AREA DESCRIPTION - SECURITY MAP OF Sacramento

1. AREA CHARACTERISTICS:
   a. Description of Terrain: Lively no construction has been in developed portion. Some places below grade in hatched part.
   c. Detrimental Influences: Proximity to Area 3-7 which contains high river levees, upon which a railroad runs. Age and obscurity of improvements, while not apparent upon casual inspection, are an actuality.
   d. Percentage of land improved: 90% e. Trend of desirability next 10-15 yrs: Static or downward.

2. INHABITANTS:
   a. Occupation: White collar workers
   b. Estimated annual family income: $1,200-1,800
   c. Foreign-born families: 20%  d. Negro families: 1%
   e. Infiltration of Subversive races: Several Japanese families e. Relief families: None
   g. Population is increasing: decreasing: static: Yes

3. BUILDINGS:
   a. Type: S and E room
   b. Construction: Frame & stucco
   c. Average Age: 20 Years
   d. Repair: Fair to good
   e. Occupancy: 90%
   f. Home ownership: 70%
   g. Constructed past yr: None
   h. 1929 Price range: $3,000-4,000
   i. 1935 Price range: $3,500-4,500
   j. 1956 Price range: $4,000-5,000
   k. Sales demand: All prices - fair
   l. Activity: Fair
   m. 1929 Rent range: $25-50
   n. 1935 Rent range: $50-75
   o. 1958 Rent range: $75-100
   q. Rental demand: All prices - good
   r. Activity: Good


5. CLARIFYING REMARKS: This area was subdivided and placed on the market in 1911 and 1912. Opened in 1911 and 1912. Now some for two-family houses, restrictions having expired. Houses are largely one-family units of cheap to medium quality, well maintained and of similar conformity. Population is homogeneous. The Negro family resides on the western parimeter and Japanese occupy bungalow garden lots in the hatched part of the area. Although this is a 9th area, properties appear good the possibility of infiltration of lower classes and the presence of above detrimental influences warrants only a "low yellow" grade for the section. The hatched portion is largely unplatted and under proper planning could develop into a...

6. NAME AND LOCATION: Moderate priced second grade area, SECURITY GRADE: C, AREA NO. 20
   WILLIAM EVANS