On Appendix Page 10-A will be found schedules of material costs and wage scales. These indicate that there has been a decrease in building costs during the past year, and current levels are said now to approximate those of 1929. This decrease has been largely the result of a drop in building materials, but it is believed that labor costs are also averaging somewhat less, for while wage scales are still the same (112.2% above 1929), improved methods, increased efficiency, and a greater use of pre-fabrieated materials have had the effect of lowering the amount of labor required.

I. Detrimental Influences

When answering the question "What unfavorable factors are affecting residential values and sales in your city?" appearing on the real estate broker's questionnaire, some of the answers were "Lack of purchasing power, inability to make down payments, and high construction costs," but the vast majority of the brokers answered "None." The things which were not mentioned and which are believed to be detrimental influences are as follows:

Climate
While, as a general thing, Sacramento's climate is an equitable one, it is also quite humid, and this, in conjunction with the high temperatures which are prevalent in July and August, make those months far from comfortable. Humidity also adds to the discomfort of the citizens when it gets down below $40^\circ$.

Elevation
With an elevation running between 25 and 40 feet above sea level, the city is practically level. This lack of change in topography detracts from the desirability of the city's residential district. It has also made imperative the high levees which border the city on three sides and limit expansion. This has had the effect of congesting the city's improvements and has resulted in a density of population which decreases the residential desirability in all of the older districts and is a threat to many of the adjacent newer ones.

Obsolescence
Many of the residential structures in the "Old City" are old and of obsolete types, and while generally well maintained, are still detrimental to the areas in which they are located.