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.
      Proximity to industrial employment and trading centers.
      Adequate transportation and grade schools. Walking distance to city center.
   c. Detrimental Influences.
      Population density considerably higher than city average.
      Heterogeneous population. Age and obsolescence of residential structures.
      Western Pacific Railroad renders abutting residential properties practically unsaleable, except at a great discount.
   d. Percentage of land improved 90%;

2. INHABITANTS:
   a. Occupation: Common and semi-skilled;
   b. Estimated annual family income $1000-2400;
   c. Foreign-born families 50%; Latin races predominating;
   d. Negro families 10%;
   e. Infiltration of has occurred;
   f. Relief families Many;
   g. Population is increasing;
   h. Estimated annual family income $1000-2400;
   i. Population is decreasing;
   j. Population is static Yes.

3. BUILDINGS:
   a. Type: 5 - 6 room 90%;
   b. Construction: Frame;
   c. Average Age: 40 Years;
   d. Repair: Fair;
   e. Occupancy: 97.5% 0% 0% 0%;
   f. Home ownership: 20% 0% 0% 0%;
   g. Constructed past yr. 2;
   h. 1929 Price range $3000-3500 100%;
   i. 1935 Price range $2260-2750 70%;
   j. 1938 Price range $2400-3000 90%;
   k. Sales demand: Poor;
   l. Activity: Slow;
   m. 1929 Rent range $25 - 30 100%;
   n. 1935 Rent range $17.50-22.50 70%;
   o. 1938 Rent range $22.50-27.50 90%;
   p. Rental demand: All prices - Good;
   q. Activity: Good;

4. AVAILABILITY OF MORTGAGE FUNDS:
   a. Home purchase Limited;
   b. Home building Limited.

5. CLARIFYING REMARKS:
   Old area is without deed restrictions, and while zoned general commercial & multi-family residential, the improvements are predominantly single-family, five and six room, frame dwellings of cheap to medium quality construction. These dwellings are, as a rule, quite old, but for a district of this kind have been well maintained. Population is very mixed. Italians predominate but with a sprinkling of Mexicans, Negroes, and Orientals. The subversive character of population constitutes the area's principal hazard. The area is accorded a "medial red" grade.

6. NAME AND LOCATION: Part of Old City SECURITY GRADE D AREA NO. 2