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. Adjoining Areas B-5 and B-8 are a stabilizing factor. Population density below city's average.
   c. Detrimental Influences. Proximity to main line of Southern Pacific Railroad and East Lawn Cemetery and Crematorium. Many dead-end streets caused by railroad which is also responsible for "R" St. being unpaved.

2. INHABITANTS:
   a. Occupation Skilled laborers and white collar workers;
   b. Estimated annual family income $1500-2100;
   c. Foreign-born families Few %; None subversive predominating;
   d. Negro None;
   e. Infiltration of Remote; f. Relief families Few;
   g. Population is increasing Slowly; decreasing;

3. BUILDINGS:
   a. Type 4 to 5 room;
   b. Construction Frame;
   c. Average Age 12 Years;
   d. Repair Good;
   e. Occupancy 100 %;
   f. Home ownership 60 %;
   g. Constructed past yr. 5;
   h. 1929 Price range $2500 - $4000 100 %;
   i. 1935 Price range $3500 - $5000 70 %;
   j. 1938 Price range $4000 - $6000 80 %;
   k. Sales demand $ all prices - fair;
   l. Activity Slow;
   m. 1929 Rent range $25 - 35 100 %;
   n. 1935 Rent range $25 - 35 70 %;
   o. 1938 Rent range $25 - 35 80 %;
   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 composed largely of two subdivisions which were placed on the market in 1910 and 1911 with adequate deed restrictions which expired a few years ago. Zoning is two-family residential, but improvements are practically all small, single-family dwellings in the moderate price range. Maintenance is of high quality, and population is homogeneous. This is, in part, a buffer area, and were it not for the detrimental influences which have been noted, a large part of the area could be classed as second grade; as it is, a "medium yellow" grade is accorded.

6. NAME AND LOCATION: Elmhurst and Ridgewood SECURITY GRADE C AREA NO. 16