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

   b. Favorable Influences. Convenience to transportation, schools, churches, trading
      and amusement areas. Nearness to city center. Proximity to centers of commercial
      and industrial employment.

   c. Detrimental Influences. Highly congested population whose density greatly exceeds
      city's average. Presence in large numbers of subversive racial elements. En­
      croachment of commerce and business.

   d. Percentage of land improved 95%; e. Trend of desirability next 10-15 yrs. Declining

2. INHABITANTS:
   a. Occupation. All groups from relief to professional men & executives
   b. Estimated annual family income $ Relief to professional men & executives
      Estimated
   c. Foreign-born families 75%; Latin and Japanese predominating; d. Negro
   e. Infiltration of Orientals has occurred; f. Relief families Many
   g. Population is increasing decreasing static

3. BUILDINGS: (exclusive of business property)
   a. Type
      Predominating 45 %
      Other Type 30 %
      Other Type 25 %
   b. Construction
      Predominating
      Other Type
   c. Average Age
      Predominating
      Other Type
   d. Repair
      Predominating
      Other Type
   e. Occupancy
      Predominating
      Other Type
   f. Home ownership
      Predominating
      Other Type
   g. Constructed past yr.
      Predominating
      Other Type
   h. 1939 Price range
      Predominating
      Other Type
   i. 1935 Price range
      Predominating
      Other Type
   j. 1938 Price range
      Predominating
      Other Type
   k. Sales demand
      Predominating
      Other Type
   l. Activity
      Predominating
   m. 1929 Rent range
      Predominating
      Other Type
   n. 1935 Rent range
      Predominating
      Other Type
   o. 1938 Rent range
      Predominating
      Other Type
   p. Rental demand
      Predominating
      Other Type
   q. Activity
      Predominating

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

5. CLARIFYING REMARKS: This old area is the "melting pot" of Sacramento. It contains
   the principal Japanese colony and the greatest concentration of Negroes in the city.
   There are no good restrictions, and zoning is for general commercial uses. Dwell­
   ings are very cheap to medium construction. The quality of maintenance, for a dis­
   trict of this character, is much above the average. It is stated that many build­
   ings in the area violate the State Housing Act and city housing ordinances, and
   Grand Jury investigation is under way at the present time. Heterogeneity, age and
   obsolescence of improvements, and predominance of subversive racial elements are
   the area's chief hazards. Rated "low red" grade.

6. NAME AND LOCATION Part of Old City SECURITY GRADE D AREA NO. 4