AREA DESCRIPTION - SECURITY MAP OF SACRAMENTO

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.
   b. Favorable Influences. Adequate transportation, schools, churches, and trading areas. Adjacency to Area B-8 is a stabilizing factor. Homogeneous social and income level population. Below city average of population density. Steady demand for property, both for purchase and rental.
   c. Detrimental Influences. "V" Street and cross streets unimproved east of 51st St. Proximity of northeast perimeter of hatched part north of 51st to "General Commercial" zoning. Far flung area of retarded growth.
   d. Percentage of land improved 52%.
   e. Trend of desirability next 10-15 yrs. Upward possibly to high grade.

2. INHABITANTS:
   a. Occupation - Small business men, white collar.
   b. Estimated annual family income - 1500-1800.
   c. Foreign-born families - Few%.
   d. Negro - None.
   e. Infiltration of - Remote.
   f. Relief families - Few.
   g. Population is increasing slowly.

3. BUILDINGS:
   a. Type - Predominating 4 and 5 room.
   b. Construction - Frame & stucco.
   c. Average Age - 15+ Years.
   d. Repair - Good.
   e. Occupancy - 99.5%.
   f. Home ownership - 54%.
   g. Constructed past yr. - 13.
   h. 1929 Price range - $3000-4000.
   i. 1935 Price range - $2250-3000.
   j. 1938 Price range - $2500-3500.
   k. Sales demand - All prices good except "V" St. frontages 45th to 50th Streets.
   l. Activity - Good.
   m. 1929 Rent range - $25 - 35.
   n. 1935 Rent range - $25 - 35.
   o. 1938 Rent range - $22.50-32.50.
   p. Rental demand - All levels - good.
   q. Activity - Good.

4. AVAILABILITY OF MORTGAGE FUNDS:
   b. Home building - Ample.

5. CLARIFYING REMARKS:
   Developed portion, Stockton Blvd. to 57th St. acts as buffer to area "B" 8. Section's development was retarded by abortive attempt to build up the hatched portion in 1888. Proximity to fair grounds not seriously detrimental for fair operates only 2 weeks a year. Deed restrictions have expired and zoning permits multi-family to 46th St. and two-family in balance of area. Houses are generally small, one-family units of cheap to medium quality although well maintained. Owing to city's need of expansion, the few detrimental influences and ground available here, the action is considered to have possibilities, and is, therefore, accorded a provisional "high yellow" security grade.

6. NAME AND LOCATION:
   Elmhurst.