AREA DESCRIPTION - SECURITY MAP OF Sacramento, Cal.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.

   b. Favorable Influences. Convenience to transportation, schools, churches, trading and recreational centers. Relatively close to city center. Adjacency to area B-3 is stabilizing factor.

   c. Detrimental Influences. Heterogeneous improvements, both as to type and age, due to long period of slow growth. Some unpaved streets north of "D" street.

   d. Percentage of land improved 70%; e. Trend of desirability next 10-15 yrs. Up to static and declining;

2. INHABITANTS:
   a. Occupation Laborers, skilled laborers white collar workers;

   b. Estimated annual family income $1500-2100;

   c. Foreign-born families Few%; None subversive predominating;

   d. Negro 2 fam. (See Clarifying Remarks);

   e. Infiltration of Remote;

   f. Relief families None known;

   g. Population is increasing Slowly; decreasing static;

3. BUILDINGS:
   a. Type 5 - 6 room;

   b. Construction Frame & stucco;

   c. Average Age 15 - 20 Years and now Years;

   d. Repair Good;

   e. Occupancy 99 %;

   f. Home ownership 50 %;

   g. Constructed past yr. 7;

   h. 1929 Price range $3500-4500 100%;

   i. 1935 Price range $2500-3250 70%;

   j. 1938 Price range $3000-3750 80%;

   k. Sales demand All prices good;

   l. Activity Good;

   m. 1929 Rent range $30 - 40 100%;

   n. 1935 Rent range $22.50 - 30 70%;

   o. 1938 Rent range $27.50 - 37.50 90%;

   p. Rental demand All prices good;

   q. Activity Good;

4. AVAILABILITY OF MORTGAGE FUNDS:
   a. Home purchase Ample;

   b. Home building Ample;

5. CLARIFYING REMARKS:
   With the exception of a small tract north of H street between 41st and 42nd, the balance of the area was opened prior to 1911. Restrictions except on the former have expired. Zoning permits 2-family building, but development is primarily of single family units. Construction is cheap to medium quality, but maintenance is good. 2 negro families live at 32nd and F streets, but realtors aver their presence is not detrimental except to abutting properties. Area north of D street is sparsely settled and its development is of questionable nature, probably no better than "low yellow". The balance of this section is graded "medial yellow".

6. NAME AND LOCATION East Sacramento proper SECURITY GRADE C AREA NO. 9