AREA DESCRIPTION - SECURITY MAP OF Sacramento

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.

   b. Favorable Influences. Transportation, schools, churches, and trading centers all conveniently available. Adjacence to Area B-5 is a stabilizing factor. Homogeneous population.

   c. Detrimental Influences. Proximity to main line of Southern Pacific Railroad. Danger of commercial and industrial encroachment. Congested population west of 34th Street due to sub-standard size lots. Many dead-end streets, and 34th Street only partially improved.

   d. Percentage of land improved — 60%; e. Trend of desirability next 10-15 yrs. Declining

2. INHABITANTS:
   a. Occupation collar workers; b. Estimated annual family income $3500-2100

   c. Foreign-born families; Foreign; Latin predominating; d. Negro None; __%

   e. Infiltration of Possible: not prop. Relief families __;

   f. Population is increasing very slowly; decreasing —; static —

3. BUILDINGS:
   a. Type 5 and 6 room

   b. Construction Frame and stucco

   c. Average Age 15+ Years

   d. Repair Good

   e. Occupancy 100 %

   f. Home ownership 60 %

   g. Constructed past yr. 6

   h. 1920 Price range $3500 - $4500 100% $100 $100 100%

   i. 1935 Price range $2800 - $3900 70% $3 $3 3%

   j. 1938 Price range $3250 - $4400 90% $3 $3 3%

   k. Sales demand All prices fair $1000

   l. Activity Slow

   m. 1920 Rent range $32.50 - $340 100% $100 $340 100%

   n. 1935 Rent range $28.50 - $327.50 70% $31 $31 3%

   o. 1938 Rent range $30.50 - $327.50 90% $31 $31 3%

   p. Rental demand All prices good $1000

   q. Activity Good


5. CLARIFYING REMARKS:
   This area consists of five subdivisions which were placed on the market as follows: 1907, 1908, 1909, 1914, and 1922. Deed restrictions have expired on property east of 34th Street but are still in effect west of 34th St. Although the area is noted two-family residential, it is predominantly improved with single-family dwellings of cheap to medium quality construction which, however, are well maintained. Except for age and obsolescence, parts of this area in the western portion would warrant a second-grade. The area as a whole is accorded a "medium yellow" grade.

6. NAME AND LOCATION Folsom to "R" - west of 35th Street; SECURITY GRADE C; AREA NO. 15