1. AREA CHARACTERISTICS:
   a. Description of Terrain. Loyal with favorable grade and no construction hazards.

   b. Favorable Influences. Convenience to transportation, schools, churches, trading
      and amusement grounds. Nearness to city center. Proximity to centers of commercial
      and industrial employment.

   c. Detrimental Influences. Highly congested population whose density greatly exceeds
      city's average. Presence in large numbers of subversive racial elements. En-
      croachment of commerce and business.

   d. Percentage of land improved __95__; e. Trend of desirability next 10-15 yrs
      Declining

2. INHABITANTS: All groups from relief to
   a. Occupation Oriented business and;
      b. Estimated annual family income $ Relief to
         professional men & executives 3600
   c. Foreign-born families 75 %; Latin and Japanese predominating;
      d. Negro Yes; %
   e. Infiltration of Orientals has occ;
      f. Relief families Many
      g. Population is increasing decreasing static Yes

3. BUILDINGS: (exclusive of business property)
   a. Type 5 - 6 room 7 - 10 room Apts, flats, rooming
      PREDOMINATING 45 % OTHER TYPE 30 % OTHER TYPE 25 %
      and lodging houses
      b. Construction Frame Frame
      c. Average Age 50+ Years 50+ Years
      d. Repair Poor to fair Poor to fair
      e. Occupancy 95.5 % single family %
      f. Home ownership % %
      g. Constructed past yr None
      h. 1929 Price range $ 3000-5000 100% $ 3500-5500 100% $ 100%
      i. 1935 Price range $ 1500-3000 60 % $ 2250-3500 60 % $
      j. 1938 Price range $ 1750-4000 80 % $ 3000-4500 80 % $
      k. Sales demand $ All prices - fair $
      l. Activity Slow
      m. 1929 Rent range $ 20 - 30 100% $ 100% $
      n. 1935 Rent range $ 15 - 20 60 % $
      o. 1938 Rent range $ 17.50 - 28 80 % $
      p. Rental demand $ All prices - good $
      q. Activity Good

   b. Home building Limited

5. CLARIFYING REMARKS: This old area is the "wasting pot" of Sacramento. It contains
   the principal Japanese colony and the greatest concentration of Negroes in the city.
   There are no deed restrictions, and zoning is for general commercial uses. Buildings
   are very cheap to modest construction. The quality of maintenance, for a dis-
   trict of this character, is much above the average. It is stated that many build-
   ings in the area violate the State Housing Act and city housing ordinances, and
   Grand Jury investigation is under way at the present time. Heterogeneity, age and
   obsolescence of improvements, and predominance of subversive racial elements are
   the area's chief hazards. Rated "low rod" grade.

6. NAME AND LOCATION Port of Old City SECURITY GRADE D AREA NO. 4