AREA DESCRIPTION - SECURITY MAP OF Sacramento

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.
   b. Favorable Influences. Transportation, schools, churches, and trading centers all conveniently available. Adjacency to Area B-5 is a stabilizing factor. Homogeneous population.
   c. Detrimental Influences. Proximity to main line of Southern Pacific Railroad. Danger of commercial and industrial encroachment. Congested population west of 34th Street due to sub-standard size lots. Many dead-end streets, and "P" Street only partially improved.
   d. Percentage of land improved 60%; e. Trend of desirability next 10-15 yrs. Declining

2. INHABITANTS:
   a. Occupation Laboring class, white collar workers
   b. Estimated annual family income $1500-2100
   c. Foreign-born families Few%; Latin predominating; d. Negro None; %
   d. Infiltration of Possible; not probable in any serious degree
   e. Relief families ?
   f. Population is increasing very slowly; decreasing —; static —

3. BUILDINGS:
   a. Type 5 and 6 room
   b. Construction Frame and stucco
   c. Average Age 15+ Years
   d. Repair Good
   e. Occupancy 100 %
   f. Home ownership 60 %
   g. Constructed past yr. 6
   h. 1929 Price range $3500 - $4500 100% $ ______ 100% $ ______ 100%
   i. 1935 Price range $2500 - $3500 70% $ ______ 3% $ ______ 3%
   j. 1938 Price range $2500 - $4000 90% $ ______ 3% $ ______ 3%
   k. Sales demand $ All prices - fair $ ______
   l. Activity Slow
   m. 1929 Rent range $32.50 - $40 100% $ ______ 100% $ ______ 100%
   n. 1935 Rent range $22.50 - $27.50 70% $ ______ 3% $ ______ 3%
   o. 1938 Rent range $30- - $37.50 90% $ ______ 3% $ ______ 3%
   p. Rental demand $ All prices - good $ ______
   q. Activity Good

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase properties
5. CLARIFYING REMARKS: This area consists of five subdivisions which were placed on the market as follows: 1907, 1908, 1908, 1914, and 1922. Deed restrictions have expired on property east of 34th Street but are still in effect west of 34th St. Although the area is zoned two-family residential, it is predominantly improved with single-family dwellings of cheap to medium quality construction which, however, are well maintained. Except for age and obsolescence, parts of this area in the western portion would warrant a second-grade. The area as a whole is accorded a "medial yellow" grade.

6. NAME AND LOCATION Folsom to "R" - west of 36th Street SECURITY GRADE C AREA NO. 15