AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION:
   a. Increasing: Rapidly  Decreasing: Static
   Local business and professional men, minor officials,
   b. Class and Occupation: white collar workers, skilled artisans, etc. Income $1500-
   21,000 up
   c. Foreign Families: None  Nationalities: None subversive
   d. Negro: 0%
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: 5 rooms
   b. Construction: Stucco
   c. Average Age: 7 years
   d. Repair: Fair to good
   e. Occupancy: 98%
   f. Owner-occupied: 60%
   g. 1935 Price Bracket: $ preclude
   h. 1937 Price Bracket: $ before 1936
   i. 1939 Price Bracket: $ 3500-4500
   j. Sales Demand: Good
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $ 20 - 30
   m. 1937 Rent Bracket: $ 25 - 35
   n. 1939 Rent Bracket: $ 25 - 35
   o. Rental Demand: Good
   p. Predicted Rent Trend (next 6-12 months): Static

3. NEW CONSTRUCTION (past yr.):
   a. HOLC: 250
   b. Type & Price: $3500-4500
   c. 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:
   a. Ample
   b. Total Tax Rate per $1000 (1938): $ 18.68

7. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level, no construction hazards. Land improved 65%. Deed restrictions,
   with the exception of protection against racial hazards, are inadequate and in
   some parts non-existent. Zoning is mixed, but pattern is predominantly single-
   family residential. Conveniences are reasonably available with exception of
   transportation which is inadequate and expensive. However, this handicap is said
   to be in process of being overcome. This is the best part of the incorporated
   town of Southgate, development of which began between 15 and 20 years ago. This
   area was overburdened with overlapping Ad Valorem tax districts, which retarded
   development until the bonds were redeemed and an adjustment made in the early part
   of 1938. Since then building activity, under stimulus of FHA Title II financing,
   has been very great, particularly in southwest portion, and a complete reversal of
   trend has taken place. Construction of older dwellings were of only fair standard
   quality, but current building is of much higher quality. Maintenance is generally
   of good character. Owing to a wide differential in age and architectural designs,
   the area has a somewhat heterogenous aspect. Population is inclined to be homo-
   geneous. The area is primarily a higher income workingman's district and is
   admirably located for such use. It is felt that the present upward trend will
   continue and upon this basis the area is accorded a "low blue" grade.

9. LOCATION: Southgate  SECURITY GRADE: 2nd
   AREA NO.: B-111  DATE: 3-16-39
   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.

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