### AREA DESCRIPTION - SECURITY MAP OF Sacramento

#### 1. AREA CHARACTERISTICS:
- **a. Description of Terrain.** Level with no construction hazards.
- **b. Favorable Influences.** Convenience to transportation, schools, churches, and trading centers.
- **c. Detrimental Influences.** Danger of subversive racial infiltration. Heterogeneous character of development. Mixed types and age of improvements.
- **d. Percentage of land improved:** 60%; **e. Trend of desirability next 20-50 yrs:** Upward to declining.

#### 2. INHABITANTS:
- **a. Occupation:** White collar clerical; **b. Estimated annual family income:** $1200-2400 workers.
- **c. Foreign-born families:** 10%; **d. Race predominating:** Latins; **e. Infiltration of:** Scattered - not; **f. Relief families:** Fox families known; **g. Population is increasing:** 9.17%; **h. Decreasing:** static.

#### 3. BUILDINGS:

<table>
<thead>
<tr>
<th>Type</th>
<th>35%</th>
<th>OTHER TYPE</th>
<th>OTHER TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>4 and 5 rooms</td>
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<tr>
<td>Frame, rustic, brick</td>
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</table>

- **c. Average Age:** Very mixed (20 years)
- **d. Repair:** Poor to good
- **e. Occupancy:** 83.5%
- **f. Home ownership:** 72%
- **g. Constructed past yr.:** 22 new construction in $4000 to $6000 price range
- **h. 1929 Price range:** $12.50 to 45; **i. 1935 Price range:** $15-30.50; **j. 1937 Price range:** $15-35
- **k. Sales demand:** $All prices - good
- **l. Activity:** Good
- **m. 1929 Rent range:** $15-35; **n. 1935 Rent range:** $15-25; **o. 1937 Rent range:** $15-35.50
- **p. Rental demand:** $All prices - good
- **q. Activity:** Good

#### 4. AVAILABILITY OF MORTGAGE FUNDS:
- a. Home purchase: ample
- b. Home building: ample

#### 5. CLARIFYING REMARKS:
Decomposed of 30 subdivisions owned as early as 1896. Poor planning prevented successful development and deed restrictions were not enforced. Non-ownership for ten-family housing. Single family units predominate and range in quality from very poor to good. Maintenance is also spotty. Population is mixed. Negro families are concentrated between 5th & 6th Ave. on San Jose. Their presence has started active resistance to further infiltration of all subversive elements. Although there are a few streets which warrant a "high and social" rating the section as a whole does not warrant better than a "low yellow" grade.

### NAME AND LOCATION: East Oak Park

**SECURITY GRADE:** C  **AREA NO.:** 23