AREA DESCRIPTION - SECURITY MAP OF Sacramento

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.
   b. Favorable Influences. Adequate transportation, schools, churches, and trading areas. Adequacy to Area B-8 is a stabilizing factor. Homogeneous social and income level population. Below city average of population density. Steady demand for property, both for purchase and rental.
   d. Percentage of land improved 50%; e. Trend of desirability next 10-15 yrs. Upward possibly to high grade

2. INHABITANTS:
   a. Occupation workers, skilled artisans. Estimated annual family income $1500-1800
   b. Foreign-born families None
   c. Submissive predominating; d. Negro None;
   e. Infiltration of Remote
   f. Relief families None
   g. Population is increasing slowly; decreasing static

3. BUILDINGS:
   a. Type 4 and 5 room
   b. Construction Frame & stucco
   c. Average Age 16 years
   d. Repair Good
   e. Occupancy 99.5%
   f. Home ownership 54%
   g. Constructed past yr. 18
   h. 1929 Price range $3000-4000
   i. 1935 Price range $4500-5000
   j. 1939 Price range $2500-3500
   k. Sales demand All prices good except
   l. Activity Good
   m. 1929 Rent range $25-35
   n. 1935 Rent range $40-25
   o. 1939 Rent range $22.50-25.60
   p. Rental demand $100
   q. Activity Good


5. CLARIFYING REMARKS:
   Developed portion, Stockton Blvd. to 57th St. acts as buffer to area "B" 8. Section's development was retarded by abortive attempt to build up the bounded portion in 1928. Proximity to fair grounds not seriously detrimental for fair operates only 2 weeks a year. Door restrictions have expired and zoning permits multi-family to 46th St. and two-family in balance of area. Houses are generally small, one-family units of cheap to medium quality although well maintained. Owing to city's need of expansion, the few detrimental influences and ground available here, the section is considered have possibilities, and is, and therefore, accorded a provisional "higher" SECURITY GRADE

6. NAME OF STREET: Elmhurst
   AREA NO. 19