## AREA DESCRIPTION

### Security Map of Los Angeles County

1. **POPULATION:**
   - a. Increasing $\bullet$ Rapidly $\bullet$ Decreasing $\bullet$ Static
   - b. Class and Occupation: Employees of Douglas Aircraft Co. Income $1500-3000
   - c. Foreign Families $\bullet$ Nationalities $\bullet$ d. Negro $\bullet$
   - e. Shifting or infiltration into area from older downtown section

2. **BUILDINGS:**
   - a. Type and Size: Predominating 90% 3 & 1/2 rooms
   - b. Construction: Predominating 90% Frame & stucco
   - c. Average Age: Predominating 2 years
   - d. Repair: Predominating Good
   - e. Occupancy: Predominating 90%
   - f. Owner-occupied: Predominating 90%
   - g. 1935 Price Bracket: New, Good $\bullet$ Change $\bullet$ 90%
   - h. 1937 Price Bracket: $1000-1500 $\bullet$ 5 years
   - i. 1939 Price Bracket: $1000-1500 $\bullet$ 5 years
   - j. Repair: Predominating Good
   - k. Predicted Price Trend (next 6-12 months): Static
   - l. 1935 Rent Bracket: New, Good $\bullet$ Change $\bullet$ 90%
   - m. 1937 Rent Bracket: $35-40 $\bullet$ 5 years
   - n. 1939 Rent Bracket: $35-40 $\bullet$ 5 years
   - o. Rental Demand: Predominating Good
   - p. Predicted Rent Trend (next 6-12 months): Static

3. **NEW CONSTRUCTION (past yr.):**
   - No.
   - Type & Price
     - Type
     - Price
     - How 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:**
   - Ambule
   - 7. TOTAL TAX RATE PER $1000 (1936-1939) $58.00

8. **DESCRIPTION AND CHARACTERISTICS OF AREA:**
   - Terrain: Level. No construction hazards. Land improved 10%. Deed restrictions covering the several subdivisions in this area differ somewhat but in general limit improvements to single-family dwellings and provide uniform set backs. Protection against subversive racial elements is included and in some cases multi-family structures are permitted in stated localities. Conveniences are all available but not readily so in some parts of area. Transportation is inadequate. This extensive area, which includes a number of subdivisions which have been developed within the past 16 years, was only sparsely improved until some 3 or 4 years ago when, under the stimulus of Douglas Aircraft Co. expansion and FHA financing, activity became very brisk gaining in volume until currently it is one of the "hot spots" in the community. Construction is generally standard, meeting FHA requirements. Maintenance is of good quality and population is homogeneous. Improvements are of attractive architectural design and the area generally is of harmonious appearance. Street lighting and paving, sewers and some sidewalks are not yet all provided but are said to be on the way. There are some low spots in western part which may prove to be a drainage problem. There are a few small multiple-family structures in the area and two or three years ago a small number of Title I homes were built. These will not be increased as present FHA policy does not permit mixing Title I and Title II construction. Lot values run from $30 to $15 per front foot and are said to be rising. This is an attractive workingman's area and when its pattern is more definitely formed should be broken down and regraded. In the meantime a "low blue" grade is accorded.

9. **LOCATION:**
   - Clover Field Add. - SECURITY GRADE: 2nd - AREA NO. 3514 - DATE 5-2-35
   - CAUTION: This area is currently affected in whole or in part by an Ad valorem Tax District. Individual properties should be checked for this hazard.