AREA DESCRIPTION - SECURITY MAP OF Sacramento, Cal.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.
   b. Favorable Influences. Convenience to schools, churches, transportation, trading centers, and recreational areas. Homeless to city center, State Capitol Buildings and areas of industrial employment.
   c. Detrimental Influences. Proximity to railroad, industry, and business. Heterogeneity of population, type, size, and age of improvements, and quality of maintenance. High density of population in 2 southern tiers of blocks.
   d. Percentage of land improved 85%; e. Trend of desirability next 10-15 yrs. Declining

2. INHABITANTS: Mixed from executives to
   a. Occupation skilled artisans; b. Estimated annual family income $1800-3600+
   c. Foreign-born families Few; Home predominating; d. Negro Few on; %
   e. Infiltration of Possible; f. Relief families Few
   g. Population is increasing Slowly; decreasing; static

3. BUILDINGS:
   FREDOMINATING 80% OTHER TYPE 12% OTHER TYPE 8%  
   a. Type 5-6 room Multi-family, including Frame, brick & stucco, 8 - 10 room  
      b. Construction Frame & stucco Frame & brick  
      c. Average Age 15 Years 15 Years 25 Years  
      d. Repair Poor to good Good Good  
      e. Occupancy 99% all types %  
      f. Home ownership 45% %  
      g. Constructed past yr. 11  
      h. 1929 Price range $3500-5000 100%; i. 1935 Price range $2500-3500 70%; j. 1938 Price range $3000-4000 80%; k. Sales demand $ to 4500 - good  
      l. Activity Frame - poor Fair  
      m. 1929 Rent range $35 - 50 100%  
      n. 1935 Rent range $25 - 35 70%  
      o. 1938 Rent range $30 - 40 90%  
      p. Rental demand $ All prices - good  
      q. Activity Good Good


5. CLARIFYING REMARKS: Present housing predominately 1-family but restrictions have expired and zoning permits multi-family except in northeast portion which is zoned 2-family Originally platted in 1850 with many lots 40x50. In eastern portion along 21st, 22nd, & 23rd streets are many old, cession type houses, 25 years or more of age which still house original owners and which are well maintained. A few scattered blocks if better located would warrant a "blue" rating. However, the area is very mixed and warrants individual property consideration because of its lack of homogeneity. As a whole it is graded "moderately yellow".

6. NAME AND LOCATION Part of "Old City" SECURITY GRADE 0 AREA NO. 7