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 Frecutives ; b. Estimated annual family income \$ 5M and up	
	c. Foreign-born None ; %; d. Negro None ; (Vationality)	% ;
	e. Infiltration of <u>None</u> ; f. Relief families <u>None</u>	
	g. Population is increasing Yes ; decreasing ; static.	
6.		
	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.		
	PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %	
	1929 level None sold 100% Owner area 100%	
	1935 DOWK " " Owner area	
	1937 current \$15 M to 40 M	
	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%	
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	-
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	

AREA DESCRIPTION

1.	NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE A AREA NO. 2	7
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 <u>Business men and executives</u> ; b. Estimated annual family income\$ 3,500 and up	
	c. Foreign-born None ; %; d. Negro None ; (Yes or No)	%
	e. Infiltration of <u>None</u> ; f. Relief families <u>None</u>	1
	g. Population is increasing <u>Yes</u> ; decreasing; static.	
6.	BUILDINGS: a. Type or types <u>See #14</u> ; b. Type of construction <u>Frame</u> . <u>English types</u>	
	c. Average age 10 years and under; d. Repair Excellent	
7.	HISTORY: SALE VALUES RENTAL VALUES	
	PREDOM— PREDOM— YEAR RANGE INSTITUTE SERVICE	
	1929 level100%100%	
	1935 xxxx	
	1937 current <u>SEE #14</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 50 %; b. Dwelling units 100 %; c. Home owners 100 %	
9.	SALES DEMAND: a. Good ; b ; c. Activity is Good	
0.	RENTAL DEMAND: a. Owner area; b; c. Activity is	
11.	NEW CONSTRUCTION: a. Types Singles at \$9m to ; b. Amount last year 15	
2.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase <u>Good</u> ; b. Home building <u>Good</u>	
13.	TREND OF DESIRABILITY NEXT 10-15 YEARS Improving; being built up.	
4.	CLARIFYING REMARKS:	
.5.	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. 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 \$\frac{4M}{2} \tau \frac{5M}{2}\$	
	c. Foreign-born None ; %; d. Negro None ; (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 6 and 8 rooms; b. Type of construction Frame or brick	
	c. Average age <u>Under 10 years.</u> ; d. Repair <u>Very good</u>	
7.		
	PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %	
	1929 level No sales 100% OWNER AREA 100%	
	1935 XXXX	
	1937 current \$7,500 to 20M \$12 M	
	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 <u>5</u> %; b. Dwelling unitsl <u>00</u> %; c. Home owners <u>100</u> %	
9.	SALES DEMAND: a. Good ; b. Singles at \$10 M ; c. Activity is Good	
0.	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	
2.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase <u>Good</u> ; b. Home building <u>Good</u>	
13.	TREND OF DESIRABILITY NEXT 10-15 YEARS Improving. Developing.	-
4.	CLARIFYING REMARKS:	
	These homes range invalue: \$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.	
5.	Information for this form was obtained from	

DateOCTOBER , 20, 1937

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 ; %; d. Negro None ; %;
	e. Infiltration of None ; f. Relief families None ;
	g. Population is increasing Yes, slowly. decreasing; static.
6.	BUILDINGS: a. Type or types Singles: 5-6 rooms; b. Type of construction Frame;
	c. Average age <u>Under 10 years</u> ; d. Repair <u>Good</u>
7.	HISTORY: SALE VALUES RENTAL VALUES
	PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level No changes, new area 100% Owner area 100%
	1935 XD6W " " "
	1937 current \$5M to 7,500
	Peak sale values occurred in 1937 and were% of the 1929 level.
	Peak rental values occurred in 1937and were% 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; c. Activity is
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.
4.	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.
5.	Information for this form was obtained from
	Date Oct. 20, 1937.

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 Rusiness men and executives; b. Estimated annual family income \$\frac{8M}{8M}\$ to 10M
	c. Foreign-born None ; %; d. Negro None ; % (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: SALE VALUES PREDOM— PREDOM— PREDOM—
	YEAR RANGE INATING % RANGE INATING %
	1929 level No sales 7,500 100% OWNER AREA 100%
	1935 KXX " " 5,000 66%
	1937 current \$5M to 20M 7,500 100%
	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 90 %; b. Dwelling units 100 %; c. Home owners 98 %
9.	SALES DEMAND: a. Fair ; b. Singles at \$7,500 ; c. Activity is Fair
10.	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

1.	NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE B AREA NO. 3
2.	DESCRIPTION OF TERRAIN. High; flat. Slopes toward the west.
3.	FAVORABLE INFLUENCES. Good transportation and schools.
4.	DETRIMENTAL INFLUENCES. Approach is through less desirable areas.
5.	INHABITANTS: a. Type Salaried people ; b. Estimated annual family income \$ 2,000
	c. Foreign-bornNone; %; d. Negro None; %; %;
	e. Infiltration of None ; f. Relief families None ;
	g. Population is increasing <u>Yes</u> ; decreasing; static.
6.	BUILDINGS: a. Type or types <u>Singles: 6-rooms</u> ; b. Type of construction <u>Frames</u> ;
	c. Average age 10 years and under; d. Repair Good
7.	HISTORY: SALE VALUES RENTAL VALUES
	PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level No changes 100% \$30 to 40 100%
	1935 XXWX " " 20 " 30 66%-75%
	1937 current \$5,000 to 7,500 30 " 40 100%
	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 50 %; b. Dwelling units 100 %; c. Home owners 50 %
9.	SALES DEMAND: a. Fair ; b. Singles at \$5,000 ; c. Activity is Fair
10.	RENTAL DEMAND: a. Good ; b. " " \$35 ; 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 May improve somewhat.
14.	CLARIFYING REMARKS:
	Area profits by a new grade separation under the Michigan Central RR tracks on Michigan Avenue.
15.	
	Date Oct. 20, 1937

1.	NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE B AREA NO. 4	
2.	DESCRIPTION OF TERRAIN. High and flat. Outside the city limits.	
	FAVORABLE INFLUENCES. Area profits by new grade separation under the Michigan Central RR tracks on Michigan Avenue. Good transportation and schools. DETRIMENTAL INFLUENCES.	
5.	INHABITANTS: a. Type Salaried & skilled labor ; b. Estimated annual family income \$ 2,500	
	c. Foreign-born None; %; d. Negro None; (Tes or No)	%
	e. Infiltration of <u>None</u> ; f. Relief families <u>None</u>	-
	g. Population is increasing Yes ; decreasing; static.	
6.	BUILDINGS: Singles of a. Type or types 5 and 6 rooms; b. Type of construction Frame	
	c. Average age 10 years and under; d. Repair Good	
7.	HISTORY: SALE VALUES RENTAL VALUES	
	PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %	
	1929 level No sales 100% \$35 to 40 100%	
	1935 XXX " " " 25 to 30 60%	
	1937 current \$5 M to 7,500 35 to 40 100%	
	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 50 %; b. Dwelling units 100%; c. Home owners%	
9.	SALES DEMAND: a. Good ; b. Singles at \$5 M ; c. Activity is Fair	
0.	RENTAL DEMAND: a. Good ; b. " " \$ 35 ; c. Activity is Good	
1.	NEW CONSTRUCTION: a. Types Singles, 6-rooms: \$6M b. Amount last year2	
2.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good; b. Home building Good	
3.	TREND OF DESIRABILITY NEXT 10-15 YEARS Building up.	
4.	CLARIFYING REMARKS:	
*		
5.	Information for this form was obtained from	
	Date Oct. 20, 1937	_
	Date 195	3

1.	NAME OF CITY KALAMAZ OO, Michigan SECURITY GRADE B AREA NO. 5
2.	DESCRIPTION OF TERRAIN. High and level. Outside the city limits.
	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.
	School facilities not yet developed.
5.	INHABITANTS: a. Type Salaried and executives; b. Estimated annual family income \$ 6,000
	c. Foreign-born None ; %; d. Negro None ; %;
	e. Infiltration of <u>None</u> ; f. Relief families <u>None</u> ;
	g. Population is increasing Yes, slowly decreasing; static.
6.	BUILDINGS: One family units: a. Type or types 6 to 8 rooms; b. Type of construction Masonry-veneer.;
	c. Average age 5 years and under; d. Repair Excellent
7.	
	PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level
	1935 XXX Developing
	1937 current \$7,500 to 15,000 \$ 10 M \$60
	Peak sale values occurred in and were % of the 1929 level.
	Peak rental values occurred inand 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 <u>Singles at \$7,500 to</u> b. Amount last year <u>6</u> 10,000
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
	DateOct. 20, 1937193

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: 2,500 to a. Type Executives ; b. Estimated annual family income\$ 3,600
	c. Foreign-born None ; %; d. Negro None ; %
	e. Infiltration of <u>None</u> ; f. Relief families <u>None</u>
	g. Population is increasing <u>Yes</u> ; decreasing; static.
6.	BUILDINGS: Singles of 50 % frame and a. Type or types 6 and 7 rooms; b. Type of construction 50 % brick veneer or
	c. Average age 10 years. ; d. Repair Good stucco.
7.	HISTORY:SALE VALUESRENTAL VALUES
	PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %
	1935 DXX 4M to 6M 25 to 40 65-73% 1937 current 5M to 7,500 40 to 55 100%
	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%
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
11.	Singles: 6 or 7 room NEW CONSTRUCTION: a. Types <u>frames: \$6M to \$8M</u> ; b. Amount last year <u>6</u>
12.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good; b. Home building Good
13.	TREND OF DESIRABILITY NEXT 10-15 YEARS Should improve.
14.	
	Most of the area is new.
15.	Information for this form was obtained from

Date

Oct. 20, 1937

NS FORM-8 AREA DESCRIPTION 8-26-37 SECURITY GRADE B AREA NO. 7 KALAMAZOO, Michigan NAME OF CITY DESCRIPTION OF TERRAIN. "Westnedge Hill" District. Table land east of Westnedge, and west of Westnedge: rolling. Restricted. Good transportation and schools. 3. FAVORABLE INFLUENCES. DETRIMENTAL INFLUENCES. Very steep hill as you go south on Westnedge. INHABITANTS: 5. ; b. Estimated annual family income \$ 5M and up Type __ a. Executives ;____ %; d. Negro _____ None None (Nationality) Foreign-born_ (Tes or No) e. Infiltration of <u>None</u>; f. Relief families <u>None</u> g. Population is increasing Yes ; decreasing _____; static. 70 % frame and BUILDINGS: Singles of a. Type or types 6 to 8 rooms ; b. Type of construction 30 % brick veneer Average age 10 years and under; d. Repair Very good RENTAL VALUES SALE VALUES HISTORY: PREDOM-PREDOM-RANGE INATING INATING % YEAR RANGE \$60 100% _____100%_ 1929 level No sales 66% 40_ 1935 XXXX No sales 100% 1937 current \$7M to \$10M 60 Peak sale values occurred in 1929 and were % of the 1929 level. % of the 1929 level. Peak rental values occurred in 1929 and were a. Land 65 %; b. Dwelling units 100 %; c. Home owners 75 OCCUPANCY: 8. SALES DEMAND: a. Good ; b. Singles: \$6M to 8M ; c. Activity is Fair 0. at \$ 60 ; c. Activity is Good RENTAL DEMAND: a. Good b. 10. Singles of 6-8 rooms NEW CONSTRUCTION: a. Types at \$6,500 to 8,500; b. Amount last year 11. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Good 12. TREND OF DESIRABILITY NEXT 10-15 YEARS _ East end definitely improving. 13. CLARIFYING REMARKS: 14. Values north of Inkster, on the eastside of Westnedge and north of Edgemoor on the west side of Westnedge: \$7,500 to 10,000. In the balance of the area, values range: \$ 5,000 to 7,500.

Considerable new development along Bronson Boulevard; values up to \$25,000 and \$35,000.

15. Information for this form was obtained from ______

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 ; %; d. Negro None ; % (Tes or No)
	e. Infiltration of None; f. Relief families None
6.	g. Population is increasing Yes; decreasing ; static. BUILDINGS:
	a. Type or types <u>Singles: 5-7 rooms</u> ; b. Type of construction <u>Frame</u>
	c. Average age 10 years ; d. Repair Good
	HISTORY: SALE VALUES RENTAL VALUES
7.	PREDOM- PREDOM-
	YEAR RANGE INATING % RANGE INATING %
	1929 level
	1935 Now Developing
	1937 current \$5 M to 7,500 \$40 to 50
	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.	Single units, 5-6 rooms NEW CONSTRUCTION: a. Types at \$5,500. ; b. Amount last year
12.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase <u>Good</u> ; b. Home building <u>Good</u>
13.	TREND OF DESIRABILITY NEXT 10-15 YEARS Building up; area may improve.
	DEWARVO.
14.	Very sparsely settled east of Harvard Street.
15.	Information for this foim was obtained from

Date <u>Oct. 20, 1937</u> 193_

AREA DESCRIPTION

1.	NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE B AREA NO. 9
	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
5.	about 25 percent. INHABITANTS: a. Type
	c. Foreign-born None ; %; d. Negro None ; %;
	e. Infiltration of <u>None</u> ; f. Relief families <u>None</u> ;
	g. Population is increasing <u>Yes</u> ; decreasing; static.
6.	BUILDINGS: a. Type or types <u>Singles: 5-7 rooms</u> ; b. Type of construction <u>Frame</u> ;
	c. Average age 10 years ; d. Repair Good
7.	HISTORY: SALE VALUES RENTAL VALUES
,.	PREDOM- PREDOM- YEAR RANGE INATING % RANGE INATING %
	1929 level
	1935 YOWX developing
	1937 current \$5M to 7,500 \$40 to 50
	Peak sale values occurred in and were% of the 1929 level.
	Peak rental values occurred inand 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
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

_193 _

1.	NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE C AREA NO. 1
2.	DESCRIPTION OF TERRAIN. Area up on table land.
3.	FAVORABLE INFLUENCES. Good areas both northwest and southeast.
	Transportation and schools are good.
4.	DETRIMENTAL INFLUENCES. Outside the site. Bostnictions are lowe #3 000
4	Outside the city. Restrictions are low: \$3,000.
5.	INHABITANTS: White collar: clerks a. Type and office help; b. Estimated annual family income \$ 1,500
	c. Foreign-born None %; d. Negro None ; — %; d. Negro (Tes or No)
	e. Infiltration of None ; f. Relief families Few if any ;
	g. Population is increasing Yes ; decreasing; static.
6.	DUIT DINCE. Duncelowe.
	a. Type or types <u>5-6 rooms</u> ; b. Type of construction Frames
	c. Average age 15-20 years. ; d. Repair Good
7.	HISTORY: PREDOM- PREDOM-
	YEAR RANGE INATING % RANGE INATING %
	1929 level \$4M to 6M 100% \$35 to 40 100%
	1935 XXX 2M to 3M 20 to 30 57-75%
	1937 current 3,500 to 5M 35 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.
•	OCCUPANCY: a. Land 60 %; b. Dwelling units 100 %; c. Home owners 25-30 %
8.	SALES DEMAND: a. Fair ; b. Singles at \$3,500 ; c. Activity is Fair
9.	
10.	RENTAL DEMAND: a. Good ; b. " " \$35 ; c. Activity is Good
11.	NEW CONSTRUCTION: a. Types Single frames: \$3,500 b. Amount last year 5 or 6
12.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair; b. Home building Fair
13.	TREND OF DESIRABILITY NEXT 10-15 YEARS Slowly in decline
14.	CLARIFYING REMARKS:
15.	Information for this form was obtained from

Date __Oct. 21st, 1937

193

1.	NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE C AREA NO. 2
2.	DESCRIPTION OF TERRAIN. Just under the hill from C-1; slopes toward the city. Area very similar to C-1 except that it is older and will deteriorate faster.
3.	FAVORABLE INFLUENCES. Transportation and schools are good.
4.	DETRIMENTAL INFLUENCES. Outside the city limits.
5.	INHABITANTS: a. Type White collar ; b. Estimated annual family income \$ 1,500
	c. Foreign-born None ; %; d. Negro None ; % %
	e. Infiltration of None ; f. Relief families Few, if any.
	g. Population is increasing <u>Yes</u> ; decreasing; static.
6.	BUILDINGS: Singles and bungalows a. Type or types 5-6 rooms; b. Type of construction Frame
	c. Average age 25 years; d. Repair Good
7.	
	PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level \$4M to 6M 100% \$35 to 40 100%
	1935 XXXX 2M to 3M 20 to 30 55_75%
	1937 current 3,500 to 5M 35 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 60 %; b. Dwelling units 100 %; c. Home owners 25 %
9.	SALES DEMAND: a. Fair ; b. Singles at 3,500 ; c. Activity is Fair
10.	RENTAL DEMAND: a. Good ; b. " " \$35 ; c. Activity is Good
11.	NEW CONSTRUCTION: a. Types Single frames: \$3,500 b. Amount last year About 5
12.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair; b. Home building Fair
13.	TREND OF DESIRABILITY NEXT 10-15 YEARS Declining
14.	CLARIFYING REMARKS:
15.	Information for this form was obtained from

Date Oct. 20, 1937

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 ; %; d. Negro None ; %;
	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 6-8 rooms; b. Type of construction ; ;
	c. Average age 35 years; d. Repair Good
7.	HISTORY: SALE VALUES RENTAL VALUES
/.	PREDOM— PREDOM—
	YEAR RANGE INATING % RANGE THATING %
	1935 XXXX 3M to 5M 2066% 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

Date Oct. 20th, 1937

1.	NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE C AREA NO. 4	
2.	DESCRIPTION OF TERRAIN. Sloping from C-2. Area begins to take on general level of the city.	
3.	FAVORABLE INFLUENCES. Good transportation and school facilities.	
4.	DETRIMENTAL INFLUENCES. Age and obsolescence.	
5.	INHABITANTS: a. Type White collar types ; b. Estimated annual family income \$ 1,500	No. of Concession, Name of Street, or other Persons, Name of Street, or ot
	c. Foreign-born None %; d. Negro None ; (Tes 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: SALE VALUES RENTAL VALUES	
	PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %	
	1929 level \$4M to 6M 100% \$30 100%	
	1935 XXXX 3M to 5M 20 60%	
	1937 current 3,500 to 5M \$3,500	
	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. " 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	
	TREND OF DESIRABILITY NEXT 10-15 YEARS In slow decline	
13.	CLARIFYING REMARKS:	
14.	CERCIT TRO ASSAULT	
15.	Information for this foin was obtained from	

Date Oct. 20, 1937

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.
4.) In process of conversion to apartments. DETRIMENTAL INFLUENCES.) Transportation is good, and good school facilities.
5.	INHABITANTS: a. Type White collar type ; b. Estimated annual family income \$ 2,500
	a. Type White collar type , b. Estimated and Tames , c. Foreign-born None , %; d. Negro None ; %;
	C. Foreign-born None (Nationality) (Yes or No)
	e. Infiltration of <u>None</u> ; f. Relief families <u>None</u> ;
	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
	HISTORY: SALE VALUES RENTAL VALUES
7.	PREDOM— PREDOM
	TEAR
	except
	1935 1XXX 4M to 10M converted apartments.
	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.
0	OCCUPANCY: a. Land 95 %; b. Dwelling units 100 %; c. Home owners 95 %
8.	SALES DEMAND: a. Fair ; b.Singles at \$7,500 ; c. Activity is Fair
9.	RENTAL DEMAND: a. Good ; b. Apartments ; c. Activity is Good
10.	NEW CONSTRUCTION: a. Types None ; b. Amount last year None
11.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchaseFair ; b. Home building Fair
13.	TREND OF DESIRABILITY NEXT 10-15 YEARS Declining, due to age.
14.	CLARIFYING REMARKS:
14.	
	No new homes built. One new 23-apartment building on site of old residences.
15.	Information for this form was obtained from
	Oct. 20, 1937
	Date193

1.	NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE C AREA NO. 6	9
2.	DESCRIPTION OF TERRAIN. Flat.	
3.	FAVORABLE INFLUENCES. Good transportation and school facilities.	
4.	DETRIMENTAL INFLUENCES. Hazardous. Alien area.	
5.	INHABITANTS: a. Type; b. Estimated annual family income\$ 1,500	Salar Salar
	c. Foreign-born Yes ; 80 %; d. Negro None ; ; ; 9	6;
	e. Infiltration of; f. Relief families None	;
	g. Population is increasing; decreasing; static. Yes	
6.	BUILDINGS: Singles of a. Type or types 5-7 rooms ; b. Type of construction Frames	;
	c. Average age 40 to 50 years ; d. Repair Fair to good.	
7.	HISTORY: SALE VALUES RENTAL VALUES	
	PREDOM— PREDOM	
	1929 level \$2,500 to 3,500 100% \$20 to 25 100%	
	1935 DXXX 1,500 to 2,500 15 to 20 75_80%	
	1937 current 2,000 to 3,000 2,500 20 to 25 20 to 25	
	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 <u>Fair</u> ; b. Home building <u>Fair</u>	
13.	TREND OF DESIRABILITY NEXT 10-15 YEARS Inhabitants are Holland Dutch. Thrifty people.	
14.	CLARIFYING REMARKS:	
	No new developments. Properties fairly well kept.	
15.	Information for this form was obtained from	The state of the s
	Oct 00 30m	-
	Date	

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; b. Estimated annual family income \$1,500
	c. Foreign-born Yes; 80 %; d. Negro None; (Vationality); 30 %; d. Negro None
	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: SALE VALUES PREDOM— PREDOM— PREDOM— PREDOM—
	YEAR RANGE INATING % RANGE INATING %
	1929 level \$2,500 to 3,500 100% \$20 to 25 100%
	1935 XXXX 1,500 to 2,500 15 to 20 75-80%
	1937 current 2,000 to 3,500 15 to 25 75-100%
	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 50 %
9.	SALES DEMAND: a. None ; b. ; c. Activity is <u>Slow</u>
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
14.	CLARIFYING REMARKS: fairly well kept up.
	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

Oct. 20, 1937

193

Date .

1.	NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE C AREA NO. 8	
2.		
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 \$ 1,500	
	c. Foreign-born None ; %; d. Negro None ; (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	-
	HISTORY: SALE VALUES RENTAL VALUES	
7.	PREDOM- PREDOM-	
	YEAR RANGE INATING % RANGE INATING %	
	1929 level \$3,000 to 4,000 100% \$35100%	
	1935 XXXX 2,500 to 3,500 20	
	1937 current 3,000 to 4,000 3,000 35 100%	
	Peak sale values occurred in1926 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.	View condition to war Cincles & M . h Amount lost year 2	
12.	WALL ADVIEW OF MODWOACE BURIES Home surchase Fair : h Home huilding H.	
13.	OF PROIDABILITY NEWS VEARC Now hold the own	
14.	TOTAL DEVIANCE DEVIANCE.	
14.	Construction is good. Some better homes on Gull Road all the way out, homes up to \$15,000.	
15.	Information for this foin was obtained from	_

Date Oct. 20, 1937

_193 _

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; %; d. Negro None; %; %; d. Negro None; ; %
	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: SALE VALUES RENTAL VALUES
	PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level \$3,500 to 5 M 100% \$25 to 35 100%
	1935 low 2,500 to 3,000 15 to 25 60-70%
	1937 current 3,000 to 4 M \$3,000 25 to 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 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; b. Amount last year
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 __

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.
5.	Portion inside the city limits is a little older. INHABITANTS: 1,200 to
	a. Type Industrial workers; b. Estimated annual family income \$ 1,500
	c. Foreign-born None ; %; d. Negro None ; (Yationality)
	e. Infiltration of None ; f. Relief families Few, if any
	g. Population is increasing Slowly, ; decreasing; static. Yes outside the city inside the city
6.	
	c. Average age 20 years ; d. Repair Fair
7.	HISTORY: SALE VALUES PREDOM— PREDOM— PREDOM—
	YEAR RANGE INATING % RANGE INATING %
	1929 level \$3M to \$4,500 100% \$25 to 40 100%
	1935 DOWN 2M to 3,500 15 to 25 60-63%
	1937 current 3M to 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
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
4.	CLARIFYING REMARKS: city is declining faster than that to the
	east.
5.	Information for this form was obtained from
	0et 90 10gg
	DateOct. 20, 1937

1.	NAME OF CITY KALAMAZOO,	Michigan	SECURITY GE	RADE C	AREA NO.		
2.							
2.	DESCRIPTION OF TERRAIN.	Slopes to the searea C-10.	outh. Less ac	cessible than			
3.	FAVORABLE INFLUENCES.	Area profits by on Michigan Ave	new grade seg nue. Good tra	paration under ansportation a	the MCRR tr nd schools.	acks	
4.	DETRIMENTAL INFLUENCES.	Most of the are No restrictions	a is outside t	the city limit	3 •		
5.	INHABITANTS: a. Type Laboring C.	lass ;	b. Estimated	annual family	income \$ 1,	000 to	
	c. Foreign-born Few (Natio	; <u>5</u> %;	d. Negro	None (Tes or No	; _		%
	e. Infiltration of			nortic	n.		-
	g. Population is incre		decreasin	8			
6.	a. Type or types 4-5	rooms ;					
	c. Average age 10	to 15 years ;	d. Repair	Fair			-
7.	HISTORY:	SALE VALUES		RENT	AL VALUES		
,.		PREDOM- INATING	%	RANGE	PREDOM-	%	
	1929 level \$2 <u>M</u> to <u>3M</u>				\$15 to 20 _		
	1935 low lm to 2M				10 to 15		
	1937 current 1,500 to					The same of the sa	
	Peak sale values occur:						
	Peak rental values occ						
						%	
8.							
9.	DENIMAT DENIAND.					Good	
10.	VALUE CONCENTION ON THE	g ingles f	rame. at.			8	
11.	NEW CONSTRUCTION: a. Ty AVAILABILITY OF MORTGAGE						
12.							-
13.							-
14.	. CLARIFYING REMARKS:						-
	Developme	nt thins out as	the south is	approached.			
15	. Information for this for	m was obtained	from				

1.	NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE C AREA NO. 12
2.	DESCRIPTION OF TERRAIN. High flat, sloping north from Wilbur Street.
3.	FAVORABLE INFLUENCES. Good schools.
4.	DETRIMENTAL INFLUENCES. Outside the city limits. No regular bus service. No facilities. Unrestricted.
5.	INHABITANTS: a. Type Laboring class ; b. Estimated annual family income \$ 1,200
	c. Foreign-born None ; %; d. Negro None ; 9
	e. Infiltration of None ; f. Relief families Few, if any
	g. Population is increasing <u>Slowly</u> ; decreasing; static.
6.	BUILDINGS: Single units of a. Type or types 4-6 rooms ; b. Type of construction Frame
	c. Average age 10 years ; d. Repair Fair
7.	HISTORY: SALE VALUES PREDOM— PREDOM— PREDOM— PREDOM—
	YEAR RANGE INATING % RANGE INATING %
	1929 level \$2M to 4M 100% \$25 100%
	1935 XXXX 1,200 to 2,500
	1937 current 1,500 to 3,000 2,500 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 30 %; b. Dwelling units 100%; c. Home owners%
9.	SALES DEMAND: a. Fair ; b. Singles at \$2,500 ; c. Activity is Fair
10.	RENTAL DEMAND: a. Good ; b. " " \$25 ; c. Activity is Good Singles, frame, at
11.	
12.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair ; b. Home building Fair
13.	TREND OF DESIRABILITY NEXT 10-15 YEARS Slow decline.
14.	CLARIFYING REMARKS:
15.	Information for this form was obtained from

1.	NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE C AREA NO. 13
2.	DESCRIPTION OF TERRAIN. High flat area, sloping to the north.
3.	FAVORABLE INFLUENCES. School facilities are good.
4.	DETRIMENTAL INFLUENCES. Area unrestricted. No regular bus service. Outside the city limits — no facilities.
5.	INHABITANTS: a. Type Laboring class ; b. Estimated annual family income \$ 1,200
	c. Foreign-born None; %; d. Negro None; % (Fationality) (Tes 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 Singles: 4-6 rooms; b. Type of construction Frame
	c. Average age 10 years ; d. Repair Fair
7.	
	PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level \$2,500 to 4,500 100% \$25 to 30 100%
	19351 XX 1,500 to 3,000 20 to 25 80%
	1937 current 2,000 to 3,500 3 M 25 to 30 100%
	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 30 %; b. Dwelling units 100 %; c. Home owners 25 %
9.	SALES DEMAND: a. Fair ; b.Singles at \$3,000 ; c. Activity is Fair
10.	
11.	
12.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase <u>Fair</u> ; b. Home building <u>Fair</u>
13.	
14.	
15.	Information for this form was obtained from
	Oct. 20, 1937

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 %; d. Negro None ; %;
	e. Infiltration of <u>None</u> ; f. Relief families <u>Few if any</u> ;
	g. Population is increasing; decreasing; static. Yes
6.	BUILDINGS: One family units
	a. Type or types Buhgalow: 5-6 rooms b. Type of construction Frame ;
	c. Average age 20 years ; d. Repair Fair
7.	HISTORY: SALE VALUES RENTAL VALUES
	PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level \$3,500 - 5 M 100% \$25 100%
	1935 XXX 2,000 - 3,500
	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 320 %; c. Home owners 50 %
	SALES DEMAND: a. Fair ; b. Singles: \$3,500 ; c. Activity is Fair
9.	RENTAL DEMAND: a. Good ; b. " \$ 25 ; c. Activity is Good
10.	NEW CONSTRUCTION: a. Types None; b. Amount last year None
11.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair; b. Home building Fair
12.	TREND OF DESIRABILITY NEXT 10-15 YEARS Older area in decline
13.	CLARIFYING REMARKS:
14.	Directly south of this area, on the south side of Michigan Avenue, there are a
	few negro homes between Michigan Avenue and the Railroad.
	Information for this form was obtained from
15.	
	Date Oct. 20, 1937
	70

1.	NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE C AREA NO. 15
	DESCRIPTION OF TERRAIN. Flat.
	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 ; %; d. Negro None ; %;
	e. Infiltration of None; f. Relief families Few - if any;
	g. Population is increasing; decreasing; static. Yes
6.	Dozafi Con Trumpal Office Con
	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 PREDOM— PREDOM— PREDOM—
	YEAR RANGE INATING % RANGE INATING %
	1929 level \$7 M to 15 M 100% \$50 100%
	1935 x troux 5 M to 8 M 35 70%
	1937 current 6 M to 10 M 8 M 50 100%
	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 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
1.	NEW CONSTRUCTION: a. Types None ; b. Amount last year None
2.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good; b. Home building Good
3.	TREND OF DESIRABILITY NEXT 10-15 YEARS Old downtown section. Investment property.
4.	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.
5.	Information for this form was obtained from
	Date Oct. 20, 1937

1.	NAME OF CITY_	KALAMAZOO, Michigan	SECURITY GRADE	C AREA NO	. 16
2.		TERRAIN. Flat except steep			
3.	FAVORABLE INFL	UENCES. Near to business	center. Good school	facilities.	
4.	DETRIMENTAL IN	FLUENCES. Age and obsolesc	ence.		
5.	a. Type sma	hite collar and			
	c. Foreign-	born None (Mationality) , %	d. Negro None	s or No)	% ;
		tion of <u>None</u>			
	g. Populati	on is increasing	decreasing	; stat	ic.Yes
6.	BUILDINGS: a. Type or	One family units types 6 to 9 rooms	; b. Type of construc	ction Frame	;
	c. Average	age 35 to 40 years	d. Repair	Good	
7.	HISTORY:	SALE VALUES		RENTAL VALUES	
/•		PREDOM- RANGE INATING		PREDOM- INATING	%
		\$ 6 M to 10 M			
		4 M to 6 M		25 to 30	65%
		5 M to 8 M \$ 6 M		40 to 45	
		lues occurred in 1926 a			
		values occurred in 1926 a			
8.		a. Land 100 %; b. Dwell			%
9.		a. Fair ; b. Singl			
10.	RENTAL DEMAND:	a. <u>Good</u> ; b. <u>"</u>	" \$ 40 ; c. A	ctivity isG	ood
11.	NEW CONSTRUCT	ION: a. Types None	; b. Amount	last yearN	one
12.	AVAILABILITY (OF MORTGAGE FUNDS: a. Hom	e purchase Good;	b. Home building _	Good
13.	TREND OF DESI	RABILITY NEXT 10-15 YEARS	D eclining because	of age.	-
14.	CLARIFYING REM	MARKS:			
	Fully 50 pe	ercent of sales are for in stell probably have a Migh	vestment purposes. A er percentage of home	xtell Street and s ownership.	treets
			*		
15.	Information fo	or this form was obtained	from		
			Dat	Oct. 20, 1937	193_

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 ; %
	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.
	HISTORY: SALE VALUES RENTAL VALUES
7.	PREDOM-
	YEAR RANGE INATING % RANGE INATING % 1929 level \$2,500 to 4 M 100% \$25 100%
	1935 XXX 2,000 to 3 M
	1937 current 2,000 to 3 M \$ 2,500
	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.	None h 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

1.	NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE C AREA NO. 17
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 ; %;
	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: SALE VALUES RENTAL VALUES
	PREDOM— PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level \$2M to 3M 100% \$20 100%
	1935 1XXX 1500 to 2M 15 75%
	1937 current 1500 to 2M
	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; b. Amount last year
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

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 <u>Laboring class</u>	;	b. Estimated annual	family income\$1,000
	c. Foreign-born ye	es ; 10 %;	d. Negro None	or No) %
	e. Infiltration of	Ione ;	f. Relief families_	Probably a few
	g. Population is incre	easing;	decreasing	; static. Yes
6.	BUILDINGS: Single a. Type or types 6 re	es of coms ;	b. Type of construct	ion_Frame
	c. Average age 15 y	rears ;	d. RepairGood	
7.	HISTORY:	SALE VALUES PREDOM-		RENTAL VALUES PREDOM-
	YE AR RANGE	INATING	% RANGE	INATING %
	1929 level \$4M to 5M	<u> </u>	100%	\$30 100%
	1935 Kowx 2M to 3M	<u> </u>		
	1937 current 3M to 4,	,500 3 M		
	Peak sale values occurr	ed in <u>1926</u> and	d were <u>110</u> % of the	1929 level.
	Peak rental values occu	rred in <u>1926</u> and	i were <u>110</u> % of the	1929 level.
8.	OCCUPANCY: a. Land 25	_%; b. Dwellin	ng units <u>100</u> %; c. Ho	ne owners 40 %
9.	SALES DEMAND: a. None	; b	; c. Ac	tivity is <u>None</u>
10.	RENTAL DEMAND: a. Good	; b. Singl	es at \$30 ; c. Ac	tivity is <u>Good</u>
11.	NEW CONSTRUCTION: a. Typ	es <u>None</u>	; b. Amount 1	ast year <u>None</u>
12.	AVAILABILITY OF MORTGAGE	FUNDS: a. Home	purchase Limited ; b	. Home building Limited
13.	TREND OF DESIRABILITY NEX	TT 10-15 YEARS	Undesirable low area.	Declining.
14.	CLARIFYING REMARKS:			
		southern limit	the area are on Stocki s. Balance of the are "yellow" or "red."	
15.	Information for this form	was obtained f	roin	

Date Oct. 20, 1937

1.	NAME OF CITY KALAMAZOO3 N	lichigan.	SECURITY GRADE	C AREA NO. 20
2.	DESCRIPTION OF TERRAIN.	lat.		
3.	N	Mear employment. Mashington Street	Better homes are and Stockbridge.	in the south on Good school facilities.
4.	DETRIMENTAL INFLUENCES.	Ione outstanding.		
5.	INHABITANTS: a. Type Laboring class	; b.	Estimated annual	family income\$ 1,800
	c. Foreign-born None (Vationa	; %; d.	Negro None (Yes	; ; %
	e. Infiltration of None	; f.	Relief families_	Few - if any
	g. Population is increas	ing;	decreasing	; static. Yes
6.	BUILDINGS: Singles a. Type or types 6 and c. Average age 25 to	7 rooms ; b.	Type of construction Fair in the Repair Good in the	
				251111 1411150
7.		SALE VALUES PREDOM-	_	PREDOM-
		INATING %		INATING %
	1929 level \$5M_to 10 M		<u> </u>	<u>\$35</u> <u>100%</u>
	1935 XXX 3M to 6 M			2570%_
	1937 current 4M to 8 M	\$ 6 M		35100%_
	Peak sale values occurred	in <u>1926</u> and we	ere <u>110</u> % of the	1929 level.
	Peak rental values occurr	ed in 1926 and we	ere 110 % of the	1929 level.
8.	OCCUPANCY: a. Land 85	%; b. Dwelling u	nits <u>100</u> %; c. Ho	me owners 50 %
9.	SALES DEMAND: a. Fair	; b. Singles at	t \$4500 to; c. Ac	tivity is Fair
10.	RENTAL DEMAND: a. Good	_; b. <u>" at</u>	t \$35 ; c. Ac	tivity is Good
11.	NEW CONSTRUCTION: a. Types	None None	; b. Amount 1	ast year <u>None</u>
12.	AVAILABILITY OF MORTGAGE FU	INDS: a. Home pur	rchase <u>Fair</u> ; b	. Home buildingFair
13.	TREND OF DESIRABILITY NEXT	10-15 YEARS Age	ing and declining	neighborhood.
14.	CLARIFYING REMARKS:			
10	Information for this form w	was obtained from		
15.				
			Date	Oct 20, 1937

Date

1.	NAME OF CITY KALAMAZ	00, Michigan	SECURITY GRADE	C AREA N	1021
	DESCRIPTION OF TERRAIN.		ut 20 feet going so		
3.	FAVORABLE INFLUENCES.	Good schools and A southside commun homes.	transportation.	the betterment	of their
4.	DETRIMENTAL INFLUENCES.	None, particularl	y outstanding.		
5.	INHABITANTS: a. Type White collar	<u>r - desirable</u> ; b.	Estimated annual i	family incomes_	2,000 to 3,500
	c. Foreign-born (Fatio	None ; %; d.	Negro None (Tes	or No)	***
	e. Infiltration of	None ; f.	Relief families	None	
	g. Population is incre	easing Yes ;	decreasing	; sta	itic.
6.	BUILDINGS: a. Type or types Singl	es of 6 rooms; b.	. Type of construct	ion <u>Frames</u>	
	c. Average age 15	years ; d	. Repair <u>Excellent</u>		
		CALE VALUES		RENTAL VALUES	
7.		SALE VALUES PREDOM-		PREDOM-	
		INATING %		INATING	
	1929 level \$5 <u>M to 8M</u>	100	<u>*</u>	\$35 to 40	100%
	1935 low 3500 to 6	<u> </u>		25 to 30	_73%_
	1937 current 4 M to 7,			<u>35 to 4</u> 0	100%
	Peak sale values occurr	ed in 1926 and we	ere 110 % of the	1929 level.	
	Peak rental values occu	erred in 1926 and we	ere <u>110</u> % of the	1929 level.	
8.	OCCUPANCY: a. Land 90				
9.	SALES DEMAND: a. Good				
10.	RENTAL DEMAND: a. Good	; b	# \$40 ; c. Act	civity is Good	
11.	NEW CONSTRUCTION: a. Typ	oes One family unit	sat; b. Amount la	ast year 2	
12.	AVAILABILITY OF MORTGAGE		rchase Good ; b	. Home building	Good
13.	TREND OF DESIRABILITY NE	XT 10-15 YEARS W	ill hold up or impr	ove.	
14.	CLARIFYING REMARKS:				
	Palmer and Alcot tracks are less	t Streets are spars desirable. The wes	probably a little ely settled and bei t end of this south its proximity to ar	ng below the RR mern area is	
15.	Information for this for	n was obtained from			
			Date	Oct. 20, 1937	7
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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 fa	cilities	are goo	od; good	schools.	
4.	DETRIMENTAL INFLUENCES.	Outside the city	limits.	Lacking	all cit	y facilities.	
5.	INHABITANTS: a. Type Laboring class	; b.	Estimat	ed annua	al family	income\$_1,2	00
	c. Foreign-born None	; d. %; d.	Negro_	N (1	lone les or No	;;	%;
	e. Infiltration of	None ; f	. Relief	families	F	ew - if any	
	g. Population is increa	sing Slowly;	decreas	ing		; static.	
6.		h house.; be house: 4-rooms.					
	c. Average age 10 to	o 15 years ; d	. Repair	Fair.	Southwe	st section: p	oor.
7.	HISTORY:	SALE VALUES			RENT	AL VALUES	
		PREDOM— INATING %		RANC	GE_	PREDOM-	
	1929 level \$2 <u>M</u> to <u>3M</u>					\$20 100	0%
	1935 XXXXX 1M to 2M					_1575	9_
	1937 current 1500 to 25	00 <u>\$2M</u>				_2010	0_
	Peak sale values occurre	d in <u>1929</u> and w	ere	_% of t	he 1929	level.	
	Peak rental values occur	red in 1929 and w	ere	_% of t	he 1929	level.	
8.	OCCUPANCY: a. Land 60	_%; b. Dwelling	units 100	<u>)</u> %; c.	Home own	ers <u>15</u>	%
9.	SALES DEMAND: a. Fair	_; b. Singles a	t \$1,500	_ ; c.	Activity	is Fair	
10.	RENTAL DEMAND: a. Good	; b"	\$20	_ ; c.	Activity	is Good	
11.	NEW CONSTRUCTION: a. Type	es Singles at \$1,5	<u>00</u> ; b	. Amount	t last ye	ar <u>6 or 8</u>	
12.	AVAILABILITY OF MORTGAGE E	FUNDS: a. Home pu	rchaseLin	nited;	b. Home	building <u>Lim</u>	ited
13.	TREND OF DESIRABILITY NEXT	10-15 YEARS Che	ap proper	ties in	decline		
14.	CLARIFYING REMARKS:						
	Not much pro is better bu toward the s	bability of expant the land is low south.	sion. No	orth of overlook	Park Viet ed by the	the construct cheaper prop	tion erties
15.	Information for this form	was obtained from					
			63	Da	0	ct. 20, 1937	
100				Da	TA .		

1.	NAME OF CITY KALAMAZO	O, Michigan	SECURITY GRADE	C	AREA NO23	-
2.	DESCRIPTION OF TERRAIN.	Runs downhill	from the north bound on the area .is leve	ry to Hut		
3.	FAVORABLE INFLUENCES.	Transportation	and school faciliti	es are go	ood.	
4.	DETRIMENTAL INFLUENCES.	Outside the ci	ty limits. No restr	cictions.		STATE OF STA
5.	INHABITANTS: a. Type Laboring of					1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	c. Foreign-born Nor (Fatio	nality) %;	d. Negro None	s or No)	;	%;
	e. Infiltration of	None ;	f. Relief families	Many		
	g. Population is incr	easing;	decreasing		_; static. Yes	
6.	BUILDINGS: a. Type or types <u>Huts</u>	s; garage houses	b. Type of constru	ction	Frame	
	c. Average age 10	to 15 years ;	d. Repair	Poor	r	
7.	HISTORY:	SALE VALUES			VALUES	
	YEAR RANGE	PREDOM— INATING	% RANGE		REDOM— NATING	
	1929 level \$1M to 2,5				\$15 100%	
	1935 XXX 500 to 1				10 66%	
	1937 current 500 to 1	.500 <u>l M</u>			15 100%	
	Peak sale values occur				vel.	
	Peak rental values occ					
8.	OCCUPANCY: a. Land 50					
9.	SALES DEMAND: a. None					
	RENTAL DEMAND: a. Good					
10.	NEW CONSTRUCTION: a. Ty					
11.	AVAILABILITY OF MORTGAGE					
12.	TREND OF DESIRABILITY NE					
13.	CLARIFYING REMARKS:					
14.			ts and installment p		umbers of the	
			ts. Probably the are			
15.	Information for this for	m was obtained f	roin			

Date Oct. 20, 1937

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1.	NAME OF CITY KALAMAZOO, Mi	chigan	SECURITY GRADE_	C	_AREA NO	_ 24
2.	DESCRIPTION OF TERRAIN.	t.				
3.			sportation are go			
4.	DETRIMENTAL INFLUENCES. Out	side the city	limits. Lacks	city facilit	ies.	
5.	a. Type few white collar		. Estimated annu		come \$ 1	
	c. Foreign-born None (Nationalit					
	e. Infiltration of None					
	g. Population is increasing	yes ;	decreasing		; stati	.c.
6.	BUILDINGS: a. Type or typesSingles: 5	_7 rooms ; b	. Type of constr	ruction	Frame .	
	c. Average age 10 ye	ars ; d	. Repair	Good		
7.	HISTORY: SA	LE VALUES			VALUES	
	YEAR RANGE	PREDOM-	RAN	GE IN	ATING _	8
	1929 level \$5M to 8M	100	0%		30	100%
	1 <u>935</u> low <u>3,500 to 6M</u>				25	83%
	1937 current 4 M to 7M	\$ 5M			30	100%
	Peak sale values occurred in	1929 and w	ere% of	the 1929 lev	el.	
	Peak rental values occurred	in <u>1929</u> and w	ere% of	the 1929 lev	el.	
8.	OCCUPANCY: a. Land <u>50</u> %;	b. Dwelling	units <u>100</u> %; 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 _S	Singles at \$5M	, ; b. Amoun	t last year	203	
12.	AVAILABILITY OF MORTGAGE FUND	S: a. Home pu	rchase <u>Good</u> ;	b. Home bu	ilding _	Good
13.	TREND OF DESIRABILITY NEXT 10	-15 YEARS	May improve.			
14.	CLARIFYING REMARKS:					
	Not good of in classis	THE RESERVE OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN	a "B" rating bu	t approaches	a "B"	
15.	Information for this form was	obtained from	1			
			Da	te0ct. 20), 1937	193

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1.	NAME OF CITY KALAMAZOO, Michigan SECURITY GRADE D AREA NO. 1
	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 %;
	e. Infiltration of; f. Relief families;
	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: SALE VALUES RENTAL VALUES
	PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level \$1500 to 3 M 100% \$10 to 20 100%
	1935 XXXX 1000 to 2 M 5 to 10 50%
	1937 current 1000 to 2500 1 M to 2500 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.	
9.	None None
10.	Cood . Singles of \$75 Activity is Cood
11.	None None 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.
	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
	0.1.00.307
	Date Oct. 20, 1937 193_

1.	NAME OF CITY KALAMAZO	00, Michigan	SECURITY GR	RADE	D AREA NO)2
2.		Flat and low; flood when cre Pine Street.	creek runs th	rough the are	a. Basement	ts
3.	FAVORABLE INFLUENCES.	None				
4.	DETRIMENTAL INFLUENCES.	Old central se	ction of the c	city. Conges	ted. Cheap	homes.
5.	INHABITANTS: a. Type Laboring cla	ass ;	b. Estimated	annual famil	y income\$	700
	c. Foreign-born Yes (Fatio	; 10 %;	d. Negro	Few it	any;	%;
	e. Infiltration of	<u> </u>	f. Relief fa	milies Man	7	
	g. Population is incre	easing;	decreasin	g	; stat	ic. Yes
6.	BUILDINGS: Sing a. Type or types 8 to ed t c. Average age 50 y	10 rooms conver	tb. Type of c			
	c. Average age		a. Reput			
7.	HISTORY:	SALE VALUES PREDOM-		REI	PREDOM-	
	YEAR RANGE	INATING	<u>%</u>	RANGE	INATING	<u>%</u>
	1929 level \$2500 to 7	<u>M</u>	100%		\$15 to 25	100%
	19 <u>85</u> 100 to 5	М	_		10 to 15	63%
	1937 current 2000 to 6	500 \$3,000	_		15 to 25	100%
	Peak sale values occurr	red in 1926 and	were 110	% of the 1929	level.	
	Peak rental values occi	erred in 1926 and	d were 110	% of the 1929	level.	
8.	OCCUPANCY: a. Land 95	%; b. Dwellin	ng units	; c. Home ov	mers 10	%
9.	SALES DEMAND: a.None	; b		; c. Activi	y is None	
10.	RENTAL DEMAND: a. Good					
11.	NEW CONSTRUCTION: a. Ty	pes None	; b.	Amount last	vear None	
12.	AVAILABILITY OF MORTGAGE	FUNDS: a. Home	purchase Non	e ; b. Ho	ne building	None
13.	TREND OF DESIRABILITY NE	XT 10-15 YEARS _	Obsolete re	ntal houses	and flats; c	lose to
	CLARIFYING REMARKS:			ea. Hazardo	us.	
15.	Information for this for	m was obtained f	roin			
				Date	Oct. 20, 193	7

Date

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 ; %; d. Negro None ; %		
	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 PREDOM— PREDOM— PREDOM—		
	YEAR RANGE INATING % RANGE INATING %		
	1929 level \$ 3 M to 4 M 100%		
	1935 XXX 2 M to 3 M 10 10		
	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 ; bSingles 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		

Oct. 20, 1937

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Date

1.	1. NAME OF CITY KALAMAZOO, Michigan SECURITY GR	RADED	AREA NO	4
2.				
3.	3. FAVORABLE INFLUENCES. None.			
4.	4. DETRIMENTAL INFLUENCES. Hungarian District. Surrour sites.	nded by undeve	loped industr	ial
5.	5. INHABITANTS: a. Type <u>Laboring class</u> ; b. Estimated	annual family	income \$_900	
	c. Foreign-born Yes ; 75 %; d. Negro Yationality)	Tes (Tes or No	,;	10 %
	e. Infiltration of; f. Relief fa	milies <u>Man</u>	У	
	g. Population is increasing; decreasin	g	; static	. Yes
6.	6. BUILDINGS: Singles of a. Type or types 4 to 6 rooms; b. Type of company is a single of type of types 5.	construction	Frames	
	c. Average age 40 years; d. Repair;		Poor	-
	7 HISTORY SALE VALUES	RENT	AL VALUES	
7.	PREDOM-	RANGE	PREDOM-	%
	YEAR RANGE INATING %	RANGE	\$15	00%
	1929 level			5%
	1937 current 1,500 1,500 75%			
	Peak sale values occurred in 1926 and were 110			
	Peak rental values occurred in 1926and were 110			
8.				<u>%</u>
9.	9. SALES DEMAND: a. None ; b.	; c. Activity	is None	
10.	Cood t Cincles of 615			
11.	NEW CONSTRUCTION: a. Types None; b.	Amount last ye	ar <u>None</u>	
12.	WITH ARTHUR OF MODERAGE BUILDS Home purchase M.	one ; b. Home	building No	ne
13.	OR PROIDABILITY NEWS - VEARS Heronders Of	ld cheap alien	district.	-
	14. CLARIFYING REMARKS:			
15.	15. Information for this form was obtained from			

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 ; %; %;
	e. Infiltration of; f. Relief families;
	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
	PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level
	low
	1937 current \$1M to 2M
	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
	Date193

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 ; %;
	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
	PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level100%100%
	low
	1937 current \$1M to 2M \$1,500 \$15 to 20
	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; b. Amount last yearNone
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 193
	-/3

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 ; %; (Vationality)
	e. Infiltration of; f. Relief families;
	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
/.	PREDOM- PREDOM- PREDOM- YEAR RANGE INATING % RANGE INATING %
	1929 level
	low
	1937 current \$1 M to 2 M \$1 M \$12 to 15
	Peak sale values occurred in and were % of the 1929 level.
	Peak rental values occurred inand 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

Oct. 20, 1937

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Date