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 shopping centers conveniently available. Within walking distance to State Office Buildings and city center.


   d. Percentage of land improved 90%; e. Trend of desirability next 10-15 yrs. Downward but slowly

2. INHABITANTS:
   a. Occupation Small business men, white collar workers, and semi-skilled artisans;

   b. Estimated annual family income $1500 - 2400

   c. Foreign-born families Few;

   d. Negro Few;

   e. Infiltration of Possibility;

   f. Relief families Few;

   g. Population is increasing________; decreasing________; static Yes

3. BUILDINGS:
   a. Type 4 and 5 room Income residential

   b. Construction Frame

   c. Average Age 20+ Years

   d. Repair Fair to good

   e. Occupancy 98 %

   f. Home ownership 50 %

   g. Constructed past yr. 3

   h. 1929 Price range $3000 - 5000 100 %

   i. 1935 Price range $2000 - 3500 70 %

   j. 1938 Price range $2500 - 4000 80 %

   k. Sales demand $ All prices - fair

   l. Activity Slow

   m. 1929 Rent range $15 - 40 100 %

   n. 1935 Rent range $17.50 - 35 70 %

   o. 1938 Rent range $20 - 45 80 %

   p. Rental demand $ All levels - good

   q. Activity Good


5. CLARIFYING REMARKS: Part of the old city, although development was slow. Eastern section not subdivided until 1910. Zoned for multi-family construction. Area, as a whole, conforms fairly well as to type, and maintenance is better than would be expected in such an area. Financing limited as to property and individual. The few Negro families (two known) are said to affect values of only adjacent properties. Graded "Low Yellow".

6. NAME AND LOCATION Part of old city SECURITY GRADE C AREA NO. 18