

### Type F Residential Sub-Areas

The property in residential areas with this designation does not represent any particular grade of residential area in relation to other grades of residential areas in the Washington Metropolitan District. The designation is used purely for reference purposes and represents the old solidly built up areas within the metropolitan district. In general, these areas have lived their span of life as residential areas and are now declining rapidly into very undesirable sections. The areas are subject to commercial and industrial encroachment and the properties are no longer good residential investment in the general market.

These areas house over three-fourths of the negroes in the metropolitan district and are showing effects of negro occupancy; many of the structures are in poor condition and are rapidly tending to become slums if they are not already in that category. There is little or no building activity in these areas as there is very little undeveloped land; though land value is usually high because of expected expansion of the commercial areas, there is little chance of multi-family use as the neighborhood cannot be considered desirable for general residential purposes unless such activity were on a very large scale. There has been some attempt at building four family flats in these areas, but the people living in the areas cannot pay enough rent to make this type of development profitable; as a result activity has been very slow. The future of these areas is very questionable and certainly is not likely to be in new residential communities.