AREA DESCRIPTION - SECURITY MAP OF Sacramento, Cal.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Generally level with no construction hazard. Gentle grade from 22nd st. both east and west.

   b. Favorable Influences. Transportation, schools, churches, and trading centers conveniently available. Nearness to city center. Steady demand for both purchase and rental.

   c. Detrimental Influences. Proximity to lower grade areas. Lack of restrictions and single family zoning. Substantial number of large, old remnant-type residences, which, while highly maintained, have a tendency to hasten declining period of area as a whole.

   d. Percentage of land improved 85%; e. Trend of desirability next 10-15 yrs. Up to static

2. INHABITANTS: Business men, clerical & white collar
   a. Occupation workers, skilled artisans. b. Estimated annual family income $1800-5000 yr.
   c. Foreign-born families 5%; Mono subversive predominating; d. Negro Home; 5%
   e. Infiltration of Hanovo; f. Relief families; Mono known
   g. Population is increasing slowly; decreasing; static

3. BUILDINGS:
   PREDOMINATING 90% OTHER TYPE Few % OTHER TYPE 8 %
   a. Type 5-6 rooms 2-4 family 7-10 rooms expansion type
   b. Construction Frame, stucco & brick Frame & brick
   c. Average Age 15 Years 16 Years 30 Years
   d. Repair Good Good
   e. Occupancy 95 % All types -- %
   f. Home ownership 55 % n %
   g. Constructed past yr. 9
   h. 1929 Price range $4000-6000 100% 7-10 rooms expansion type
   i. 1935 Price range $3500-4500 80 % $ 100% 30
   j. 1938 Price range $3000-5000 90 % $ 100% 30
   k. Sales demand $ All prices good
   l. Activity Good
   m. 1929 Rent range $30-50 100% $ 100% $ Poor
   n. 1935 Rent range $25-40 80 % $ 100% $ Poor
   o. 1938 Rent range $27-35 90 % $ 100% $ Poor
   p. Rental demand $ All prices good
   q. Activity Good


5. CLARIFYING REMARKS: This area is an outlying district which has been developing slowly for past 30 years. About 80% of the area is good for two family houses but 95% of the houses are single family. Most of the large old remansions are located on 22nd and 23rd streets; they are well maintained and add character to the neighborhood, although not as desirable as the other smaller houses.

6. NAME AND LOCATION Part of "Old City" SECURITY GRADE B AREA NO.6