AREA DESCRIPTION - SECURITY MAP OF Sacramento, Cal.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with favorable grade and no construction hazards.
   
   b. Favorable Influences. Convenience to transportation, schools, churches, trading and amusement areas. Nearness to city center. Proximity to centers of commercial and industrial employment.
   
   
   d. Percentage of land improved 95 %; e. Trend of desirability next 10-15 yrs. Declining
   
2. INHABITANTS: All groups from relief to professional men & executives
   a. Occupation. Oriental business and
   b. Estimated annual family income $ Relief to
   c. Foreign-born families 75 %; Latin and Japanese predominating; d. Negro Yes; %
   e. Infiltration of Oriental has occurred; f. Relief families Many
   g. Population is increasing increasing; decreasing decreasing; static static
   
3. BUILDINGS: (exclusive of business property)
   
   **PREDOMINATING** 45 % **OTHER TYPE** 30 % **OTHER TYPE** 25 %
   
   a. Type
      5 - 6 room
      7 - 10 room
   
   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
      %
      %
      %
   
   h. 1929 Price range
      $3000-5000
      100 %
      $3500-5500
      100 %
      %
   
   i. 1935 Price range
      $1500-3000
      60 %
      $2850-3500
      60 %
      %
   
   j. 1938 Price range
      $1750-4000
      80 %
      $3000-4500
      80 %
      %
   
   k. Sales demand
      $ All prices - fair
      $ All prices - good
      $ All prices - Slow
      %
      %
      %
   
   l. Activity
      Slow
      Good
      Good
      %
      %
      %
   
   m. 1929 Rent range
      $20 - 30
      100 %
      $100%
      $100%
      %
   
   n. 1935 Rent range
      $15 - 20
      60 %
      $60%
      %
      %
   
   o. 1938 Rent range
      $17.50 - 25
      80 %
      $80%
      %
      %
   
   p. Rental demand
      $ All prices - good
      $ All prices - good
      $ All prices - good
      %
      %
      %
   
   q. Activity
      Good
      Good
      Good
      %
      %
      %
   
   r. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited
   
   5. CLARIFYING REMARKS: This old area is the "sitting pot" of Sacramento. It contains the principal Japanese colony and the greatest concentration of Negroes in the city. There are no good restrictions, and zoning is for general commercial use. Buildings are very cheap to add or sublet construction. The quality of maintenance, for a district of this character, is much above the average. It is stated that many buildings 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 grade." Grade
   
   6. NAME AND LOCATION Part of Old City
   
   SECURITY GRADE D
   
   AREA NO. 4