## 5. INHABITANTS:

- a. Type Factory workers ; b. Estimated annual family income \$ 1,600  
 c. Foreign-born Yes ; 5 % ; d. Negro None ; \_\_\_\_\_ % ;  
     (Nationality) (Yes or No)  
 e. Infiltration of None ; f. Relief families A few ;  
 g. Population is increasing \_\_\_\_\_ ; decreasing \_\_\_\_\_ ; static. Yes

## 6. BUILDINGS:

- a. Type or types One family units ; b. Type of construction Frame ;  
 c. Average age 10 years ; d. Repair Fair

## 7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	\$1800 to 2500		100%	\$15 to 25		100%
1933 low	1000 to 1500		60%	10 to 15		60%
current	1500 to 2000		80%	15 to 25		100%

Peak sale values occurred in 1929 and were \_\_\_\_\_ % of the 1929 level.Peak rental values occurred in 1929 and were \_\_\_\_\_ % of the 1929 level.8. OCCUPANCY: a. Land 33 % ; b. Dwelling units 100 % ; c. Home owners 80 %9. SALES DEMAND: a. Slow ; b. Singles at \$ 1,800 ; c. Activity is Slow10. RENTAL DEMAND: a. Good ; b. " " \$ 20 ; c. Activity is Good11. NEW CONSTRUCTION: a. Types \_\_\_\_\_ ; b. Amount last year None12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair ; b. Home building Fair13. TREND OF DESIRABILITY NEXT 10-15 YEARS Workers homes. Depends upon work available.

14. CLARIFYING REMARKS: \_\_\_\_\_

15. Information for this form was obtained from \_\_\_\_\_

Date July 22, 1937 193

(Over)



## AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE Third AREA NO. C-3
2. DESCRIPTION OF TERRAIN. Flat
3. FAVORABLE INFLUENCES.
4. DETRIMENTAL INFLUENCES.
5. INHABITANTS:
- a. Type Factory workers ; b. Estimated annual family income \$ 1,600
- c. Foreign-born Yes ; 10 % ; d. Negro None ; \_\_\_\_\_ % ;  
(Nationality) (Yes or No)
- e. Infiltration of None ; f. Relief families A few ;
- g. Population is increasing \_\_\_\_\_ ; decreasing \_\_\_\_\_ ; static. Yes
6. BUILDINGS:
- a. Type or types One family units ; b. Type of construction Frame ;
- c. Average age 15 years ; d. Repair Fair
7. HISTORY:
- | YEAR       | SALE VALUES    |                 | RENTAL VALUES |                 |
|------------|----------------|-----------------|---------------|-----------------|
|            | RANGE          | PREDOMINATING % | RANGE         | PREDOMINATING % |
| 1929 level | \$3500 to 5000 | 100%            | \$35 to 45    | 100%            |
| 1932 low   | 2000 to 3000   | 60%             | 20 to 30      | 66%             |
| current    | 2500 to 4000   | 80%             | 30 to 35      | 90%             |
- Peak sale values occurred in 1926 and were 115 % of the 1929 level.
- Peak rental values occurred in 1926 and were 115 % of the 1929 level.
8. OCCUPANCY: a. Land 80 % ; b. Dwelling units 100 % ; c. Home owners 75 %
9. SALES DEMAND: a. Good ; b. Singles at \$3,000 ; c. Activity is Good
10. RENTAL DEMAND: a. Good ; b. " " \$30 - 35 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles at \$3,500 ; b. Amount last year 5
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Depends upon employment.
14. CLARIFYING REMARKS: \_\_\_\_\_
15. Information for this form was obtained from \_\_\_\_\_

Date July 22, 1937 193

(Over)



AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE Third AREA NO. C-4
2. DESCRIPTION OF TERRAIN. Flat
3. FAVORABLE INFLUENCES.
4. DETRIMENTAL INFLUENCES.
5. INHABITANTS:
- a. Type Factory workers ; b. Estimated annual family income \$ 1,500
- c. Foreign-born None ; % ; d. Negro None ; % ;  
(Nationality) (Yes or No)
- e. Infiltration of \_\_\_\_\_ ; f. Relief families A few ;
- g. Population is increasing \_\_\_\_\_ ; decreasing \_\_\_\_\_ ; static. Yes
6. BUILDINGS:
- a. Type or types One family units ; b. Type of construction Frame ;
- c. Average age 30 years ; d. Repair Fair
7. HISTORY:
- | YEAR       | SALE VALUES    |                    |      | RENTAL VALUES |                    |      |
|------------|----------------|--------------------|------|---------------|--------------------|------|
|            | RANGE          | PREDOM-<br>INATING | %    | RANGE         | PREDOM-<br>INATING | %    |
| 1929 level | \$4000 to 5000 |                    | 100% | \$35 to 45    |                    | 100% |
| 1933 low   | 2000 to 3500   |                    | 70%  | 20 to 30      |                    | 66%  |
| current    | 3000 to 4500   |                    | 90%  | 30 to 40      |                    | 90%  |
- Peak sale values occurred in 1926 and were 115 % of the 1929 level.
- Peak rental values occurred in 1926 and were 115 % of the 1929 level.
8. OCCUPANCY: a. Land 95 % ; b. Dwelling units 100 % ; c. Home owners 80 %
9. SALES DEMAND: a. Good ; b. Singles at \$3,500 ; c. Activity is Good
10. RENTAL DEMAND: a. Good ; b. " \$ 35 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types \_\_\_\_\_ ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Depends upon employment.
14. CLARIFYING REMARKS:

Walking distance from the Buick plant.

15. Information for this form was obtained from \_\_\_\_\_

Date July 22, 1937 1937

(Over)



AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE Third AREA NO. C-5
2. DESCRIPTION OF TERRAIN.
3. FAVORABLE INFLUENCES.
4. DETRIMENTAL INFLUENCES.
5. INHABITANTS:  
a. Type Factory labor ; b. Estimated annual family income \$ 1,600  
c. Foreign-born None ; % ; d. Negro None ; % ;  
(Nationality) (Yes or No)  
e. Infiltration of None ; f. Relief families Few - if any ;  
g. Population is increasing Slowly ; decreasing ; static.
6. BUILDINGS:  
a. Type or types One family units ; b. Type of construction Frame ;  
c. Average age 10 years ; d. Repair Good
7. HISTORY:
- | YEAR       | RANGE          | SALE VALUES   |      | RANGE       | RENTAL VALUES |      |
|------------|----------------|---------------|------|-------------|---------------|------|
|            |                | PREDOMINATING | %    |             | PREDOMINATING | %    |
| 1929 level | \$2000 to 5000 |               | 100% | \$ 35 to 40 |               | 100% |
| 1933 low   | 1000 to 2500   |               | 50%  | 20 to 25    |               | 62½% |
| current    | 1500 to 3500   |               | 70%  | 30 to 35    |               | 85%  |
- Peak sale values occurred in 1929 and were % of the 1929 level.  
Peak rental values occurred in 1929 and were % of the 1929 level.
8. OCCUPANCY: a. Land 50 %; b. Dwelling units 100 %; c. Home owners 75 %
9. SALES DEMAND: a. Fair ; b. Singles at \$3,000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. " at \$35 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Single, frames at \$3,500 ; b. Amount last year 12
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Depends upon factory employment.
14. CLARIFYING REMARKS:
15. Information for this form was obtained from

Date July 22, 1937 193

(Over)



AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE Third AREA NO. C-6
2. DESCRIPTION OF TERRAIN.  
Flat
3. FAVORABLE INFLUENCES.
4. DETRIMENTAL INFLUENCES.
5. INHABITANTS:  
a. Type Factory workers ; b. Estimated annual family income \$ 1,600  
c. Foreign-born None ; % ; d. Negro None ; % ;  
(Nationality) (Yes or No)  
e. Infiltration of None ; f. Relief families Few - if any ;  
g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:  
a. Type or types One family units ; b. Type of construction Frame - chiefly ;  
c. Average age 35 years ; d. Repair Good
7. HISTORY:
- | YEAR       | SALE VALUES    |                    |      | RENTAL VALUES |                    |      |
|------------|----------------|--------------------|------|---------------|--------------------|------|
|            | RANGE          | PREDOM-<br>INATING | %    | RANGE         | PREDOM-<br>INATING | %    |
| 1929 level | \$3500 to 6000 |                    | 100% | \$35 to 60    |                    | 100% |
| 1932 low   | 3500 to 4000   |                    | 66%  | 25 to 35      |                    | 60%  |
| current    | 3000 to 5000   |                    | 85%  | 30 to 50      |                    | 85%  |
- Peak sale values occurred in 1926 and were 115 % of the 1929 level.  
Peak rental values occurred in 1926 and were 115 % of the 1929 level.
8. OCCUPANCY: a. Land 90 %; b. Dwelling units 100 %; c. Home owners 85 %
9. SALES DEMAND: a. Good ; b. Singles at \$4,000 ; c. Activity is Good
10. RENTAL DEMAND: a. Good ; b. " " \$ 40 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS
14. CLARIFYING REMARKS:

The nearer to Detroit Avenue the property, the more desirable it is for walking distance to work.

15. Information for this form was obtained from

Date July 22, 1937 193

(Over)



## AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE Third AREA NO. C-7
2. DESCRIPTION OF TERRAIN. Flat
3. FAVORABLE INFLUENCES.
4. DETRIMENTAL INFLUENCES.
5. INHABITANTS:
- a. Type Factory workers - laboring class; b. Estimated annual family income \$ 1,400
- c. Foreign-born No (Nationality); None %; d. Negro None (Yes or No); None %;
- e. Infiltration of None; f. Relief families Few if any;
- g. Population is increasing       ; decreasing       ; static. Yes
6. BUILDINGS: Singles, with a few
- a. Type or types 2 and 4 family units; b. Type of construction Frame;
- c. Average age 35 years; d. Repair Fair
7. HISTORY:
- | YEAR       | RANGE          | SALE VALUES   |      | RANGE      | RENTAL VALUES |      |
|------------|----------------|---------------|------|------------|---------------|------|
|            |                | PREDOMINATING | %    |            | PREDOMINATING | %    |
| 1929 level | \$3000 to 5000 |               | 100% | \$35 to 50 |               | 100% |
| 1933 low   | 2000 to 3000   |               | 60%  | 20 to 30   |               | 60%  |
| current    | 2500 to 4000   |               | 80%  | 35 to 45   |               | 90%  |
- Peak sale values occurred in 1926 and were 115 % of the 1929 level.
- Peak rental values occurred in 1926 and were 115 % of the 1929 level.
8. OCCUPANCY: a. Land 95 %; b. Dwelling units 100 %; c. Home owners 60 %
9. SALES DEMAND: a. Slow; b. Singles at \$3,000; c. Activity is Slow
10. RENTAL DEMAND: a. Good; b. " " \$ 35; c. Activity is Good
11. NEW CONSTRUCTION: a. Types       ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair; b. Home building Fair
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Old on Saginaw -- better toward Detroit Ave.
14. CLARIFYING REMARKS:
15. Information for this form was obtained from

Date July 22nd, 1937 193

(Over)



AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE Third AREA NO. C-8
2. DESCRIPTION OF TERRAIN.  
Flat
3. FAVORABLE INFLUENCES.
4. DETRIMENTAL INFLUENCES.
5. INHABITANTS:  
a. Type Factory workers ; b. Estimated annual family income \$ 1,500  
c. Foreign-born None ;        %; d. Negro None ;        %;  
(Nationality) (Yes or No)  
e. Infiltration of None ; f. Relief families Few if any ;  
g. Population is increasing Yes ; decreasing        ; static.
6. BUILDINGS:  
a. Type or types One family units ; b. Type of construction Frame ;  
c. Average age 12 years ; d. Repair Good
7. HISTORY:
- | YEAR       | RANGE          | SALE VALUES        |      | RANGE      | RENTAL VALUES      |      |
|------------|----------------|--------------------|------|------------|--------------------|------|
|            |                | PREDOM-<br>INATING | %    |            | PREDOM-<br>INATING | %    |
| 1929 level | \$3500 to 4500 |                    | 100% | \$35 to 40 |                    | 100% |
| 1933 low   | 2000 to 2500   |                    | 55%  | 20 to 25   |                    | 60%  |
| current    | 2500 to 3500   |                    | 85%  | 35 to 40   |                    | 100% |
- Peak sale values occurred in 1926 and were 115 % of the 1929 level.  
Peak rental values occurred in 1926 and were 115 % of the 1929 level.
8. OCCUPANCY: a. Land 50 %; b. Dwelling units 100 %; c. Home owners 95 %
9. SALES DEMAND: a. Good ; b. Singles at \$3,000 ; c. Activity is Good
10. RENTAL DEMAND: a. Good ; b. " at \$35 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types        ; b. Amount last year 6
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS
14. CLARIFYING REMARKS:

Nearer to a "B" rating than to a "D".

15. Information for this form was obtained from       

Date July 22nd, 1937 193  

(Over)



2-3-37

## AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE Third AREA NO. C-9
2. DESCRIPTION OF TERRAIN.  
Flat
3. FAVORABLE INFLUENCES.
4. DETRIMENTAL INFLUENCES.
5. INHABITANTS:  
a. Type Factory workers ; b. Estimated annual family income \$ 1,500  
c. Foreign-born None ;        % ; d. Negro None ;        % ;  
(Nationality) (Yes or No)  
e. Infiltration of None ; f. Relief families Few if any ;  
g. Population is increasing Yes ; decreasing        ; static.
6. BUILDINGS:  
a. Type or types One family units ; b. Type of construction Frame ;  
c. Average age 12 years ; d. Repair Good
7. HISTORY:
- | YEAR       | SALE VALUES    |                      | RENTAL VALUES          |                      |
|------------|----------------|----------------------|------------------------|----------------------|
|            | RANGE          | PREDOM-<br>INATING % | RANGE                  | PREDOM-<br>INATING % |
| 1929 level | \$3500 to 4500 | 100%                 | <del>\$ 35 to 40</del> | 100%                 |
| 1933 low   | 2000 to 2500   | 55%                  | 20 to 25               | 60%                  |
| current    | 2500 to 3500   | 85%                  | 35 to 40               | 100%                 |
- Peak sale values occurred in 1926 and were 115 % of the 1929 level.  
Peak rental values occurred in 1926 and were 115 % of the 1929 level.
8. OCCUPANCY: a. Land 50 % ; b. Dwelling units 100 % ; c. Home owners 95 %
9. SALES DEMAND: a. Good ; b. Singles at \$3,000 ; c. Activity is Good
10. RENTAL DEMAND: a. Good ; b. Singles at \$35 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles ; b. Amount last year 6
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS
14. CLARIFYING REMARKS:

Nearer to a "B" rating than to a "D".

15. Information for this form was obtained from

Date July 22nd, 1937 193

(Over)



2-3-37

## AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE Third AREA NO. C-10
2. DESCRIPTION OF TERRAIN. Flat
3. FAVORABLE INFLUENCES.
4. DETRIMENTAL INFLUENCES.
5. INHABITANTS:
- a. Type Laboring class ; b. Estimated annual family income \$ 1,500
- c. Foreign-born Yes ; 25 % ; d. Negro None ; \_\_\_\_\_ % ;  
(Nationality) (Yes or No)
- e. Infiltration of None ; f. Relief families A few ;
- g. Population is increasing \_\_\_\_\_ ; decreasing \_\_\_\_\_ ; static. Yes
6. BUILDINGS:
- a. Type or types One family units ; b. Type of construction Frame ;
- c. Average age 12 years ; d. Repair Fair
7. HISTORY:
- | YEAR       | RANGE          | SALE VALUES        |      | RANGE       | RENTAL VALUES      |      |
|------------|----------------|--------------------|------|-------------|--------------------|------|
|            |                | PREDOM-<br>INATING | %    |             | PREDOM-<br>INATING | %    |
| 1929 level | \$2000 to 4000 |                    | 100% | \$ 20 to 35 |                    | 100% |
| 1933 low   | 1000 to 2000   |                    | 50%  | 10 to 25    |                    | 60%  |
| current    | 1500 to 3000   |                    | 75%  | 15 to 30    |                    | 80%  |
- Peak sale values occurred in 1926 and were 115 % of the 1929 level.
- Peak rental values occurred in 1926 and were 115 % of the 1929 level.
8. OCCUPANCY: a. Land 90 % ; b. Dwelling units 100 % ; c. Home owners 60 %
9. SALES DEMAND: a. Fair ; b. Singles at \$2,000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. " at \$ 22.50 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types \_\_\_\_\_ ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair ; b. Home building Fair
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Gradually declining -- too many aliens.
14. CLARIFYING REMARKS: \_\_\_\_\_
15. Information for this form was obtained from \_\_\_\_\_

Date July 22nd, 1937 193\_\_

(Over)



AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE Third AREA NO. C-11
2. DESCRIPTION OF TERRAIN. Flat. Not paved.
3. FAVORABLE INFLUENCES.
4. DETRIMENTAL INFLUENCES.
5. INHABITANTS:  
a. Type Laboring class ; b. Estimated annual family income \$ 1,100  
c. Foreign-born Yes ; 40 % ; d. Negro None ; \_\_\_\_\_ % ;  
(Nationality) (Yes or No)  
e. Infiltration of None ; f. Relief families Few ;  
g. Population is increasing \_\_\_\_\_ ; decreasing \_\_\_\_\_ ; static. Yes
6. BUILDINGS:  
a. Type or types One family units ; b. Type of construction Frame ;  
predominate  
c. Average age 12 years ; d. Repair Fair
7. HISTORY:
- | YEAR       | RANGE          | SALE VALUES        |      | RANGE      | RENTAL VALUES      |      |
|------------|----------------|--------------------|------|------------|--------------------|------|
|            |                | PREDOM-<br>INATING | %    |            | PREDOM-<br>INATING | %    |
| 1929 level | \$3500 to 6000 |                    | 100% | \$25 to 45 |                    | 100% |
| 1932 low   | 1500 to 3500   |                    | 60%  | 15 to 25   |                    | 55%  |
| current    | 2000 to 5000   |                    | 85%  | 20 to 40   |                    | 90%  |
- Peak sale values occurred in 1926 and were 115 % of the 1929 level.  
Peak rental values occurred in 1926 and were 115 % of the 1929 level.
8. OCCUPANCY: a. Land 50 % ; b. Dwelling units 100 % ; c. Home owners 60 %
9. SALES DEMAND: a. Fair ; b. Singles at \$3,000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. " at \$ 30 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types \_\_\_\_\_ ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair ; b. Home building Fair
13. TREND OF DESIRABILITY NEXT 10-15 YEARS \_\_\_\_\_
14. CLARIFYING REMARKS: \_\_\_\_\_

Wide variation of values on unpaved streets.  
Homes built to order by construction company on owner's lots.  
Varying from bungalow to two-family types.

15. Information for this form was obtained from \_\_\_\_\_

Date July 22, 1937 193\_\_

(Over)



AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE Third AREA NO. C-12
2. DESCRIPTION OF TERRAIN.
3. FAVORABLE INFLUENCES.
4. DETRIMENTAL INFLUENCES.
5. INHABITANTS:
  - a. Type Flat workers ; b. Estimated annual family income \$ 1,500
  - c. Foreign-born None ; None % ; d. Negro None ; None % ;  
(Nationality) (Yes or No)
  - e. Infiltration of None ; f. Relief families None ;
  - g. Population is increasing            ; decreasing            ; static. Yes
6. BUILDINGS:
  - a. Type or types One family units ; b. Type of construction Frame ;
  - c. Average age 25 years ; d. Repair Fair
7. HISTORY:
 

SALE VALUES				RENTAL VALUES			
YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%	
1929 level	\$2500 to 5000		100%	\$ 25 to 40		100%	
1933 low	1500 to 3500		60%	15 to 25		65%	
current	2000 to 4000		80%	20 to 35		80%	

Peak sale values occurred in 1926 and were 115 % of the 1929 level.

Peak rental values occurred in 1926 and were 115 % of the 1929 level.
8. OCCUPANCY: a. Land 95 % ; b. Dwelling units 100 % ; c. Home owners 85 %
9. SALES DEMAND: a. Fair ; b. Singles at \$3,000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Singles at \$ 30 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types            ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair ; b. Home building Fair
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Desirable for tenants -- close to town
14. CLARIFYING REMARKS:

15. Information for this form was obtained from           

Date July 22, 1937 193



AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY Flint, Michigan SECURITY GRADE Third AREA NO. C-13
2. DESCRIPTION OF TERRAIN.
3. FAVORABLE INFLUENCES.
4. DETRIMENTAL INFLUENCES.
5. INHABITANTS:
- a. Type Merchants ; b. Estimated annual family income \$ 2,000
- c. Foreign-born None ; % ; d. Negro None ; % ;  
(Nationality) (Yes or No)
- e. Infiltration of None ; f. Relief families None ;
- g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:
- a. Type or types One family units ; b. Type of construction Frame ;
- c. Average age 40 years ; d. Repair Good
7. HISTORY:
- | YEAR            | SALE VALUES           |                    |             | RENTAL VALUES     |                    |             |
|-----------------|-----------------------|--------------------|-------------|-------------------|--------------------|-------------|
|                 | RANGE                 | PREDOM-<br>INATING | %           | RANGE             | PREDOM-<br>INATING | %           |
| 1929 level      | <u>\$5000 to 8000</u> |                    | <u>100%</u> | <u>\$45 to 60</u> |                    | <u>100%</u> |
| <u>1933</u> low | <u>2000 to 5000</u>   |                    | <u>60%</u>  | <u>25 to 40</u>   |                    | <u>66%</u>  |
| current         | <u>3000 to 6000</u>   |                    | <u>75%</u>  | <u>30 to 50</u>   |                    | <u>85%</u>  |
- Peak sale values occurred in 1926 and were 115 % of the 1929 level.
- Peak rental values occurred in 1926 and were 115 % of the 1929 level.
8. OCCUPANCY: a. Land 95 % ; b. Dwelling units 100 % ; c. Home owners 95 %
9. SALES DEMAND: a. Fair ; b. Singles at \$4,000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Singles at \$50 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS
14. CLARIFYING REMARKS:

Good rental area. Close in to the center of town.  
Old section mixed as to values.

15. Information for this form was obtained from \_\_\_\_\_

Date July 22, 1937 1937

(Over)



AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE Third AREA NO. C-14
2. DESCRIPTION OF TERRAIN.
3. FAVORABLE INFLUENCES.
4. DETRIMENTAL INFLUENCES.
5. INHABITANTS:  
a. Type Laboring class ; b. Estimated annual family income \$ 1,100  
c. Foreign-born None ; % ; d. Negro None ; % ;  
(Nationality) (Yes or No)  
e. Infiltration of None ; f. Relief families Few if any ;  
g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:  
a. Type or types One family units ; b. Type of construction Frame ;  
c. Average age 35 years ; d. Repair Fair
7. HISTORY:
- | YEAR       | RANGE          | SALE VALUES        |      | RANGE       | RENTAL VALUES      |      |
|------------|----------------|--------------------|------|-------------|--------------------|------|
|            |                | PREDOM-<br>INATING | %    |             | PREDOM-<br>INATING | %    |
| 1929 level | \$3000 to 4000 |                    | 100% | \$30 to 35  |                    | 100% |
| 1933 low   | 1500 to 2500   |                    | 60%  | 15 to 22.50 |                    | 55%  |
| current    | 2000 to 3000   |                    | 75%  | 20 to 25    |                    | 70   |
- Peak sale values occurred in 1926 and were 115 % of the 1929 level.  
Peak rental values occurred in 1926 and were 115 % of the 1929 level.
8. OCCUPANCY: a. Land 70 %; b. Dwelling units 100 %; c. Home owners 60 %
9. SALES DEMAND: a. Slow ; b. Singles at \$2,500 ; c. Activity is Slow
10. RENTAL DEMAND: a. Good ; b. Singles at \$25 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair ; b. Home building Fair
13. TREND OF DESIRABILITY NEXT 10-15 YEARS The parks and open spaces are a help to this area
14. CLARIFYING REMARKS:
15. Information for this form was obtained from

Date July 22, 1937

(Over)



AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE Third AREA NO. C-15
2. DESCRIPTION OF TERRAIN.
3. FAVORABLE INFLUENCES.
4. DETRIMENTAL INFLUENCES.
5. INHABITANTS:  
a. Type Factory workers ; b. Estimated annual family income \$ 1,600  
c. Foreign-born None ;      %; d. Negro None ;      %;  
(Nationality) (Yes or No)  
e. Infiltration of None ; f. Relief families None ;  
g. Population is increasing      ; decreasing      ; static. Yes
6. BUILDINGS:  
a. Type or types One family units ; b. Type of construction Frame ;  
c. Average age 10 years ; d. Repair Good
7. HISTORY:
- | YEAR       | RANGE          | SALE VALUES        |      | RANGE      | RENTAL VALUES      |      |
|------------|----------------|--------------------|------|------------|--------------------|------|
|            |                | PREDOM-<br>INATING | %    |            | PREDOM-<br>INATING | %    |
| 1929 level | \$3000 to 5000 |                    | 100% | \$25 to 40 |                    | 100% |
| 1933 low   | 1800 to 2500   |                    | 50%  | 15 to 25   |                    | 62%  |
| current    | 2500 to 4000   |                    | 80%  | 25 to 40   |                    | 100% |
- Peak sale values occurred in 1929 and were      % of the 1929 level.  
Peak rental values occurred in 1926 and were      % of the 1929 level.
8. OCCUPANCY: a. Land 90 %; b. Dwelling units 100 %; c. Home owners 90 %
9. SALES DEMAND: a. Fair ; b. Singles at \$3,500 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Singles at \$40 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types      ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair ; b. Home building Fair
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Slowly declining. Homes of the workers in the Fisher Body plant which is within walking distance.
14. CLARIFYING REMARKS:
15. Information for this form was obtained from

Date July 23rd, 1937 193    

(Over)



AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE Third AREA NO. C-16
2. DESCRIPTION OF TERRAIN.
3. FAVORABLE INFLUENCES.
4. DETRIMENTAL INFLUENCES.
5. INHABITANTS:  
a. Type Merchants ; b. Estimated annual family income \$ 2,500  
c. Foreign-born None ;      %; d. Negro None ;      %;  
(Nationality) (Yes or No)  
e. Infiltration of None ; f. Relief families None ;  
g. Population is increasing      ; decreasing      ; static. Yes
6. BUILDINGS:  
a. Type or types One family units ; b. Type of construction Stucco, few brick ;  
c. Average age 12 years ; d. Repair Fair
7. HISTORY:
- | YEAR       | SALE VALUES    |                    |      | RENTAL VALUES |                    |      |
|------------|----------------|--------------------|------|---------------|--------------------|------|
|            | RANGE          | PREDOM-<br>INATING | %    | RANGE         | PREDOM-<br>INATING | %    |
| 1929 level | \$6000 to 8000 |                    | 100% | Owner area    |                    | 100% |
| 1933 low   | 3,000 to 4000  |                    | 50%  |               |                    |      |
| current    | 3500 to 4500   |                    | 60%  |               |                    |      |
- Peak sale values occurred in 1929 and were      % of the 1929 level.  
Peak rental values occurred in 1929 and were      % of the 1929 level.
8. OCCUPANCY: a. Land 5 %; b. Dwelling units      %; c. Home owners      %
9. SALES DEMAND: a. None ; b.      ; c. Activity is None
10. RENTAL DEMAND: a. Owner area ; b.      ; c. Activity is
11. NEW CONSTRUCTION: a. Types      ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS
14. CLARIFYING REMARKS:  
The Park and the Country Club are a help.  
Ten or twelve houses in the entire neighborhood.
15. Information for this form was obtained from

Date July 22nd, 1937 193







- Labor commutes by automobile to and from Flint.

- Date July 22, 1937 1937



## AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE Fourth AREA NO. D-1
2. DESCRIPTION OF TERRAIN.
3. FAVORABLE INFLUENCES.
4. DETRIMENTAL INFLUENCES.
5. INHABITANTS:
- a. Type Factory labor ; b. Estimated annual family income \$ 1,500
- c. Foreign-born Yes ; 10 % ; d. Negro No ; \_\_\_\_\_ % ;  
(Nationality) (Yes or No)
- e. Infiltration of None ; f. Relief families Few ;
- g. Population is increasing \_\_\_\_\_ ; decreasing \_\_\_\_\_ ; static. Yes
6. BUILDINGS:
- a. Type or types One family units ; b. Type of construction Frames ;
- c. Average age 10 years ; d. Repair Fair
7. HISTORY:
- | YEAR       | SALE VALUES    |                      | RENTAL VALUES |                      |
|------------|----------------|----------------------|---------------|----------------------|
|            | RANGE          | PREDOM-<br>INATING % | RANGE         | PREDOM-<br>INATING % |
| 1929 level | \$1500 to 3500 | 100%                 | \$15 to 30    | 100%                 |
| 1933 low   | 1000 to 2000   | 55%                  | 10 to 20      | 66%                  |
| current    | 1000 to 2800   | 80%                  | 15 to 25      | 85%                  |
- Peak sale values occurred in 1929 and were \_\_\_\_\_ % of the 1929 level.
- Peak rental values occurred in 1929 and were \_\_\_\_\_ % of the 1929 level.
8. OCCUPANCY: a. Land 20 % ; b. Dwelling units 100 % ; c. Home owners 70 %
9. SALES DEMAND: a. Fair ; b. Singles at \$2,500 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. " at \$ 22.50 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types \_\_\_\_\_ ; b. Amount last year Few if any
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair ; b. Home building Fair
13. TREND OF DESIRABILITY NEXT 10-15 YEARS \_\_\_\_\_
14. CLARIFYING REMARKS: \_\_\_\_\_

Cheap construction with a few houses in about \$4,000 class on Saginaw and Carpenter Road. This area is north of the City line.

15. Information for this form was obtained from \_\_\_\_\_

Date July 23rd, 1937 193

(Over)



AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE Fourth AREA NO. D-2
2. DESCRIPTION OF TERRAIN.
3. FAVORABLE INFLUENCES.
4. DETRIMENTAL INFLUENCES.
5. INHABITANTS:
- a. Type Factory labor ; b. Estimated annual family income 1,200 to 1,400
- c. Foreign-born Few ; 10 % ; d. Negro None ;        % ;  
(Nationality) (Yes or No)
- e. Infiltration of None ; f. Relief families A few ;
- g. Population is increasing        ; decreasing        ; static. Yes
6. BUILDINGS:
- a. Type or types One family units ; b. Type of construction Frame ;
- c. Average age 10 years ; d. Repair Fair
7. HISTORY:
- | YEAR       | SALE VALUES           |                 | RENTAL VALUES     |                 |
|------------|-----------------------|-----------------|-------------------|-----------------|
|            | RANGE                 | PREDOMINATING % | RANGE             | PREDOMINATING % |
| 1929 level | <u>\$1500 to 3500</u> | <u>100%</u>     | <u>\$15 to 25</u> | <u>100%</u>     |
| 1933 low   | <u>1000 to 1800</u>   | <u>45%</u>      | <u>10 to 18</u>   | <u>72%</u>      |
| current    | <u>1000 to 2500</u>   | <u>70%</u>      | <u>15 to 20</u>   | <u>80</u>       |
- Peak sale values occurred in 1929 and were        % of the 1929 level.
- Peak rental values occurred in 1929 and were        % of the 1929 level.
8. OCCUPANCY: a. Land 33 % ; b. Dwelling units 100 % ; c. Home owners 50 %
9. SALES DEMAND: a. Fair ; b. Singles at \$2,000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. " at \$15 to 20 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types        ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair ; b. Home building Fair
13. TREND OF DESIRABILITY NEXT 10-15 YEARS
14. CLARIFYING REMARKS:

Cheap construction. Laborers homes.  
Area outside the city limits.

15. Information for this form was obtained from \_\_\_\_\_

Date July 23rd, 1937 193

(Over)



AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE Fourth AREA NO. D-3
2. DESCRIPTION OF TERRAIN.
3. FAVORABLE INFLUENCES.
4. DETRIMENTAL INFLUENCES.
5. INHABITANTS:
 

a. Type Factory labor ;

c. Foreign-born Few ; 10 % ;  
(Nationality)

e. Infiltration of None ;

g. Population is increasing \_\_\_\_\_ ; decreasing \_\_\_\_\_ ; static. Yes

b. Estimated annual family income \$ 1,200 to 1,400

d. Negro None ; \_\_\_\_\_ % ;  
(Yes or No)

f. Relief families A few ;
6. BUILDINGS:
 

a. Type or types One family units ;

c. Average age 10 years ;

b. Type of construction Frame ;

d. Repair Fair
7. HISTORY:
 

YEAR	SALE VALUES		RENTAL VALUES	
	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %
1929 level	<u>\$1500 to 3500</u>	<u>100%</u>	<u>\$15 to 25</u>	<u>100%</u>
1933 low	<u>1,000 to 1800</u>	<u>45%</u>	<u>10 to 18</u>	<u>72%</u>
current	<u>1000 to 2200</u>	<u>67%</u>	<u>15 to 20</u>	<u>80%</u>

Peak sale values occurred in 1929 and were \_\_\_\_\_ % of the 1929 level.

Peak rental values occurred in 1929 and were \_\_\_\_\_ % of the 1929 level.
8. OCCUPANCY: a. Land 33 % ; b. Dwelling units 100 % ; c. Home owners 50 %
9. SALES DEMAND: a. Fair ; b. Singles at \$2,000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. " at \$15 to 20 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types \_\_\_\_\_ ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair ; b. Home building Fair
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Cheap construction
14. CLARIFYING REMARKS: \_\_\_\_\_

Area outside the city limits.

15. Information for this form was obtained from \_\_\_\_\_

Date July 23rd, 1937 193\_\_

(Over)







AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE Fourth AREA NO. D-5
2. DESCRIPTION OF TERRAIN.
3. FAVORABLE INFLUENCES.
4. DETRIMENTAL INFLUENCES.
5. INHABITANTS:  
a. Type Laboring class ; b. Estimated annual family income \$ 1,500  
c. Foreign-born None ; % ; d. Negro None ; % ;  
(Nationality) (Yes or No)  
e. Infiltration of \_\_\_\_\_ ; f. Relief families Few ;  
g. Population is increasing \_\_\_\_\_ ; decreasing \_\_\_\_\_ ; static. Yes
6. BUILDINGS:  
a. Type or types One family units ; b. Type of construction Frame ;  
c. Average age 10 years ; d. Repair Good
7. HISTORY:
- | YEAR       | SALE VALUES           |                    |             | RENTAL VALUES     |                    |             |
|------------|-----------------------|--------------------|-------------|-------------------|--------------------|-------------|
|            | RANGE                 | PREDOM-<br>INATING | %           | RANGE             | PREDOM-<br>INATING | %           |
| 1929 level | <u>\$1500 to 3500</u> |                    | <u>100%</u> | <u>\$15 to 30</u> |                    | <u>100%</u> |
| 1933 low   | <u>1000 to 2200</u>   |                    | <u>60%</u>  | <u>10 to 20</u>   |                    | <u>66%</u>  |
| current    | <u>1000 to 2800</u>   |                    | <u>80%</u>  | <u>15 to 25</u>   |                    | <u>80%</u>  |
- Peak sale values occurred in 1929 and were \_\_\_\_\_ % of the 1929 level.  
Peak rental values occurred in 1929 and were \_\_\_\_\_ % of the 1929 level.
8. OCCUPANCY: a. Land 20 % ; b. Dwelling units 100 % ; c. Home owners 75 %
9. SALES DEMAND: a. Fair ; b. Singles at \$2,500 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. " at \$ 20 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles at \$2,500 ; b. Amount last year 12
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair ; b. Home building Fair
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Cheaply constructed neighborhood
14. CLARIFYING REMARKS: \_\_\_\_\_

Area outside the city limits.

15. Information for this form was obtained from \_\_\_\_\_

Date July 23rd, 1937 193\_\_

(Over)



#### 4. DETRIMENTAL INFLUENCES.

g. Population is increasing\_\_\_\_\_ ; decreasing\_\_\_\_\_ ; static. Yes

c. Average age 35 years; d. Repair Fair

YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	\$3500 to 6000		100%	\$35 to 55		100%
1933 low	1800 to 3500		55%	20 to 25		45%
current	2500 to 4500		75%	25 to 35		65%

Peak rental values occurred in 1926 and were 115 % of the 1929 level.

14. CLARIFYING REMARKS: \_\_\_\_\_

(Over)



AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Mich SECURITY GRADE Fourth AREA NO. D-6 & D-7  
2. DESCRIPTION OF TERRAIN.

3. FAVORABLE INFLUENCES.

4. DETRIMENTAL INFLUENCES.

5. INHABITANTS:

a. Type Laboring class ; b. Estimated annual family income \$ 1,500  
c. Foreign-born None ; % ; d. Negro None ; % ;  
(Nationality) (Yes or No)  
e. Infiltration of None ; f. Relief families Few if any ;  
g. Population is increasing ; decreasing ; static. Yes

6. BUILDINGS:

a. Type or types One family units ; b. Type of construction Frames ;  
c. Average age 35 years ; d. Repair Fair

7. HISTORY:

SALE VALUES				RENTAL VALUES			
YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%	
1929 level	\$3500 to 6000		100%	\$35 to 55		100%	
1933 low	1800 to 3500		55%	20 to 25		45%	
current	2500 to 4500		75%	25 to 35		65%	

Peak sale values occurred in 1926 and were 115 % of the 1929 level.

Peak rental values occurred in 1926 and were 115 % of the 1929 level.

8. OCCUPANCY: a. Land 95 %; b. Dwelling units 100 %; c. Home owners 60 %

9. SALES DEMAND: a. Slow ; b. Singles at \$3,000 ; c. Activity is Slow

10. RENTAL DEMAND: a. Good ; b. " at \$ 35 ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types ; b. Amount last year None

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair ; b. Home building Fair

13. TREND OF DESIRABILITY NEXT 10-15 YEARS

14. CLARIFYING REMARKS:

Old downtown center. Mixed values. Age and obsolescence of structures.

15. Information for this form was obtained from

Date July 23rd, 1937 193

(Over)



AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE Fourth AREA NO. D-8

2. DESCRIPTION OF TERRAIN.

3. FAVORABLE INFLUENCES.

4. DETRIMENTAL INFLUENCES.

5. INHABITANTS:

a. Type Laboring class ; b. Estimated annual family income \$ 1,500

c. Foreign-born None ; % ; d. Negro None ; % ;  
(Nationality) (Yes or No)

e. Infiltration of ; f. Relief families A few ;

g. Population is increasing ; decreasing ; static. Yes

6. BUILDINGS:

a. Type or types One family units ; b. Type of construction Frames ;

c. Average age 30 years ; d. Repair Fair

7. HISTORY:

SALE VALUES				RENTAL VALUES			
YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%	
1929 level	\$2500 to 6000		100%	\$25 to 55		100%	
1933 low	1000 to 2500		45%	15 to 25		45%	
current	1500 to 3500		55%	20 to 35%		60%	

Peak sale values occurred in 1926 and were 115 % of the 1929 level.

Peak rental values occurred in 1926 and were 115 % of the 1929 level.

8. OCCUPANCY: a. Land 85 % ; b. Dwelling units 100 % ; c. Home owners 50 %

9. SALES DEMAND: a. Very slow ; b. Singles at \$2,000 ; c. Activity is Very slow

10. RENTAL DEMAND: a. Good ; b. " at \$ 25 ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types ; b. Amount last year None

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair ; b. Home building Fair

13. TREND OF DESIRABILITY NEXT 10-15 YEARS

14. CLARIFYING REMARKS:

Old downtown center. Various types of structures.

The northernmost strip lying along Bluff ranges from \$1,000 to \$2,500.

15. Information for this form was obtained from

Date July 23rd, 1937 193

(Over)







AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE Fourth AREA NO. D-10

2. DESCRIPTION OF TERRAIN.

3. FAVORABLE INFLUENCES.

4. DETRIMENTAL INFLUENCES.

5. INHABITANTS:

- a. Type Small business men and laboring class ; b. Estimated annual family income \$ 1,500  
c. Foreign-born Yes ; 25 % ; d. Negro None ;        % ;  
(Nationality) (Yes or No)  
e. Infiltration of        ; f. Relief families A few ;  
g. Population is increasing        ; decreasing        ; static. Yes

6. BUILDINGS:

- a. Type or types One family units ; b. Type of construction 90 % Frame ;  
c. Average age 35 years ; d. Repair Good

7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	\$2500 to 7500		100%	\$25 to 60		100%
1933 low	1000 to 3500		40%	15 to 30		50%
current	1500 to 5000		75%	25 to 50		80%

Peak sale values occurred in 1926 and were 115 % of the 1929 level.

Peak rental values occurred in 1926 and were 115 % of the 1929 level.

8. OCCUPANCY: a. Land 100 % ; b. Dwelling units 100 % ; c. Home owners 35 %

9. SALES DEMAND: a. Fair ; b. Singles at \$2,500 ; c. Activity is Fair

10. RENTAL DEMAND: a. Good ; b. " " \$ 35 ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types        ; b. Amount last year None

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair ; b. Home building Fair

13. TREND OF DESIRABILITY NEXT 10-15 YEARS       

14. CLARIFYING REMARKS:       

Old section obsolete toward the south end.  
No uniformity to construction. Wide variation in values.

15. Information for this form was obtained from       

Date July 22nd, 1937 193  

(Over)



AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE Fourth AREA NO. D-11

2. DESCRIPTION OF TERRAIN.

3. FAVORABLE INFLUENCES.

4. DETRIMENTAL INFLUENCES.

5. INHABITANTS:

- a. Type laboring class ; b. Estimated annual family income \$ 1,500  
c. Foreign-born Yes ; 30 % ; d. Negro Yes ; 25 % ;  
(Nationality) (Yes or No)  
e. Infiltration of \_\_\_\_\_ ; f. Relief families Many ;  
g. Population is increasing \_\_\_\_\_ ; decreasing \_\_\_\_\_ ; static. Yes

6. BUILDINGS:

- a. Type or types One family units ; b. Type of construction Frame ;  
c. Average age 25 years ; d. Repair Fair - below Taylor St.  
Rather good, north of Taylor St.

7. HISTORY:

SALE VALUES				RENTAL VALUES			
YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%	
1929 level	\$2,000 to 4500		100%	\$20 to 50		100%	
1933 low	1000 to 2000		45%	15 to 30		66%	
current	1500 to 3000		75%	20 to 40		80%	

Peak sale values occurred in 1926 and were 115 % of the 1929 level.

Peak rental values occurred in 1926 and were 115 % of the 1929 level.

8. OCCUPANCY: a. Land 90 % ; b. Dwelling units 100 % ; c. Home owners 50 %  
9. SALES DEMAND: a. Fair ; b. Singles at \$3,000 ; c. Activity is Fair  
10. RENTAL DEMAND: a. Good ; b. " at \$ 30 ; c. Activity is Good  
11. NEW CONSTRUCTION: a. Types \_\_\_\_\_ ; b. Amount last year None  
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair ; b. Home building Fair  
13. TREND OF DESIRABILITY NEXT 10-15 YEARS \_\_\_\_\_  
14. CLARIFYING REMARKS: \_\_\_\_\_

Above Stewart construction is cheap; sparsely settled.

15. Information for this form was obtained from \_\_\_\_\_

Date July 23rd, 1937 193

(Over)











AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE Fourth AREA NO. D-14

2. DESCRIPTION OF TERRAIN.

3. FAVORABLE INFLUENCES.

4. DETRIMENTAL INFLUENCES.

5. INHABITANTS:

a. Type Laboring ; b. Estimated annual family income \$ 1,500  
c. Foreign-born Yes ; 10 % ; d. Negro None ; \_\_\_\_\_ % ;  
(Nationality) (Yes or No)  
e. Infiltration of \_\_\_\_\_ ; f. Relief families Few ;  
g. Population is increasing Slowly ; decreasing \_\_\_\_\_ ; static.

6. BUILDINGS:

a. Type or types One family units ; b. Type of construction Frame ;  
c. Average age 12 years ; d. Repair Fair

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	\$2000 to 4000		100%	\$20 to 35		100%
<u>1933</u> low	1000 to 1800		45%	10 to 20		45%
current	1000 to 2500		65%	15 to 30		85%

Peak sale values occurred in 1926 and were 115 % of the 1929 level.

Peak rental values occurred in 1926 and were 115 % of the 1929 level.

8. OCCUPANCY: a. Land 15 % ; b. Dwelling units 100 % ; c. Home owners 50 %

9. SALES DEMAND: a. Good ; b. Singles at \$ 2,000 ; c. Activity is Good

10. RENTAL DEMAND: a. Good ; b. " at \$ 25 ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types Singles at \$2,500 ; b. Amount last year 6

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair ; b. Home building Fair

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Cheap four-room frame structures

14. CLARIFYING REMARKS: \_\_\_\_\_

15. Information for this form was obtained from \_\_\_\_\_

Date July 23rd, 1937 193\_\_

(Over)



- Old section. Reasonably well kept up.  
"D" because of age.

Date July 23, 1937

(Over)



AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE Fourth AREA NO. D- 16

2. DESCRIPTION OF TERRAIN.

3. FAVORABLE INFLUENCES.

4. DETRIMENTAL INFLUENCES.

5. INHABITANTS:

a. Type Laboring ; b. Estimated annual family income \$ 1,200  
c. Foreign-born Yes ; 10 % ; d. Negro None ; \_\_\_\_\_ % ;  
(Nationality) (Yes or No)  
e. Infiltration of \_\_\_\_\_ ; f. Relief families A few ;  
g. Population is increasing \_\_\_\_\_ ; decreasing \_\_\_\_\_ ; static. Yes

6. BUILDINGS:

a. Type or types One family units ; b. Type of construction Frame ;  
c. Average age 20 years ; d. Repair Fair

7. HISTORY:

YEAR	SALE VALUES		RENTAL VALUES		
	RANGE	PREDOM- INATING %	RANGE	PREDOM- INATING %	%
1929 level	\$2000 to 4000	100%	\$20 to 35		100%
1933 low	1000 to 2000	50%	10 to 20		55%
current	1000 to 2500	65%	15 to 25		70%

Peak sale values occurred in 1926 and were 115 % of the 1929 level.

Peak rental values occurred in 1926 and were 115 % of the 1929 level.

8. OCCUPANCY: a. Land 80 % ; b. Dwelling units 100 % ; c. Home owners 25 %

9. SALES DEMAND: a. Poor ; b. Singles at \$2,000 ; c. Activity is Poor

10. RENTAL DEMAND: a. Good ; b. " at \$ 20 ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types \_\_\_\_\_ ; b. Amount last year None

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS \_\_\_\_\_

14. CLARIFYING REMARKS: \_\_\_\_\_

Very cheap and old construction.

15. Information for this form was obtained from \_\_\_\_\_

Date July 23rd, 1937 193

(Over)



- Given "D" grading because of age. Many persons like the area because it is close to the business center.

- Date July 23rd, 1937 193

(Over)



**AREA DESCRIPTION**  
(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE Fourth AREA NO. D-18

2. DESCRIPTION OF TERRAIN.

3. FAVORABLE INFLUENCES.

4. DETRIMENTAL INFLUENCES.

5. INHABITANTS:

a. Type Laboring ; b. Estimated annual family income \$ 1,000  
c. Foreign-born Yes ; 10% ; d. Negro Yes ; 50 % ;  
(Nationality) (Yes or No)  
e. Infiltration of \_\_\_\_\_ ; f. Relief families Many ;  
g. Population is increasing \_\_\_\_\_ ; decreasing \_\_\_\_\_ ; static. Yes

6. BUILDINGS:

a. Type or types Single family units b. Type of construction Frame ;  
c. Average age 20 years ; d. Repair Fair

7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	\$2000 to 4000		100%	\$20 to 35		100%
1933 low	1000 to 1800		45%	10 to 18		50%
current	1000 to 2500		70%	15 to 25		70%

Peak sale values occurred in 1926 and were 115% of the 1929 level.

Peak rental values occurred in 1926 and were 115% of the 1929 level.

8. OCCUPANCY: a. Land 60 % ; b. Dwelling units 100 % ; c. Home owners 50 %

9. SALES DEMAND: a. Poor ; b. Singles at \$2,000 ; c. Activity is Poor

10. RENTAL DEMAND: a. Good ; b. " " \$ 20 ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types \_\_\_\_\_ ; b. Amount last year None

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Undesirables -- aliens and negroes

14. CLARIFYING REMARKS: \_\_\_\_\_

15. Information for this form was obtained from \_\_\_\_\_

Date July 23rd, 1937 193\_\_

(Over)



- Cheaply constructed laborers' cottages. Area is outside the city limits.

- Date July 23rd, 1937 1937

(Over)



AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE Fourth AREA NO. D-20
2. DESCRIPTION OF TERRAIN.
3. FAVORABLE INFLUENCES.
4. DETRIMENTAL INFLUENCES.
5. INHABITANTS:
  - a. Type Laboring ; b. Estimated annual family income \$ 1,200 to 1,300
  - c. Foreign-born Yes ; 10 % ; d. Negro None ;        % ;  
(Nationality) (Yes or No)
  - e. Infiltration of        ; f. Relief families A few ;
  - g. Population is increasing Slowly ; decreasing        ; static.
6. BUILDINGS:
  - a. Type or types One family units ; b. Type of construction Frame ;
  - c. Average age 15 years ; d. Repair Fair
7. HISTORY:
 

YEAR	SALE VALUES		RENTAL VALUES	
	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %
1929 level	\$1500 to 3000	100%	\$ 15 to 25	100%
1933 low	1000 to 1800	48%	10 to 15	60%
current	1000 to 2500	80%	15 to 20	80%

Peak sale values occurred in 1929 and were        % of the 1929 level.

Peak rental values occurred in 1929 and were        % of the 1929 level.
8. OCCUPANCY: a. Land 20 % ; b. Dwelling units 100 % ; c. Home owners 50 %
9. SALES DEMAND: a. Slow ; b. Singles at \$ 2,000 ; c. Activity is Slow
10. RENTAL DEMAND: a. Good ; b. " at \$ 20 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles at \$2,000 ; b. Amount last year 6
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS
14. CLARIFYING REMARKS:

Cheap laborers' cottages. Some as small as two rooms.  
Easternmost three streets are outside the city limits.

15. Information for this form was obtained from       

Date July 23rd, 1937 193       

(Over)



AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE Fourth AREA NO. D - 21

2. DESCRIPTION OF TERRAIN.

3. FAVORABLE INFLUENCES.

4. DETRIMENTAL INFLUENCES.

5. INHABITANTS:

- a. Type Laboring ; b. Estimated annual family income \$ 1,500  
c. Foreign-born Yes ; 10 % ; d. Negro None ;        % ;  
(Nationality) (Yes or No)  
e. Infiltration of        ; f. Relief families Few ;  
g. Population is increasing Slowly ; decreasing        ; static.

6. BUILDINGS:

- a. Type or types One family units ; b. Type of construction Frame ;  
c. Average age 10 years ; d. Repair Fair

7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	<u>\$2000 to 4000</u>	<u>      </u>	<u>100%</u>	<u>\$20 to 35</u>	<u>      </u>	<u>100%</u>
1933 low	<u>1000 to 2000</u>	<u>      </u>	<u>50%</u>	<u>10 to 20</u>	<u>      </u>	<u>60%</u>
current	<u>1000 to 2500</u>	<u>      </u>	<u>65%</u>	<u>20 to 30</u>	<u>      </u>	<u>80%</u>

Peak sale values occurred in 1929 and were        % of the 1929 level.

Peak rental values occurred in 1929 and were        % of the 1929 level.

8. OCCUPANCY: a. Land 5 % ; b. Dwelling units 100 % ; c. Home owners 50 %

9. SALES DEMAND: a. Fair ; b. Singles at \$2,500 ; c. Activity is Fair

10. RENTAL DEMAND: a. Good ; b. " at \$ 30 ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types Singles at \$3,000 ; b. Amount last year 6

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair ; b. Home building Fair

13. TREND OF DESIRABILITY NEXT 10-15 YEARS       

14. CLARIFYING REMARKS:       

Cheap four-room frames; better along Court St. and Lapeer Road.

A large part of this area is outside the city limits.

15. Information for this form was obtained from       

Date July 28, 1937 193  

(Over)



AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY FLINT, Michigan SECURITY GRADE Fourth AREA NO. D 22

2. DESCRIPTION OF TERRAIN.

3. FAVORABLE INFLUENCES.

4. DETRIMENTAL INFLUENCES.

5. INHABITANTS:

- a. Type Laboring ; b. Estimated annual family income \$ 1,500  
c. Foreign-born None ; % ; d. Negro None ; % ;  
(Nationality) (Yes or No)  
e. Infiltration of ; f. Relief families Few if any ;  
g. Population is increasing Slowly ; decreasing ; static.

6. BUILDINGS:

- a. Type or types One family units ; b. Type of construction Frame ;  
c. Average age 10 years ; d. Repair Fair

7. HISTORY:

YEAR	SALE VALUES		RENTAL VALUES		
	RANGE	PREDOM- INATING %	RANGE	PREDOM- INATING %	
1929 level	<u>\$2000 to 4000</u>	<u>100%</u>	<u>\$20 to 35</u>	<u>100%</u>	
<del>1923</del> low	<u>1500 to 2500</u>	<u>60%</u>	<u>10 to 20</u>	<u>60%</u>	
current	<u>1500 to 3000</u>	<u>75%</u>	<u>15 to 30</u>	<u>85%</u>	

Peak sale values occurred in 1929 and were % of the 1929 level.

Peak rental values occurred in 1929 and were % of the 1929 level.

8. OCCUPANCY: a. Land 15 %; b. Dwelling units 100 %; c. Home owners 50 %

9. SALES DEMAND: a. Fair ; b. Singles at \$ 2,500 ; c. Activity is Fair

10. RENTAL DEMAND: a. Good ; b. " at \$ 25 ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types Singles at \$ 3,000 ; b. Amount last year 12

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair ; b. Home building Fair

13. TREND OF DESIRABILITY NEXT 10-15 YEARS

14. CLARIFYING REMARKS:

Comparatively new section of cheap construction. Laborers' homes.  
Outside the city.

15. Information for this form was obtained from

Date July 23, 193 7

(Over)



AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY "WHIGVILLE"  
FLINT, Michigan SECURITY GRADE Fourth AREA NO. D-23
2. DESCRIPTION OF TERRAIN.
3. FAVORABLE INFLUENCES.
4. DETRIMENTAL INFLUENCES.
5. INHABITANTS:  
a. Type Laboring ; b. Estimated annual family income 1,200 to \$1,500  
c. Foreign-born None ; None % ; d. Negro None ; None % ;  
(Nationality) (Yes or No)  
e. Infiltration of \_\_\_\_\_ ; f. Relief families Few if any ;  
g. Population is increasing \_\_\_\_\_ ; decreasing \_\_\_\_\_ ; static. Yes
6. BUILDINGS:  
a. Type or types One family structures b. Type of construction Frames ;  
c. Average age 10 years ; d. Repair Fair
7. HISTORY:
- | YEAR       | SALE VALUES           |                 | RENTAL VALUES     |                 |
|------------|-----------------------|-----------------|-------------------|-----------------|
|            | RANGE                 | PREDOMINATING % | RANGE             | PREDOMINATING % |
| 1929 level | <u>\$2000 to 4000</u> | <u>100%</u>     | <u>\$20 to 30</u> | <u>100%</u>     |
| 1933 low   | <u>1000 to 2000</u>   | <u>50%</u>      | <u>10 to 15</u>   | <u>50%</u>      |
| current    | <u>1000 to 2500</u>   | <u>65%</u>      | <u>15 to 25</u>   | <u>70%</u>      |
- Peak sale values occurred in 1929 and were \_\_\_\_\_ % of the 1929 level.  
Peak rental values occurred in 1929 and were \_\_\_\_\_ % of the 1929 level.
8. OCCUPANCY: a. Land 10 % ; b. Dwelling units 100 % ; c. Home owners 40 %
9. SALES DEMAND: a. Fair ; b. Singles at \$ 2,000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. " at \$ 20 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles at \$ 2,500 ; b. Amount last year 6
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair ; b. Home building Fair
13. TREND OF DESIRABILITY NEXT 10-15 YEARS \_\_\_\_\_
14. CLARIFYING REMARKS: \_\_\_\_\_

Cheap construction. Laborers' homes.

15. Information for this form was obtained from \_\_\_\_\_

Date July 23, 1937 193\_\_

(Over)