1929  1936  1938

1st Grade ("A") Areas  100%  80%  96%
2nd Grade ("B") Areas  100%  76%  90%
3rd Grade ("C") Areas  100%  70%  88%
4th Grade ("D") Areas  100%  67%  87%
Average of All Areas  100%  70.5%  86%

While there is no evidence of a concerted effort to raise rentals, there is a distinct tendency toward increased rents, and it is thought that the new, modern, five and six-room dwellings in the best areas are now being rented at levels equivalent to those of 1929.

The popular demand is for five and six-room, single-family dwellings renting for $30.00 to $50.00, according to location and condition.

3. Need for Housing

The realtors, in answering this question, while fairly agreed as to the need for additional housing, were very indefinite as to the number of units needed. Mr. L. Durwald Badgley, F. H. A. Zone Economist, in his report on Sacramento, which is reproduced on Appendix Pages 12-A to 15-A, after giving a splendid analysis of the situation, gives the following as his conclusion:

"...that the City of Sacramento has enjoyed a substantial growth in population during the past three years and that building has not kept pace with this growth. As a consequence, it is estimated there is an immediate demand for approximately 700 additional housing units; however, the bulk of the demand for houses built to sell appears to be in the $4,000 or $5,000 price range. In rental housing, the top rental appears to be in the neighborhood of $17.50 per room per month."

At the present time the housing situation is a particularly difficult problem. The present housing shortage is largely due to the increased number of State employees who have been brought to Sacramento from other cities of the state during the past four years as a result of a policy of the present administration to centralize the state's business. There is said to be considerable agitation on the part of the cities of Southern California for a reversal of this policy, and if there is a change of administration this fall, it is doubtful whether the present number of State employees would be retained at the capital, and this would, of course, greatly affect the need for housing. On the other hand, if this policy should not be changed, there will be an urgent need for additional housing units, as it is a known fact that upward of 300 residential units will be required to house the civilian employees of the Army Air Depot and Supply Base when it begins operations the latter part of this year.