

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Mich SECURITY GRADE A AREA NO. 1
2. DESCRIPTION OF TERRAIN. High rolling. Northern part is wooded.
Area rests upon a hill.
3. FAVORABLE INFLUENCES. Highly restricted.
4. DETRIMENTAL INFLUENCES. Private transportation
5. INHABITANTS:
 - a. Type Executives ; b. Estimated annual family income \$5M and up
 - 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 Yes ; decreasing ; static.
6. BUILDINGS: One family units
 - a. Type or types 8 and 10 rooms ; b. Type of construction Frame, brick and ;
stone
 - c. Average age 10 years and under ; d. Repair Excellent
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>None sold</u>	<u> </u>	<u>100%</u>	<u>Owner area</u>	<u> </u>	<u>100%</u>
1935 low	<u>" "</u>	<u> </u>	<u> </u>	<u>Owner area</u>	<u> </u>	<u> </u>
1937 current	<u>\$15 M to 40 M</u>	<u>\$25 M</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

Peak sale values occurred in 1937 and were % of the 1929 level.

Peak rental values occurred in 1937 and were % of the 1929 level.
8. OCCUPANCY: a. Land 40 % ; b. Dwelling units 100 % ; c. Home owners 100 %
9. SALES DEMAND: a. Fair ; b. ; c. Activity is Fair
10. RENTAL DEMAND: a. Owner area ; b. ; c. Activity is
11. NEW CONSTRUCTION: a. Types Singles at \$ 25 M ; b. Amount last year three
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Improving.
14. CLARIFYING REMARKS:

A community of probably 25 homes all built under contract for the owner.
On much higher land than the yellow section to the north and east.

15. Information for this form was obtained from

Date October, 20, 1937

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE A AREA NO. 2

2. DESCRIPTION OF TERRAIN.

High rolling. Southeast portion called "Rolling Hills."

3. FAVORABLE INFLUENCES.

Restricted. Transportation and schools are good.

4. DETRIMENTAL INFLUENCES.

None.

5. INHABITANTS:

- a. Type Business men and executives; b. Estimated annual family income \$ 3,500 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 Yes; decreasing _____; static.

6. BUILDINGS:

- a. Type or types See #14; b. Type of construction Frame, English types and Colonial.
c. Average age 10 years and under; d. Repair Excellent

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level			100%	OWNER AREA		100%
1935 1935						
1937 current	SEE #14					
Peak sale values occurred in <u>1937</u> and were _____% of the 1929 level.						
Peak rental values occurred in <u>1937</u> 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. _____; c. Activity is Good

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

11. NEW CONSTRUCTION: a. Types Singles at \$9M to 20M; b. Amount last year 15

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Improving; being built up.

14. CLARIFYING REMARKS:

On both sides of Waite, south of Benjamin and the west side of Oakland Drive south of Winchell, values range \$5,000 to \$7,500. Along Harold St., Winchell to Fitch, both sides of Tipperary Road, south side of Winchell from city line to Oakland and along Oakland north of Winchell, values range: \$7,500 to \$10,000. West side of Harold, north of Fitch, west side of Benjamin north of Thomas, both sides of Waite Avenue north of Benjamin, values range: \$10,000 to \$20,000. The south east section, with no streets shown, probably has 15 homes ranging \$10,000 to \$50,000.

15. Information for this form was obtained from _____

Date October, 20, 1937

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE A AREA NO. 3
2. DESCRIPTION OF TERRAIN. High, flat. Outside the city limits.
Called "Country Club Village."
3. FAVORABLE INFLUENCES. Highly restricted.
4. DETRIMENTAL INFLUENCES. Private transportation. No schools.
5. INHABITANTS:
- a. Type The more prosperous ; b. Estimated annual family income \$ 4M to 5M
- 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 or brick ;
6 and 8 rooms ;
- c. Average age Under 10 years. ; d. Repair Very good
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|-----------------------------|-----------------------|--------------------|---------------|-------------------|--------------------|---------------|
| | RANGE | PREDOM-
INATING | % | RANGE | PREDOM-
INATING | % |
| 1929 level | <u>No sales</u> | <u> </u> | <u>100%</u> | <u>OWNER AREA</u> | <u> </u> | <u>100%</u> |
| 1935 <u>1936</u> | <u>" "</u> | <u> </u> | <u> </u> | <u> </u> | <u> </u> | <u> </u> |
| 1937 current | <u>\$7,500 to 20M</u> | <u>\$12 M</u> | <u> </u> | <u> </u> | <u> </u> | <u> </u> |
- Peak sale values occurred in 1937 and were % of the 1929 level.
- Peak rental values occurred in 1937 and were % of the 1929 level.
8. OCCUPANCY: a. Land 5 % ; b. Dwelling units 100 % ; c. Home owners 100 %
9. SALES DEMAND: a. Good ; b. Singles at \$10 M ; c. Activity is Good
10. RENTAL DEMAND: a. Owner area ; b. ; c. Activity is
11. NEW CONSTRUCTION: a. Types Singles at \$10 M ; b. Amount last year 5 or 6
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Improving. Developing.
14. CLARIFYING REMARKS:

These homes range in value: \$10,000 to 20,000. Developed in pre-depression years; recently (June 1937) the area was purchased by another developer and is destined to be the restricted area for executives up to \$25,000.

15. Information for this form was obtained from _____

Date OCTOBER , 20, 1937 193

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE B AREA NO. 1

2. DESCRIPTION OF TERRAIN.

High; level in the southeast portion.
Rolling in the balance.

3. FAVORABLE INFLUENCES.

Transportation and schools are good.

4. DETRIMENTAL INFLUENCES.

Outside the city limits. Lacks facilities.

5. INHABITANTS:

- a. Type White collared; salaried ; b. Estimated annual family income \$ 2,000
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 Yes, slowly. decreasing None ; static.

6. BUILDINGS:

- a. Type or types Singles: 5-6 rooms ; b. Type of construction Frame ;
c. Average age Under 10 years ; d. Repair Good

7. HISTORY:

SALE VALUES				RENTAL VALUES			
YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%	
1929 level	No changes, new area		100%	Owner area		100%	
1935 low	" "						
1937 current	\$5M to 7,500						
Peak sale values occurred in <u>1937</u> and were <u>None</u> % of the 1929 level.							
Peak rental values occurred in <u>1937</u> and were <u>None</u> % of the 1929 level.							

8. OCCUPANCY: a. Land 60 %; b. Dwelling units 100 %; c. Home owners 98 %

9. SALES DEMAND: a. Good ; b. Singles: \$5,000 ; c. Activity is Good

10. RENTAL DEMAND: a. OWNER AREA ; b. None ; c. Activity is None

11. NEW CONSTRUCTION: a. Types Singles at \$ 5 M ; 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 Developing. Will probably stand up.

14. CLARIFYING REMARKS:

Area is thinly settled in portion north and west from Kenwood.
Properties facing Main Street range in value: \$7,500 to 10,000.
All others: \$5,000 to 7,500.
Land occupancy is very sparse in the area indicated.
The central section along Hillsdale Avenue lies low, and may never develop.

15. Information for this form was obtained from None

Date Oct. 20, 1937.

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE B AREA NO. 2
2. DESCRIPTION OF TERRAIN.
High and rolling. Called "Grand Avenue" Section.
3. FAVORABLE INFLUENCES. Restricted. Transportation and schools are good.
4. DETRIMENTAL INFLUENCES. None.
5. INHABITANTS:
 - a. Type Business men and executives ; b. Estimated annual family income \$8M to 10M
 - 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 Singles: 7-10 rooms ; b. Type of construction Frame ;
 - c. Average age 15 to 20 years ; d. Repair Excellent
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>No sales</u>	<u>7,500</u>	<u>100%</u>	<u>OWNER AREA</u>		<u>100%</u>
1935 KAY	<u>" "</u>	<u>5,000</u>	<u>66%</u>			
1937 current	<u>\$5M to 20M</u>	<u>7,500</u>	<u>100%</u>			

Peak sale values occurred in 1926 and were 110 % of the 1929 level.

Peak rental values occurred in 1926 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 90 % ; b. Dwelling units 100 % ; c. Home owners 98 %
9. SALES DEMAND: a. Fair ; b. Singles at \$7,500 ; c. Activity is Fair
10. RENTAL DEMAND: a. Owner area ; b. ; c. Activity is
11. NEW CONSTRUCTION: a. Types None ; 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 Should hold up.
14. CLARIFYING REMARKS:

Area west of city line is 50 percent developed; east of city line: 90 percent.
Values west of city line: \$5,000 to 7,500, average age under 10 years.
Area north of Grand Avenue: same value range, but with average age of 15 years.
Area south of Grand Avenue and east of the city line: average age 15 years,
and values are \$10,000 to \$20,000.

15. Information for this form was obtained from

Date October 20th, 1937

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE B AREA NO. 4
2. DESCRIPTION OF TERRAIN.
High and flat. Outside the city limits.
3. FAVORABLE INFLUENCES.
Area profits by new grade separation under the Michigan Central RR tracks on Michigan Avenue. Good transportation and schools.
4. DETRIMENTAL INFLUENCES.
5. INHABITANTS:
 - a. Type Salaried & skilled labor ; b. Estimated annual family income \$ 1,500 to 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 Yes ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles of 5 and 6 rooms ; b. Type of construction Frame ;
 - c. Average age 10 years and under ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>No sales</u>		<u>100%</u>		<u>\$35 to 40</u>	<u>100%</u>
<u>1935 Y&W</u>	<u>" "</u>				<u>25 to 30</u>	<u>60%</u>
1937 current	<u>\$5 M to 7,500</u>				<u>35 to 40</u>	<u>100%</u>
<u>Peak</u> sale values occurred in <u>1929</u> and were % of the 1929 level.						
<u>Peak</u> rental values occurred in <u>1929</u> and were % of the 1929 level.						
8. OCCUPANCY: a. Land 50 % ; b. Dwelling units 100 % ; c. Home owners 75 %
9. SALES DEMAND: a. Good ; b. Singles at \$5 M ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. " " \$ 35 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles, 6-rooms: \$6M b. Amount last year 2
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Building up.
14. CLARIFYING REMARKS:
15. Information for this form was obtained from

Date Oct. 20, 1937 193

AREA DESCRIPTION

1. NAME OF CITY KALAMAZ OO, Michigan SECURITY GRADE B AREA NO. 5
2. DESCRIPTION OF TERRAIN. High and level. Outside the city limits.
3. FAVORABLE INFLUENCES. A restricted area. It profits by the new grade separation under the MCRR tracks on Michigan Ave. Restricted to \$7,500 values. Ashley and Dwillard Avenues are paved. Transportation is good.
4. DETRIMENTAL INFLUENCES. School facilities not yet developed.
5. INHABITANTS:
 - a. Type Salaried and executives ; b. Estimated annual family income \$ 2,500 to 6,000
 - 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 Yes, slowly decreasing None ; static.
6. BUILDINGS:
 - a. Type or types One family units: 6 to 8 rooms ; b. Type of construction Masonry-veneer. ;
 - c. Average age 5 years and under ; d. Repair Excellent
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level			100%		None	100%
1935 XXW	<u>Developing</u>					
1937 current	<u>\$7,500 to 15,000</u>	<u>\$ 10 M</u>			<u>\$60</u>	
Peak sale values occurred in _____ and were _____ % of the 1929 level.						
Peak rental values occurred in _____ and were _____ % of the 1929 level.						
8. OCCUPANCY: a. Land 25 %; b. Dwelling units 100 %; c. Home owners 90 %
9. SALES DEMAND: a. Fair ; b. Singles at \$ 9 M ; c. Activity is Fair
10. RENTAL DEMAND: a. Owner area ; b. _____ ; c. Activity is _____
11. NEW CONSTRUCTION: a. Types Singles at \$7,500 to 10,000 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 Very good; developing with high restrictions.
14. CLARIFYING REMARKS:

Might be an "A" area except for the fact that the city is developing westward.
15. Information for this form was obtained from _____

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE B AREA NO. 6
2. DESCRIPTION OF TERRAIN. 75 percent on a rising hill.
3. FAVORABLE INFLUENCES. Restricted. Transportation is good.
4. DETRIMENTAL INFLUENCES. Limited for expansion. Lacks school facilities.
5. INHABITANTS:
 - a. Type Executives ; b. Estimated annual family income \$ 2,500 to 3,600
 - 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 Yes ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles of 6 and 7 rooms ; b. Type of construction 50 % frame and 50 % brick veneer or stucco.
 - c. Average age 10 years. ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$6M to \$8M</u>	<u> </u>	<u>100%</u>	<u> </u>	<u>\$40 to 55</u>	<u>100%</u>
1935 1936	<u>4M to 6M</u>	<u> </u>	<u> </u>	<u> </u>	<u>25 to 40</u>	<u>65-73%</u>
1937 current	<u>5M to 7,500</u>	<u> </u>	<u> </u>	<u> </u>	<u>40 to 55</u>	<u>100%</u>

Peak sale values occurred in 1937 and were % of the 1929 level.

Peak rental values occurred in 1937 and were % of the 1929 level.
8. OCCUPANCY: a. Land 65 %; b. Dwelling units 100 %; c. Home owners 80 %
9. SALES DEMAND: a. Fair ; b. Singles at \$ 6 M ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. " " \$45 ; c. Activity is Good
Singles: 6 or 7 room
11. NEW CONSTRUCTION: a. Types frames: \$6M to \$8M ; 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 Should improve.
14. CLARIFYING REMARKS: Most of the area is new.
15. Information for this form was obtained from

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE B AREA NO. 8
2. DESCRIPTION OF TERRAIN. Flat. In the loop toward the west, there is a sharp slope toward the Mill Pond.
3. FAVORABLE INFLUENCES. Restricted. Transportation and schools are good.
4. DETRIMENTAL INFLUENCES. Outside the city limits. The Portage Street approach is satisfactory but could be better.
5. INHABITANTS:
 - a. Type Business men; b. Estimated annual family income \$ 2,500
 - 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 Yes; decreasing _____; static.
6. BUILDINGS:
 - a. Type or types Singles: 5-7 rooms; b. Type of construction Frame;
 - c. Average age 10 years; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level			100%			100%
1935 low	<u>Developing.</u>					
1937 current	<u>\$5 M to 7,500</u>			<u>\$40 to 50</u>		
Peak sale values occurred in _____ and were _____ % of the 1929 level.						
Peak rental values occurred in _____ and were _____ % of the 1929 level.						
8. OCCUPANCY: a. Land 35 %; b. Dwelling units 100 %; c. Home owners 50 %
9. SALES DEMAND: a. Fair; b. Singles: \$5,500; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. " at \$45; c. Activity is Good
Single units, 5-6 rooms
11. NEW CONSTRUCTION: a. Types at \$5,500.; b. Amount last year 15
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good; b. Home building Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Building up; area may improve.
14. CLARIFYING REMARKS:

Very sparsely settled east of Harvard Street.

15. Information for this form was obtained from _____

Date Oct. 20, 1937 193__

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE B AREA NO. 9
2. DESCRIPTION OF TERRAIN. Flat.
3. FAVORABLE INFLUENCES. Municipal golf course directly south.
4. DETRIMENTAL INFLUENCES. Outside the city limits. Bus line only transportation goes to Cork Street; School is at that point. Otherwise area is similar to Area B-8 except B-9 is developed only about 25 percent.
5. INHABITANTS:
 - a. Type Business men ; b. Estimated annual family income \$ 2,500
 - 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 Yes ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles: 5-7 rooms ; b. Type of construction Frame ;
 - c. Average age 10 years ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES		RENTAL VALUES	
	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %
1929 level		100%		100%
1935 low	<u>developing</u>			
1937 current	<u>\$5M to 7,500</u>		<u>\$40 to 50</u>	

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

Peak rental values occurred in and were % of the 1929 level.
8. OCCUPANCY: a. Land 25 %; b. Dwelling units 100 %; c. Home owners 50 %
9. SALES DEMAND: a. Fair ; b. Singles: \$5,500 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. " at \$45 ; c. Activity is Good
Singles: 5-6 rooms
11. NEW CONSTRUCTION: a. Types at \$5,500 ; b. Amount last year
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Developing. May improve.
14. CLARIFYING REMARKS:

15. Information for this form was obtained from

Date Oct. 20, 1937 1937

15. Information for this form was obtained from _____

Date Oct. 21st, 1937 193

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE C AREA NO. 3
2. DESCRIPTION OF TERRAIN.
Sloping from C-2 and begins to get down to the general level of the city.
3. FAVORABLE INFLUENCES.
Transportation and schools are good.
4. DETRIMENTAL INFLUENCES.
Age and obsolescence.
5. INHABITANTS:
 - a. Type Clerks and white-collar ; 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 Few, if any ;
 - g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:
 - a. Type or types Singles of 6-8 rooms ; b. Type of construction Frames ;
 - c. Average age 35 years ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	\$4M to 6M		100%		\$30	100%
1935 low	3M to 5M				20	66%
1937 current	3,500 to 5M	\$3,500			30	100%

Peak sale values occurred in 1926 and were 110 % of the 1929 level.

Peak rental values occurred in 1926 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 80 %; b. Dwelling units 100 %; c. Home owners 50 %
9. SALES DEMAND: a. Poor ; b. Singles at \$3,500 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. " " \$30 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; 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 In slow decline.
14. CLARIFYING REMARKS:

15. Information for this form was obtained from

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE C AREA NO. 5
2. DESCRIPTION OF TERRAIN. Flat.
3. FAVORABLE INFLUENCES.)
)
) Old part of better homes of 25 years ago.
) In process of conversion to apartments.
4. DETRIMENTAL INFLUENCES.) Transportation is good, and good school facilities.
5. INHABITANTS:
 a. Type White collar type ; 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: One family units of
 a. Type or types 6 to 10 rooms ; b. Type of construction Frames ;
 c. Average age 30 to 40 years ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	\$ <u>6M to 20M</u>		<u>100%</u>	<u>Owner area</u>		<u>100%</u>
<u>1935</u> 1934	<u>4M to 10M</u>			<u>except</u>		
1937 current	<u>5M to 15M</u>	<u>7,500</u>		<u>converted</u>		
				<u>apartments.</u>		

Peak sale values occurred in 1926 and were 110 % of the 1929 level.
 Peak rental values occurred in 1926 and were 110 % 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 \$7,500 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Apartments ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; 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 Declining, due to age.
14. CLARIFYING REMARKS: _____

No new homes built. One new 23-apartment building on site of old residences.

15. Information for this form was obtained from _____

Date Oct. 20, 1937.

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE C AREA NO. 6
2. DESCRIPTION OF TERRAIN.
Flat.
3. FAVORABLE INFLUENCES.
Good transportation and school facilities.
4. DETRIMENTAL INFLUENCES.
Hazardous. Alien area.
5. INHABITANTS:
 - a. Type Laborers ; b. Estimated annual family income \$ 1,500
 - c. Foreign-born Yes ; 80 % ; d. Negro None ; % ;
(Nationality) (Yes or No)
 - e. Infiltration of ; f. Relief families None ;
 - g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:
 - a. Type or types Singles of 5-7 rooms ; b. Type of construction Frames ;
 - c. Average age 40 to 50 years ; d. Repair Fair to good.
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	\$2,500 to 3,500		100%		\$20 to 25	100%
1935 low	1,500 to 2,500				15 to 20	75-80%
1937 current	2,000 to 3,000	2,500			20 to 25	100%

Peak sale values occurred in 1926 and were 110 % of the 1929 level.

Peak rental values occurred in 1926 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 95 % ; b. Dwelling units 100 % ; c. Home owners 75 %
9. SALES DEMAND: a. None ; b. ; c. Activity is Slow
10. RENTAL DEMAND: a. Good ; b. Singles at \$20 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; 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 Inhabitants are Holland Dutch. Thrifty people. Declining due to age.
14. CLARIFYING REMARKS:

No new developments. Properties fairly well kept.

15. Information for this form was obtained from

Date Oct. 20, 1937

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE C AREA NO. 7
2. DESCRIPTION OF TERRAIN.
Flat.
3. FAVORABLE INFLUENCES.
Good transportation and school facilities.
4. DETRIMENTAL INFLUENCES.
Hazardous. Alien area. Generally older than Area C-6.
5. INHABITANTS:
 - a. Type Laborers ; b. Estimated annual family income \$1,500
 - c. Foreign-born Yes ; 80 % ; d. Negro None ; % ;
(Nationality) (Yes or No)
 - e. Infiltration of ; f. Relief families None ;
 - g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS: 4-room bungalows and
 - a. Type or types singles:5-7 rooms. ; b. Type of construction Frame ;
 - c. Average age 25 to 50 years ; d. Repair Fair to good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$2,500 to 3,500</u>	<u> </u>	<u>100%</u>	<u> </u>	<u>\$20 to 25</u>	<u>100%</u>
1935 xxx	<u>1,500 to 2,500</u>	<u> </u>	<u> </u>	<u> </u>	<u>15 to 20</u>	<u>75-80%</u>
1937 current	<u>2,000 to 3,500</u>	<u> </u>	<u> </u>	<u> </u>	<u>15 to 25</u>	<u>75-100%</u>

Peak sale values occurred in 1926 and were 110 % of the 1929 level.

Peak rental values occurred in 1926 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 95 % ; b. Dwelling units 100% ; c. Home owners 50 %
9. SALES DEMAND: a. None ; b. ; c. Activity is Slow
10. RENTAL DEMAND: a. Good ; b. Singles: \$15-20 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; 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 Declining due to age. Properties are fairly well kept up.
14. CLARIFYING REMARKS:

Area: Rose and Church: Inhabited by Italians -- home-ownership generally less among the Italians than the Holland Dutch.
Area: south of Frank St.: 50 years old. North of Frank St.: 25 to 40 years old.
Extreme north end developed in the last 20 years: 4-room bungalows built to rent at \$15.00.

15. Information for this form was obtained from

Date Oct. 20, 1937

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE C AREA NO. 8
2. DESCRIPTION OF TERRAIN. Table-land, rather flat.
3. FAVORABLE INFLUENCES. This area profits by the new grade separation under the MC RR tracks on Michigan Avenue. Transportation: bus.
4. DETRIMENTAL INFLUENCES. Outside the city limits. Approach is poor. School facilities are poor.
5. INHABITANTS:
 - a. Type Laboring class ; 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 Slowly ; decreasing _____ ; static.
6. BUILDINGS:
 - a. Type or types Singles: bungalow ; b. Type of construction Frame ;
type
 - c. Average age 15 years ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	\$3,000 to 4,000		100%		\$35	100%
1935 XXXX	2,500 to 3,500				20	57%
1937 current	3,000 to 4,000	3,000			35	100%

Peak sale values occurred in 1926 and were 110 % of the 1929 level.

Peak rental values occurred in 1926 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 15 % ; b. Dwelling units 100 % ; c. Home owners 80 %
9. SALES DEMAND: a. Fair ; b. Singles at \$3,000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. " " \$30 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles: \$3 M ; b. Amount last year 2
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair ; b. Home building Fair
13. TREND OF DESIRABILITY NEXT 10-15 YEARS May hold its own.
14. CLARIFYING REMARKS:

Construction is good. Some better homes on Gull Road -- all the way out, -- homes up to \$15,000.

15. Information for this form was obtained from _____

Date Oct. 20, 1937 193

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE C AREA NO. 9
2. DESCRIPTION OF TERRAIN. Table-land.
3. FAVORABLE INFLUENCES. Area profits by new grade separation under the MC RR tracks on Michigan Avenue. Transportation and schools are good.
4. DETRIMENTAL INFLUENCES. Negro area on the west.
5. INHABITANTS:
 - a. Type Laboring class ; b. Estimated annual family income \$ 1,200
 - 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: Singles of
 - a. Type or types 6-7 rooms ; b. Type of construction Frames ;
 - c. Average age 30 to 35 years ; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$3,500 to 5 M</u>		<u>100%</u>		<u>\$25 to 35</u>	<u>100%</u>
1935 low	<u>2,500 to 3,000</u>				<u>15 to 25</u>	<u>60-70%</u>
1937 current	<u>3,000 to 4 M</u>	<u>\$3,000</u>			<u>25 to 35</u>	<u>100%</u>

Peak sale values occurred in 1926 and were 110 % of the 1929 level.

Peak rental values occurred in 1926 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 95 %; b. Dwelling units 100 %; c. Home owners 50 %
9. SALES DEMAND: a. Little ; b. Singles at \$ 3 M ; c. Activity is Little
10. RENTAL DEMAND: a. Good ; b. Singles at \$30 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; 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 Generally declining.
14. CLARIFYING REMARKS: People want to move out further.

15. Information for this form was obtained from _____

Date Oct. 20, 1937 193

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE C AREA NO. 10
2. DESCRIPTION OF TERRAIN. Flat and high.
3. FAVORABLE INFLUENCES. Area profits by the new grade separation under the MCRR tracks on Michigan. Transportation and school facilities are good.
4. DETRIMENTAL INFLUENCES. About half the area is outside the city limits. Portion inside the city limits is a little older.
5. INHABITANTS:
 - a. Type Industrial workers ; 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 None ; f. Relief families Few, if any ;
 - g. Population is increasing Slowly ; decreasing outside the city ; static. Yes inside the city
6. BUILDINGS: Singles of
 - a. Type or types 5-7 rooms ; b. Type of construction Frames ;
 - c. Average age 20 years ; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	\$3M to \$4,500		100%		\$25 to 40	100%
1935 1935	2M to 3,500				15 to 25	60-63%
1937 current	3M to 3,500	3,500			25 to 40	100%

Peak sale values occurred in 1926 and were 110 % of the 1929 level.

Peak rental values occurred in 1926 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 65 %; b. Dwelling units 100 %; c. Home owners 50 %
9. SALES DEMAND: a. Fair ; b. Singles at 3,500 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. " at \$ 35 ; c. Activity is Good
Bungalows, 5-6 rooms
11. NEW CONSTRUCTION: a. Types at \$3,500 ; b. Amount last year 10
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair ; b. Home building Fair
13. TREND OF DESIRABILITY NEXT 10-15 YEARS All in decline. That portion within the
14. CLARIFYING REMARKS: city is declining faster than that to the east.
15. Information for this form was obtained from _____

- Development thins out as the south is approached.

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE C AREA NO. 14
2. DESCRIPTION OF TERRAIN. Uphill toward the west.
3. FAVORABLE INFLUENCES. Proximity to college is helpful.
4. DETRIMENTAL INFLUENCES. Conveniences are along Main Street.
5. INHABITANTS:
 - a. Type Laboring class ; b. Estimated annual family income \$ 1,200
 - c. Foreign-born None ; None %; d. Negro None ; None %;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Few if any ;
 - g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS: One family units
 - a. Type or types Bungalow, 5-6 rooms b. Type of construction Frame ;
 - c. Average age 20 years ; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES		RENTAL VALUES	
	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %
1929 level	\$3,500 - 5 M	100%	\$ 25	100%
1935 xxx	2,000 - 3,500		20	80%
1937 current	3,000 - 4,500	3,500	25	100%

Peak sale values occurred in 1926 and were 110 % of the 1929 level.

Peak rental values occurred in 1926 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 95 %; b. Dwelling units 110 %; c. Home owners 50 %
9. SALES DEMAND: a. Fair ; b. Singles: \$3,500 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. " \$ 25 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; 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 Older area in decline
14. CLARIFYING REMARKS:

Directly south of this area, on the south side of Michigan Avenue, there are a few negro homes between Michigan Avenue and the Railroad.

15. Information for this form was obtained from

Date Oct. 20, 1937

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE C AREA NO. 15
2. DESCRIPTION OF TERRAIN. Flat.
3. FAVORABLE INFLUENCES. Near business area. Toward the west the area is affected by the State Teachers' College. Schools are good.
4. DETRIMENTAL INFLUENCES. Age and obsolescence. Number of buildings in conversion to apartments.
5. INHABITANTS:
 - a. Type White collar ; b. Estimated annual family income \$ 2,500
 - c. Foreign-born None ; None %; d. Negro None ; None %;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Few - if any ;
 - g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS: One family units-
 - a. Type or types 7 - 10 rooms ; b. Type of construction Frame ;
 - c. Average age 50 years ; d. Repair Fair
7. HISTORY:

SALE VALUES				RENTAL VALUES			
YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%	
1929 level	<u>\$7 M to 15 M</u>	<u> </u>	<u>100%</u>	<u> </u>	<u>\$ 50</u>	<u>100%</u>	
1935 <u>1935</u>	<u>5 M to 8 M</u>	<u> </u>	<u> </u>	<u> </u>	<u>35</u>	<u>70%</u>	
1937 current	<u>6 M to 10 M</u>	<u>8 M</u>	<u> </u>	<u> </u>	<u>50</u>	<u>100%</u>	

Peak sale values occurred in 1926 and were 110 % of the 1929 level.

Peak rental values occurred in 1926 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 95 %; b. Dwelling units 100 %; c. Home owners 25 %
9. SALES DEMAND: a. Good ; b. Singles at \$7,500 ; c. Activity is Good
10. RENTAL DEMAND: a. Good ; b. " at \$ 50 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; 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 Old downtown section. Investment property.
14. CLARIFYING REMARKS:

Academy, South and Lovell Streets have old large estates. At one time, this area was the show place of the city. Most sales are for investment. Properties under leases and releases.

15. Information for this form was obtained from

Date Oct. 20, 1937 193

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE C AREA NO. 16
2. DESCRIPTION OF TERRAIN. Flat except steep hill westbound on Grant and on Austin.
3. FAVORABLE INFLUENCES. Near to business center. Good school facilities.
4. DETRIMENTAL INFLUENCES. Age and obsolescence.
5. INHABITANTS: White collar and
 a. Type small business men ; 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: One family units
 a. Type or types 6 to 9 rooms ; b. Type of construction Frame ;
 c. Average age 35 to 40 years ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	\$ 6 M to 10 M		100%		\$40 to 45	100%
1935 low	4 M to 6 M				25 to 30	65%
1937 current	5 M to 8 M	\$ 6 M			40 to 45	100%

Peak sale values occurred in 1926 and were 110 % of the 1929 level.

Peak rental values occurred in 1926 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 100 %; b. Dwelling units 100 %; c. Home owners 40 %
9. SALES DEMAND: a. Fair ; b. Singles at \$ 6 M ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. " " \$ 40 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; 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 D eclining because of age.
14. CLARIFYING REMARKS: _____

Fully 50 percent of sales are for investment purposes. Axtell Street and streets south of Axtell probably have a higher percentage of home ownership.

15. Information for this form was obtained from _____

Date Oct. 20, 1937 193__

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE C AREA NO. 17
2. DESCRIPTION OF TERRAIN. Flat. Marshes in white spots -- growing celery and flowers.
3. FAVORABLE INFLUENCES. None.
4. DETRIMENTAL INFLUENCES. Burdick is a business street. Residents are Holland Dutch.
5. INHABITANTS: Laborers - 1,000 to
a. Type hot house workers ; b. Estimated annual family income \$ 1,200
c. Foreign-born Yes ; 75 % ; d. Negro None ; _____ % ;
(Nationality) (Yes or No)
e. Infiltration of None ; f. Relief families None ;
g. Population is increasing _____ ; decreasing _____ ; static. Yes
6. BUILDINGS: One family units.
a. Type or types 5-7 rooms ; b. Type of construction Frame ;
c. Average age 25 years ; d. Repair Houses settle in the soft land.
7. HISTORY:
- | YEAR | SALE VALUES | | RENTAL VALUES | |
|--------------------|----------------|-----------------|---------------|-----------------|
| | RANGE | PREDOMINATING % | RANGE | PREDOMINATING % |
| 1929 level | \$2,500 to 4 M | 100% | \$25 | 100% |
| 1935 XX | 2,000 to 3 M | | 20 | 80% |
| 1937 current | 2,000 to 3 M | \$ 2,500 | 25 | 100% |
- Peak sale values occurred in 1926 and were 110 % of the 1929 level.
Peak rental values occurred in 1926 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 40 % ; b. Dwelling units 100 % ; c. Home owners 60 %
9. SALES DEMAND: a. Poor ; b. Singles at \$2,500 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. " " \$ 25 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; 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 Old, cheap houses. Declining.
14. CLARIFYING REMARKS: _____

In the corner at Parker and Merrill Streets, are a few negro homes. Houses generally lack facilities. Homes only good for those who work for themselves in celery and flowers. Area is questionably "yellow" or "red."

15. Information for this form was obtained from _____

Date Oct. 20, 1937

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE C AREA NO. 17 ¹⁸
2. DESCRIPTION OF TERRAIN.
Slopes both east and west toward the Creek.
In the low land, there is celery-growing.
3. FAVORABLE INFLUENCES.
The northwestern limit is better as Area B-6 is approached, being a gradual rise.
4. DETRIMENTAL INFLUENCES.
5. INHABITANTS:
a. Type Ordinary workers ; b. Estimated annual family income \$ 1,200
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: One family units
a. Type or types of 6 rooms ; b. Type of construction Frame ;
c. Average age 25 years ; d. Repair Poor
7. HISTORY:
- | YEAR | RANGE | SALE VALUES | | RANGE | RENTAL VALUES | |
|---------------------|------------|---------------|------|-------|---------------|------|
| | | PREDOMINATING | % | | PREDOMINATING | % |
| 1929 level | \$2M to 3M | | 100% | | \$20 | 100% |
| 1935 low | 1500 to 2M | | | | 15 | 75% |
| 1937 current | 1500 to 2M | 1,500 | | | 20 | 100% |
- Peak sale values occurred in 1926 and were 110 % of the 1929 level.
Peak rental values occurred in 1926 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 10 %; b. Dwelling units 100 %; c. Home owners 50 %
9. SALES DEMAND: a. None ; b. ; c. Activity is None
10. RENTAL DEMAND: a. Good ; b. Singles at \$20 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; 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 Houses settling in the soft earth.
14. CLARIFYING REMARKS:

Peeler Street in this area, is negro.

15. Information for this form was obtained from

Date Oct. 20, 1937 193

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE C AREA NO. 19
2. DESCRIPTION OF TERRAIN.
Flat.
3. FAVORABLE INFLUENCES.
Near business center. Good schools.
4. DETRIMENTAL INFLUENCES.
 Celery growing in uncolored area.
5. INHABITANTS:
 - a. Type Laboring class ; b. Estimated annual family income \$1,000
 - c. Foreign-born Yes ; 10 % ; d. Negro None ; None % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Probably a few ;
 - g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS: Singles of
 - a. Type or types 6 rooms ; 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>\$4M to 5M</u>	<u> </u>	<u>100%</u>	<u> </u>	<u>\$30</u>	<u>100%</u>
<u>1935 Low</u>	<u>2M to 3M</u>	<u> </u>	<u> </u>	<u> </u>	<u>20</u>	<u>66%</u>
1937 current	<u>3M to 4,500</u>	<u>3 M</u>	<u> </u>	<u> </u>	<u>30</u>	<u>100%</u>

Peak sale values occurred in 1926 and were 110 % of the 1929 level.

Peak rental values occurred in 1926 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 25 % ; b. Dwelling units 100 % ; c. Home owners 40 %
9. SALES DEMAND: a. None ; b. ; c. Activity is None
10. RENTAL DEMAND: a. Good ; b. Singles at \$30 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; 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 Undesirable low area. Declining.
14. CLARIFYING REMARKS:

Best homes of the area are on Stockbridge, the southern limits. Balance of the area is questionable as to whether "yellow" or "red."

15. Information for this form was obtained from

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Michigan. SECURITY GRADE C AREA NO. 20
2. DESCRIPTION OF TERRAIN. Flat.
3. FAVORABLE INFLUENCES. Near employment. Better homes are in the south on Washington Street and Stockbridge. Good school facilities.
4. DETRIMENTAL INFLUENCES. None outstanding.
5. INHABITANTS:
 - a. Type Laboring class ; b. Estimated annual family income \$ 1,800
 - c. Foreign-born None ; None %; d. Negro None ; None %;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Few - if any ;
 - g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS: Singles of
 - a. Type or types 6 and 7 rooms ; b. Type of construction Frames ;
Fair in the north;
 - c. Average age 25 to 30 years ; d. Repair Good in the south.
7. HISTORY:

YEAR	SALE VALUES		RENTAL VALUES	
	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %
1929 level	\$5M to 10 M	100%	\$35	100%
1935 xxx	3M to 6 M		25	70%
1937 current	4M to 8 M	\$ 6 M	35	100%

Peak sale values occurred in 1926 and were 110 % of the 1929 level.

Peak rental values occurred in 1926 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 85 %; b. Dwelling units 100 %; c. Home owners 50 %
9. SALES DEMAND: a. Fair ; b. Singles at \$4500 to 5 M ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. " 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 Fair ; b. Home building Fair
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Ageing and declining neighborhood.
14. CLARIFYING REMARKS:

15. Information for this form was obtained from

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE C AREA NO. 21
2. DESCRIPTION OF TERRAIN. Flat. Rising about 20 feet going south from Log Street to Lane Street.
3. FAVORABLE INFLUENCES. Good schools and transportation.
A southside community organized for the betterment of their homes.
4. DETRIMENTAL INFLUENCES. None, particularly outstanding.
5. INHABITANTS:
- a. Type White collar - desirable ; b. Estimated annual family income \$ 2,000 to 3,500
- 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 Yes ; decreasing None ; static.
6. BUILDINGS:
- a. Type or types Singles of 6 rooms ; b. Type of construction Frames ;
- c. Average age 15 years ; d. Repair Excellent
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|-----------------|---------------------|---------------|-------------|-------------------|---------------|-------------|
| | RANGE | PREDOMINATING | % | RANGE | PREDOMINATING | % |
| 1929 level | <u>\$5M to 8M</u> | <u>100%</u> | <u>100%</u> | <u>\$35 to 40</u> | <u>100%</u> | <u>100%</u> |
| <u>1935 low</u> | <u>3500 to 6M</u> | <u>100%</u> | <u>73%</u> | <u>25 to 30</u> | <u>73%</u> | <u>73%</u> |
| 1937 current | <u>4 M to 7,500</u> | <u>5,500</u> | <u>100%</u> | <u>35 to 40</u> | <u>100%</u> | <u>100%</u> |
- Peak sale values occurred in 1926 and were 110 % of the 1929 level.
- Peak rental values occurred in 1926 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 90 % ; b. Dwelling units 100 % ; c. Home owners 75 %
9. SALES DEMAND: a. Good ; b. Singles at \$5,500 ; c. Activity is Good
10. RENTAL DEMAND: a. Good ; b. " " \$40 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types One family units at \$5,500 ; b. Amount last year 2
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Will hold up or improve.
14. CLARIFYING REMARKS:

The extreme east end of the area is probably a little less desirable. Palmer and Alcott Streets are sparsely settled and being below the RR tracks are less desirable. The west end of this southern area is 50 percent occupied and profits by its proximity to area B-8.

15. Information for this form was obtained from _____

Date Oct. 20, 1937 193

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE C AREA NO. 22

2. DESCRIPTION OF TERRAIN. Slightly rolling, sloping to the north.

3. FAVORABLE INFLUENCES. Transportation facilities are good; good schools.

4. DETRIMENTAL INFLUENCES. Outside the city limits. Lacking all city facilities.

5. INHABITANTS:
a. Type Laboring class ; b. Estimated annual family income \$ 1,200
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: 3-room garage type to
a. Type or types 6-room house. ; b. Type of construction Frame ;
Average house: 4-rooms.
c. Average age 10 to 15 years ; d. Repair Fair. Southwest section: poor.

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$2M to 3M</u>		<u>100%</u>		<u>\$20</u>	<u>100%</u>
1935 low	<u>1M to 2M</u>				<u>15</u>	<u>75%</u>
1937 current	<u>1500 to 2500</u>	<u>\$2M</u>			<u>20</u>	<u>100</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 60 %; b. Dwelling units 100 %; c. Home owners 15 %

9. SALES DEMAND: a. Fair ; b. Singles at \$1,500 ; c. Activity is Fair

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

11. NEW CONSTRUCTION: a. Types Singles at \$1,500 ; b. Amount last year 6 or 8

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Cheap properties in decline.

14. CLARIFYING REMARKS: _____

Not much probability of expansion. North of Park View the construction is better but the land is low and is overlooked by the cheaper properties toward the south.

15. Information for this form was obtained from _____

Date Oct. 20, 1937 193

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE C AREA NO. 23
2. DESCRIPTION OF TERRAIN.
Runs downhill from the north boundry to Hutchinson Street, and then the area is level.
3. FAVORABLE INFLUENCES.
Transportation and school facilities are good.
4. DETRIMENTAL INFLUENCES.
Outside the city limits. No restrictions.
5. INHABITANTS:
 - a. Type Laboring class ; b. Estimated annual family income \$ 900
 - c. Foreign-born None ; %; d. Negro None ; %;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Many ;
 - g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:
 - a. Type or types Huts; garage houses b. Type of construction Frame ;
 - c. Average age 10 to 15 years ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$1M to 2,500</u>	<u> </u>	<u>100%</u>	<u> </u>	<u>\$15</u>	<u>100%</u>
1935 new	<u>500 to 1,500</u>	<u> </u>	<u> </u>	<u> </u>	<u>10</u>	<u>66%</u>
1937 current	<u>500 to 1,500</u>	<u>1 M</u>	<u> </u>	<u> </u>	<u>15</u>	<u>100%</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 50 %
9. SALES DEMAND: a. None ; b. ; c. Activity is None
10. RENTAL DEMAND: a. Good ; b. Singles at \$15 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles at \$1,500 ; b. Amount last year 2
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None ; b. Home building None
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Cheap neighborhood, in fast decline.
14. CLARIFYING REMARKS:

Lots sold on small down payments and installment plans. Numbers of the homes are built by the occupants. Probably the area ought to be in "red."

15. Information for this form was obtained from

Date Oct. 20, 1937 193

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE C AREA NO. 24
2. DESCRIPTION OF TERRAIN.
Flat.
3. FAVORABLE INFLUENCES.
Schools and transportation are good.
Municipal airport is two miles away.
4. DETRIMENTAL INFLUENCES.
Outside the city limits. Lacks city facilities.
5. INHABITANTS: Laboring class and a
 - a. Type few white collar ; 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 None ; f. Relief families Few, if any ;
 - g. Population is increasing Yes ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles: 5-7 rooms ; b. Type of construction Frame ;
 - c. Average age 10 years ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$5M to 8M</u>	<u> </u>	<u>100%</u>	<u> </u>	<u>\$30</u>	<u>100%</u>
1935 low	<u>3,500 to 6M</u>	<u> </u>	<u> </u>	<u> </u>	<u>25</u>	<u>83%</u>
1937 current	<u>4 M to 7M</u>	<u>\$ 5M</u>	<u> </u>	<u> </u>	<u>30</u>	<u>100%</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 25 %
9. SALES DEMAND: a. Good ; b. Singles at \$ 5M ; c. Activity is Good
10. RENTAL DEMAND: a. Good ; b. " " \$30 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles at \$5M ; b. Amount last year 203
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS May improve.
14. CLARIFYING REMARKS:
Not good enough to take a "B" rating but approaches a "B" in classification.
15. Information for this form was obtained from

Date Oct. 20, 1937

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE D AREA NO. 1
2. DESCRIPTION OF TERRAIN. Flat.
3. FAVORABLE INFLUENCES. None.
4. DETRIMENTAL INFLUENCES. Northern Part: outside the city limits. Whole area is subject to factory and RR soot and smoke. Congested.
5. INHABITANTS:
 - a. Type Laboring Class ; b. Estimated annual family income \$ 700 to 900
 - c. Foreign-born Yes ; 25 % ; d. Negro Yes ; 10 % ;
(Nationality) (Yes or No)
 - e. Infiltration of _____ ; f. Relief families Many ;
 - g. Population is increasing _____ ; decreasing _____ ; static. Yes
6. BUILDINGS: One family units
 - a. Type or types 4 to 6 rooms ; b. Type of construction Frames ;
 - c. Average age Over 25 years ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	\$1500 to 3 M		100%		\$10 to 20	100%
1935 low	1000 to 2 M				5 to 10	50%
1937 current	1000 to 2500	1 M to 2500			10 to 20	100%

Peak sale values occurred in 1926 and were 110 % of the 1929 level.

Peak rental values occurred in 1926 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 80 % ; b. Dwelling units 100 % ; c. Home owners 15 %
9. SALES DEMAND: a. None ; b. _____ ; c. Activity is None
10. RENTAL DEMAND: a. Good ; b. Singles at \$15 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None ; b. Home building None
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Hazardous. Alien and negro labor.
14. CLARIFYING REMARKS: _____

Negro homes are all through the industrial area between the two sections of D-1.

15. Information for this form was obtained from _____

Date Oct. 20, 1937 193__

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE D AREA NO. 2
2. DESCRIPTION OF TERRAIN. Flat and low; creek runs through the area. Basements flood when creek is high. Slopes toward the east from Pine Street.
3. FAVORABLE INFLUENCES. None
4. DETRIMENTAL INFLUENCES. Old central section of the city. Congested. Cheap homes.
5. INHABITANTS:
 - a. Type Laboring class ; b. Estimated annual family income \$ 700
 - c. Foreign-born Yes ; 10 % ; d. Negro Few if any ; % ;
(Nationality) (Yes or No)
 - e. Infiltration of ; f. Relief families Many ;
 - g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS: Singles: 4 to 6 rooms and
 - a. Type or types 8 to 10 rooms converted to flats. b. Type of construction Frames ;
 - c. Average age 50 years and over ; d. Repair Only fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	\$2500 to 7 M		100%		\$15 to 25	100%
1935 now	1500 to 5 M				10 to 15	63%
1937 current	2000 to 6500	\$3,000			15 to 25	100%

Peak sale values occurred in 1926 and were 110 % of the 1929 level.

Peak rental values occurred in 1926 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 95 % ; b. Dwelling units 100 % ; c. Home owners 10 %
9. SALES DEMAND: a. None ; b. ; c. Activity is None
10. RENTAL DEMAND: a. Good ; b. Singles at \$20 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None ; b. Home building None
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Obsolete rental houses and flats; close to business area. Hazardous.
14. CLARIFYING REMARKS:

15. Information for this form was obtained from

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE D AREA NO. 3
2. DESCRIPTION OF TERRAIN. "Filled" land. Lies low on top of celery muck.
3. FAVORABLE INFLUENCES. None
4. DETRIMENTAL INFLUENCES. Dangerous to build without piling.
Houses badly out of alignment.
5. INHABITANTS:
 - a. Type Laboring class ; b. Estimated annual family income \$ 700
 - c. Foreign-born None ; None % ; d. Negro None ; None % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Many ;
 - g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS: Singles of
 - a. Type or types 6 and 7 rooms ; b. Type of construction Frames ;
 - c. Average age 25 years and more ; d. Repair Poor
7. HISTORY:

SALE VALUES				RENTAL VALUES			
YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%	
1929 level	\$ 3 M to 4 M		100%		\$20	100%	
1935 low	2 M to 3 M				10	50%	
1937 current	2500 to 3500	2,500			20	100%	

Peak sale values occurred in 1926 and were 110 % of the 1929 level.

Peak rental values occurred in 1926 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 75 % ; b. Dwelling units 100 % ; c. Home owners 10 %
9. SALES DEMAND: a. None ; b. ; c. Activity is None
10. RENTAL DEMAND: a. Good ; b. Singles at \$20 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None ; b. Home building None
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Very hazardous. No bids for properties
14. CLARIFYING REMARKS:

15. Information for this form was obtained from

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE D AREA NO. 4
2. DESCRIPTION OF TERRAIN. Flat, low land.
3. FAVORABLE INFLUENCES. None.
4. DETRIMENTAL INFLUENCES. Hungarian District. Surrounded by undeveloped industrial sites.
5. INHABITANTS:
 - a. Type Laboring class ; b. Estimated annual family income \$ 900
 - c. Foreign-born Yes ; 75 % ; d. Negro Yes ; 10 % ;
(Nationality) (Yes or No)
 - e. Infiltration of _____ ; f. Relief families Many ;
 - g. Population is increasing _____ ; decreasing _____ ; static. Yes
6. BUILDINGS: Singles of
 - a. Type or types 4 to 6 rooms ; b. Type of construction Frames ;
 - c. Average age 40 years ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	\$ 2 M		100%		\$15	100%
1935 18%	1 M		50%		10	66%
1937 current	1,500	1,500	75%		15	100%

Peak sale values occurred in 1926 and were 110 % of the 1929 level.

Peak rental values occurred in 1926 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 50 % ; b. Dwelling units 100 % ; c. Home owners 50 %
9. SALES DEMAND: a. None ; b. _____ ; c. Activity is None
10. RENTAL DEMAND: a. Good ; b. Singles at \$15 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None ; b. Home building None
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Hazardous. Old cheap alien district.
14. CLARIFYING REMARKS: _____

15. Information for this form was obtained from _____

Date Oct. 20, 1937 193__

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE D AREA NO. 5
2. DESCRIPTION OF TERRAIN.
Flat, very low.
3. FAVORABLE INFLUENCES.
None.
4. DETRIMENTAL INFLUENCES. Outside the city limits. Lacks approach.
Lacks city facilities.
5. INHABITANTS:
 - a. Type Laboring class ; b. Estimated annual family income \$ 900
 - c. Foreign-born Yes ; 50 % ; d. Negro Few ; % ;
(Nationality) (Yes or No)
 - e. Infiltration of ; f. Relief families Many ;
 - g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS: Singles of garage
 - a. Type or types type up to 6-rooms ; b. Type of construction Frames ;
 - c. Average age 20 to 30 years ; d. Repair Poor
7. HISTORY:

SALE VALUES				RENTAL VALUES			
YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%	
1929 level	<u> </u>	<u> </u>	<u>100%</u>	<u> </u>	<u> </u>	<u>100%</u>	
<u> </u> low	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	
1937 current	<u>\$1M to 2M</u>	<u>1,500</u>	<u> </u>	<u> </u>	<u>\$15 to 20</u>	<u> </u>	

Peak sale values occurred in 1926 and were 110 % of the 1929 level.

Peak rental values occurred in 1926 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 35 % ; b. Dwelling units 100 % ; c. Home owners 10 %
9. SALES DEMAND: a. None ; b. ; c. Activity is None
10. RENTAL DEMAND: a. Good ; b. Singles at \$15 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None ; b. Home building None
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Old, obsolete and cheap.
14. CLARIFYING REMARKS:

There may be six \$5,000 houses on Lake Street,
but they are in the wrong location. Over development
obviously.

15. Information for this form was obtained from

Date Oct. 20, 1937 193

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE D AREA NO. 6
2. DESCRIPTION OF TERRAIN. Low and sloping toward the river.
3. FAVORABLE INFLUENCES. None.
4. DETRIMENTAL INFLUENCES. Outside the city limits. Lacks city facilities.
5. INHABITANTS:
 - a. Type Laboring class ; b. Estimated annual family income \$ 900
 - c. Foreign-born Yes ; 50 % ; d. Negro Few ; % ;
(Nationality) (Yes or No)
 - e. Infiltration of ; f. Relief families Many ;
 - g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS: Singles of garage
 - a. Type or types type up to 6-rooms ; b. Type of construction Frames ;
 - c. Average age 20 to 30 years ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u> </u>	<u> </u>	<u>100%</u>	<u> </u>	<u> </u>	<u>100%</u>
<u>low</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
1937 current	<u>\$1M to 2M</u>	<u>\$1,500</u>	<u> </u>	<u> </u>	<u>\$15 to 20</u>	<u> </u>

Peak sale values occurred in 1926 and were 110 % of the 1929 level.

Peak rental values occurred in 1926 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 35 % ; b. Dwelling units 100 % ; c. Home owners 10 %
9. SALES DEMAND: a. None ; b. ; c. Activity is None
10. RENTAL DEMAND: a. Good ; b. Singles at \$15 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None ; b. Home building None
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Old. Original cheap construction. Obsolete.
14. CLARIFYING REMARKS:

Some over development up to \$5,000 on Lake Street. From Lake Street to the River, the land is very low. This area is very similar to Area D-5.

15. Information for this form was obtained from

Date Oct. 20, 1937

AREA DESCRIPTION

1. NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE D AREA NO. 7
2. DESCRIPTION OF TERRAIN. Flat and low; slopes toward the River.
3. FAVORABLE INFLUENCES. None
4. DETRIMENTAL INFLUENCES. Outside the city limits. Lacks facilities.
5. INHABITANTS:
 - a. Type Laboring Class ; b. Estimated annual family income \$ 700 to 900
 - c. Foreign-born Yes ; 50 % ; d. Negro Yes a few ; % ;
(Nationality) (Yes or No)
 - e. Infiltration of ; f. Relief families Many ;
 - g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS: One family units of
 - a. Type or types garage type and ; b. Type of construction Frames ;
up to 6-rooms.
 - c. Average age 20 to 30 years ; d. Repair Poor
7. HISTORY:

		SALE VALUES		RENTAL VALUES	
YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING
1929 level	<u> </u>	<u> </u>	<u>100%</u>	<u> </u>	<u> </u>
<u>low</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
1937 current	<u>\$ 1 M to 2 M</u>	<u>\$ 1 M</u>	<u> </u>	<u>\$ 12 to 15</u>	<u> </u>

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

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

Very poor structures especially on Greenfield and on Brookfield.
No basements. The land is too low.
This area is comparable to Areas D-5 and D-6.

15. Information for this form was obtained from