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: Transportation, schools, churches, trading and recreation-
      al centers all conveniently available. Convenience to industrial and commercial
      employment.
   c. Detrimental Influences: Proximity to Area - D-4. Population density much above
      city's average. Many substandard-size lots, many of them 40' x 80'. Heterogeneity,
      age and obsolescence of improvements. Presence of large amount of subversive racial
      elements.
   d. Percentage of land improved ___ %; e. Trend of desirability next 10-15 yrs. Declining

2. INHABITANTS: Common laborers, Oriental
   a. Occupation men
   b. Estimated annual family income $ Relief to ___
   c. Foreign-born families 30-40 %; Latin predominating; d. Negro 2 %; %
   e. Infiltration of Orientals - rapid; f. Relief families Many
   g. Population is increasing slowly; decreasing; static

3. BUILDINGS:
   a. Type S - 6 room
      PREDOMINATING 90 %
   b. Construction Frame
   c. Average Age 20+ Years
      Fair to good Years
   d. Repair 99.5 %
   e. Occupancy 31. %
   f. Home ownership %
   g. Constructed past yr. 1
   h. 1935 Price range $1750-3500
      1936 Price range $2000-4000
      1937 Price range $3500-5500
      All prices - good
   i. Sales demand $ Good
   j. Activity Fair
   k. 1929 Rent range $20 - 40
      1935 Rent range $15 - 30
      1936 Rent range $20 - 37.50
      All prices - good
   l. Rental demand $ Good
   m. Activity Limited

   b. Home building Limited

5. CLARIFYING STATEMENTS: This old district (no good restrictions) is noted for multi-family
   type of neighborhood. Is the "Flourtown" Oriental and Negro residential
   district of the city. A steady demand for dwellings for purchase and rent
   exists. Loans are made quite freely in area but are limited to selected risks. Improvements
   are very mixed, ranging from new to old and obsolete, from small cottages to large, old houses, many of which have been made over into multi-family dwellings. Many diverse influences from a mortgage standpoint, make the area difficult to accurately depict; it is accorded a "high risk" grade.

6. NAME AND LOCATION Old City Limits-West of 18th
   SOUTH OF 2
   SECURITY GRADE D
   AREA NO. 6