

Type C Residential Sub-Areas

The property in residential areas with this designation represents the third best grade of residential property in the Washington Metropolitan District. In general, these areas are composed of the newer middle class subdivisions and some of the older better class areas now occupied by persons of the stable middle class. Sound neighborhood development and a very good degree of protection from adverse influences are in evidence in these areas, properties have an excellent appeal to a large group of persons, and marketability is excellent under ordinary conditions. These areas are provided with all facilities: schools, good markets, and recreational centers are nearby, and transportation is easily available to places of employment. They are occupied chiefly by people with a stable income of \$3,000 or more either from the government service or small independent merchants and craftsmen.

In general, the value of properties in these areas is not less than \$7,500: properties are well maintained and are mostly less than 15 years of age, the average being approximately 10

years. Building activity is heaviest in these areas as the development appeals to the greatest potential class of buyers. The areas are not fully developed in any case and were designed primarily to represent new middle class developments: they include only small portions of older areas, but these are of a character at least as good and in most cases better than the newer developments. These areas should maintain a very high appeal for the middle class buyer for at least 10 years.