AREA DESCRIPTION - SECURITY MAP OF Washington - Yolo County Suburb of Sacramento

1. AREA CHARACTERISTICS:
   a. Description of Terrain: Generally level - some low acres near river. Subject to hydrostatic pressure due to high water in river would flood deep basements.
   
b. Favorable Influences: Adequate schools and trading center. Proximity to all classes of employment in Sacramento and in Rice Hills. Washington is an incorporated town with low tax burden.
   
c. Detrimental Influences: Heterogeneous population and improvements. Inadequate transportation, public utilities, and street improvements. Pressure of subversive racial elements.
   
d. Percentage of land improved: 75 %; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS:
   a. Occupation: white collar workers
   b. Estimated annual family income: $Reluct to 1800
   c. Foreign-born families: 40 %; d. Negro Negro: %
   e. Infiltration of Subversive races: e. Relief families
   f. Population is increasing Slowly; decreasing

3. BUILDINGS:
   a. Type: 5 - 6 room
   b. Construction: French
   c. Average Age: 30+ Years
   d. Repair: Poor to good
   e. Occupancy: 94 %
   f. Home ownership: 36 %
   g. Constructed past yr. Mono
   h. 1929 Price range: $1,500-3,000
   i. 1935 Price range: $220-2,000
   j. 1938 Price range: $1,200-2,000
   k. Sales demand: $Poor - all prices
   l. Activity: Poor
   m. 1929 Rent range: $15.00-25
   n. 1935 Rent range: $12.25-15
   o. 1938 Rent range: $12.50-30
   p. Rental demand: $Fair - all prices
   q. Activity: Poor


5. CLAUSING REMARKS: Comprises the incorporated town of Washington with a population of 2,000 of white people. Construction ranges from very cheap to good and there are no restrictions or zoning laws. Maintenance is also spotty. The particular hazard is "racial"; 20% of the population is foreign, including Orientals, Mexicans and low-class Italians. Although the section is heterogeneous with lodging houses, auto-trailer camps, flats and dwelling units over stores its physical appearance is not as bad as might be expected. Graded a "mortal roc" area.

6. NAME AND LOCATION: Washington (Brockton) Yolo County SECURITY GRADE: D AREA NO. 1