

Type E Residential Sub-Areas

The property in residential areas with this designation represents the fourth grade of residential property in the Washington Metropolitan Area. These areas are composed, in general, of old middle class areas wherein the newer developments are of definitely lower priced homes. These areas represent a fair degree of planning and development and provide all facilities, usually are close to commercial centers and are likely to be subjected to encroachment of commercial uses. The areas have been slow of development and present rather heterogeneous types of improvements, some portions being of a very good class at present but insufficiently protected, while other portions have very good protection but are composed of an inferior type of building. Some properties have a fair degree of appeal and offer very fair marketability while others offer very little attraction to the potential market.

The persons residing in these areas represent a very heterogeneous grouping but, in general, are from the lower salaried groups of the government or are employed in trades and industry in the lower salaried groups. The average salary of persons residing in these areas is between \$1,800 and \$2,000, though the dispersion is very wide, and many incomes would indicate possible residence in much better areas. The value of property is normally above \$5,000 but rarely in excess of \$8,000 except in unusual cases. Building activity is concentrated in the \$5,000 to \$6,500 price range.

In the new well planned subdivisions in these areas there is a considerable amount of building activity. The appeal of these homes is very good, and these areas should maintain their present character and degree of desirability for approximately 10 years on the average and in some cases even longer.