**AREA DESCRIPTION - SECURITY MAP OF Sacramento, Cal.**

1. **AREA CHARACTERISTICS:**
   a. Description of Terrain. Generally level with no construction hazard. Gentle grade from 22nd st. both east and west.

   b. Favorable Influences. Transportation, schools, churches, and trading centers conveniently available. Nearness to city center. Steady demand for both purchase and rental.

   c. Detrimental Influences. Proximity to lower grade areas. Lack of restrictions and single family zoning. Substantial number of large, old mansion-type residences, which, while highly maintained, have a tendency to hasten declining period of area as a whole.

   d. Percentage of land improved 85%; e. Trend of desirability next 10-15 yrs. Up to static

2. **INHABITANTS:**
   a. Occupation workers, skilled artisans.
   b. Estimated annual family income $1800-2000
   c. Foreign-born families Few%
   d. Negro None
   e. Infiltration of None
   f. Relief families None
   g. Population is increasing slowly; decreasing; static

3. **BUILDINGS:**
   a. Type 5-6 rooms
   b. Construction Frame, stucco & brick
   c. Average Age 15 Years
   d. Repair Good
   e. Occupancy 95% All types
   f. Home ownership 55%
   g. Constructed past yr. 9
   h. 1929 Price range $4000-6000
   i. 1935 Price range $3200-4800
   j. 1939 Price range $3800-5400
   k. Sales demand $ All prices - good
   l. Activity Good
   m. 1929 Rent range $30-50
   n. 1935 Rent range $25-40
   o. 1939 Rent range $27.50-45
   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:** This area is an outlying district which has been developing slowly for past 40 years. About 30% of the area is zoned for two family houses, but 98% of the houses are single family. Most of the large old mansions are located on 22nd and 23rd streets; they are well maintained and add character to the neighborhood, although not as desirable as the other smaller houses.

6. **NAME AND LOCATION** Part of "Old City" SECURITY GRADE B AREA NO. 6