AREA DESCRIPTION - SECURITY MAP OF
Sacramento, Cal.

1. AREA CHARACTERISTICS:
   a. Description of Terrain: Level with no construction hazards. City owns some old
      streets, which are not suitable for building sites, which will in time be converted into a park.
   b. Favorable Influences: Adequate transportation, schools, churches, and shopping
      centers, in path of city's growth. Population density below city's average.
   c. Detrimental Influences: Many good-old and some unimproved streets in western por-
      tion. Difference of old and new subdivisions causes wide range, both in age and archi-
      tectural types of improvements. Population inclined to heterogeneity with sub-
      versive racial elements in spots.
   d. Percentage of land improved: 40%; e. Trend of desirability next 10-15 yrs: Slow
      increase.

2. INHABITANTS:
   a. Occupation: Common laborers to white collar workers.
   b. Estimated annual family income: $1200-2100.
   c. Foreign-born families: 10%; Latin predominating; d. Negro: 20%.
   e. Infiltration of Possible, but no concentration likely. Relief families.
   f. Population is increasing: Slowly; decreasing: static.

3. BUILDINGS:
   a. Type: 4-5 room.
   b. Construction: Frame, rustic, stucco, brick.
   c. Average Age: 24 years.
   d. Repair: Poor to good.
   e. Occupancy: 94%.
   f. Home ownership: 55%.
   g. Constructed past year: 21.
   h. 1920 Price range: $2000-4500.
   i. 1935 Price range: $1500-3250.
   j. 1938 Price range: $1800-4000.
   k. Sales demand: All prices - active.
   l. Activity: Good.
   m. 1920 Rent range: $30 - 30.
   n. 1935 Rent range: $15 - 25.
   o. 1938 Rent range: 20 - 27.50.
   p. Rental demand: All prices - good.
   q. Activity: Adequate for selected.

4. AVAILABILITY OF MORTGAGE FUNDS:
   b. Home building: proportion.

5. CLARIFYING REMARKS: Composed of 50 subdivisions opened between 1893 and 1925, the new
   and old districts interspersed. Good restrictions have largely expired, but de-
   velopment was one family. Construction range from cheap to medium quality with poor
   to good maintenance of properties. No construction is largely confined to 54th, 55th and 56th streets north of K street and being sold with FHA insurance. Real-
   tors consider this construction as speculative and over-improving. The negro families are scattered and considered to affect only adjacent property. The area is accorded a "low yellow" grade.

6. NAME AND LOCATION: 49th to 50th - J to Polson.
   SECURITY GRADE: C
   AREA NO.: 14.