AREA DESCRIPTION - SECURITY MAP OF Sacramento, Cal.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.
   b. Favorable Influences. Convenience to schools, churches, transportation, trading centers, and recreational areas. Nearness to city center, State Capitol Buildings and areas of industrial employment.
   c. Detrimental Influences. Proximity to railroad, industry, and business. Heterogeneity of population, type, size, and age of improvements, and quality of maintenance. High density of population in 2 southern tiers of blocks.
   d. Percentage of land improved 85%; e. Trend of desirability next 10-15 yrs. Declining

2. INHABITANTS: Mixed from executives to skilled artisans; a. Estimated annual family income $1800-3600+
   b. Foreign-born families Few; None predominating; d. Negro Few;
   c. Infiltration of Possibly; f. Relief families Few
   e. Occupation Mixed from executives to skilled artisans; b. Estimated annual family income $1800-3600+
   c. Foreign-born families Few; None predominating; d. Negro Few;
   e. Infiltration of Possibly; f. Relief families Few
   g. Population is increasing Slowly; decreasing ; static

3. BUILDINGS: Predominating
   a. Type 80% 5-6 room
   b. Construction Frame & stucco Frame, brick & stucco Frame & brick
   c. Average Age 15 Years 15 Years 25 Years
   d. Repair Poor to good Good Good
   e. Occupancy 99% all types
   f. Home ownership 45% all types
   g. Constructed past yr. 11
   h. 1929 Price range $3500-5000 100% $5000-8000 100% $ ? 100%
   i. 1935 Price range $2500-3500 70% $4250-5500 70% $ ? 100%
   j. 1938 Price range $3000-4000 80% $5000-6500 80% $ ? 100%
   k. Sales demand $4500 - good
   l. Activity Fair
   m. 1929 Rent range $25 - 50 100% $35 - 50 100% $ ? 100%
   n. 1935 Rent range $25 - 35 70% $25 - 32.50 70% $ ? 100%
   o. 1933 Rent range $30 - 40 80% $30 - 37.50 80% $ ? 100%
   p. Rental demand $All prices - good
   q. Activity Good


5. CLARIFYING REMARKS: Present housing predominantly 1-family but restrictions have expired and zoning permits multi-family except in northeast portion which is zoned 2-family. Originally platted in 1850 with many lots 40x80. In eastern portion along 21st, 22nd, & 23rd streets are many old, mansion type houses, 25 years or zero of age which still house original owners and which are well maintained. A few scattered blocks if better located would warrant a "Blue" rating. However, the area is very mixed and warrants individual property consideration because of its lack of homogeneity. As a whole it is graded "medial yellow".

6. NAME AND LOCATION Part of "Old City" SECURITY GRADE C AREA NO. 7