# AREA DESCRIPTION

**Security Map of Los Angeles County**

## 1. POPULATION:
- **a. Increasing.**
- **Rapidly**
- **Decreasing**
- **Static**
- **Business & professional men, oil company and refinery executives, etc. Income $3600-7500 and up**
- **b. Class and Occupation.**
- **Nationalities**
- **c. Foreign Families.**
- **Nationalities**
- **d. Negro.**
- **Nationalities**
- **e. Siting or Infiltration**

## 2. BUILDINGS:
- **Type and Size**
- **6 to 8 rooms**
- **a. Frame, stucco & masonry**
- **b. Construction**
- **c. Average Age**
- **3 years**
- **d. Repair**
- **Good**
- **e. Occupancy**
- **95%**
- **f. Owner-occupied**
- **95%**
- **g. 1935 Price Bracket**
- **$Not established**
- **% change**
- **h. 1937 Price Bracket**
- **$7000-10,000**
- **% change**
- **i. 1939 Price Bracket**
- **$7000-10,000**
- **% change**
- **j. Sales Demand**
- **Good**
- **k. Predicted Price Trend (next 6-12 months)**
- **Static**
- **l. 1935 Rent Bracket**
- **$Not a**
- **% change**
- **m. 1937 Rent Bracket**
- **$rental**
- **% change**
- **n. Rent Bracket**
- **$neighborhood**
- **% change**
- **o. Rental Demand**
- **Good**
- **p. Predicted Rent Trend (next 6-12 months)**
- **6 to 8 rooms**

## 3. NEW CONSTRUCTION (past yr.)
- **No. 200**
- **Type & Price $7500-10,500**
- **House Selling. Readily**

## 4. OVERHANG OF HOME PROPERTIES:
- **a. HOLC.**
- **b. Institutions**

## 5. SALE OF HOME PROPERTIES (3 yr.)
- **a. HOLC.**
- **b. Institutions**

## 6. MORTGAGE FUNDS:
- **Ample**

## 7. TOTAL TAX RATE PER $1000 (1937)**
- **County $37.80 - City $14.70**

## 8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level, no construction hazards. Land improved 75%. Highly deed restricted as to improvement costs, location and architectural designs and provides for racial protection in perpetuity. Conveniences are reasonably or readily available. This is the best residential area in Long Beach and is a recent development. Construction is standard quality or better. Maintenance of good quality. Architectural designs are harmonious. Population is homogeneous. Adjacent to Virginia Country Club is a favorable factor. Proximity to oil wells, refineries, etc., is a detrimental influence; however, no odors were detected and informed local opinion is that this factor is not a deterrent. Recent drilling for oil, east of Cherry and south of Carson, brought in a "dry well" and a movement is said to be on foot to get the county to zone against future operations of this kind. If this is successful it is said that vacant property east of California and south of San Antonio Drive will be subdivided and developed in harmony with this area. This is a "hot spot" and lots are selling from $1000 and up, according to size and location. Location of this area is very favorable and a continued upward trend is indicated. It is therefore accorded a "medial green" grade.

## 9. LOCATION
- **Oak Knolls**
- **SECURITY GRADE: 1st**
- **AREA NO. A-58. DATE 5-3-39**

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