AREA DESCRIPTION - SECURITY MAP OF Sacramento, Cal.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Generally level with no construction hazards. City operates some large gravel pits in hatched portion of area, and this part would be unsuitable for residential sites.
   b. Favorable Influences. Adequate school and trading facilities.
   c. Detrimental Influences. Inadequate transportation, churches, and public utilities, including sewers and street improvements. Proximity to levees and Southern Pacific Railroad.
   d. Percentage of land improved 10%; e. Trend of desirability next 10-15 yrs. Declining

2. INHABITANTS:
   a. Occupation Unskilled laborers; b. Estimated annual family income $1200-1500
   c. Foreign-born families None; d. Negro None; e. Infiltration of Remote; f. Relief families Few
   g. Population is increasing Very slowly; decreasing; static

3. BUILDINGS:
   a. Type 4 and 5 room
   b. Construction Frame
   c. Average Age 25+ Years
   d. Repair Poor to fair
   e. Occupancy 80%
   f. Home ownership 31%
   g. Constructed past yr. None
   h. 1929 Price range $1800-3000 100% $ 100% $ 100%
   i. 1935 Price range $1500-1800 60% $ 3% $ 97%
   j. 1938 Price range $1500-2250 70% $ 3% $ 97%
   k. Sales demand None
   l. Activity None
   m. 1929 Rent range $15 - 20 100% $ Too small $ 100% $ 100%
   n. 1935 Rent range $12.50 -17.50 % % to measure $ $ $ $%
   o. 1938 Rent range $15 - 20 % % variations $ $ $ $%
   p. Rental demand Poor
   q. Activity Slow


5. CLARIFYING REMARKS: Practically all the improvements in this area are in the 2 blocks between 64th & Park Streets which were subdivided in 1907. There are no deed restrictions, and zoning permits 2-family residences; however, improvements consist entirely of four and five-room, frame, single-family dwellings of below medium quality of construction. These are usually old and obsolete. The area is very largely unplatted, and land improvement is so small that it is difficult to classify. Owing to its distance from city center, lack of appeal, and detrimental influences noted, the area is accorded a "low red" grade.

6. NAME AND LOCATION (No designation) SECURITY GRADE D AREA NO. 5