AREA DESCRIPTION - SECURITY MAP OF Sacramento

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.
   b. Favorable Influences. Convenience to transportation, schools, churches, trading and recreational area. Adjacency to higher-grade areas and main High School and convenience to Junior College are all stabilizing factors.
   d. Percentage of land improved 75%; e. Trend of desirability next 10-15 yrs. Slow decline

2. INHABITANTS:
   a. Occupation Common laborers to upper bracket white collar; b. Estimated annual family income $1500-2400; c. Foreign-born families 10%; Latin predominating; d. Negro Few; % scattered
e. Infiltration of Possible; f. Relief families Few
g. Population is increasing very slowly; decreasing; static

3. BUILDINGS:
   a. Type 5 and 6 room Few income residential, both new and remodeled
   b. Construction Frame
   c. Average Age 80 Years Years
   d. Repair Fair to good
   e. Occupancy 95 %
   f. Home ownership 45 %
g. Constructed past yr. 17
   h. 1929 Price range $5000-6000 100% $ 100% $ 100%
i. 1935 Price range $2500-5500 70% $ % $%
j. 1938 Price range $2000-4000 80% $ % $%
k. Sales demand $ All prices - good
   l. Activity Good
   m. 1929 Rent range $25-40 100% $ 100% $ 100%
   n. 1935 Rent range $17.50-30 70% $ % $%
o. 1938 Rent range $22.50-37.50 90% $ % $%
p. Rental demand $ All prices - good
   q. Activity Good


5. CLARIFYING REMARKS: Composed of 33 or more subdivisions which date from 1897 to 1925, the majority opened between 1900 and 1910. Deed restrictions have expired. Zoned multi-family in northeast portion, 2-family in balance of area. Dwellings are cheap to medium quality of construction and are generally well maintained. Realtors state that the few scattered Negro families (six known) are old residents and do not affect values beyond adjoining property. The southern part of area is sparsely settled and with proper treatment might develop into a higher grade. The area is well established as an old, middle-class district with a generally harmonious population. Although there is a steady demand for both purchase and rental properties in the area, owing to age and obsolescence, it is not deemed feasible to accord higher than a "low yellow" grade.

6. NAME AND LOCATION Oak Park (proper) and Highland Park SECURITY GRADE C AREA NO. 22