AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: white collar workers, skilled artisans, etc. Income $1500-
   c. Foreign Families
   d. Negro
   e. Shifting or Infiltration

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: Mattaco Districts
   h. 1937 Price Bracket: $ before 1936
   i. 1939 Price Bracket: $3500-4500
   j. Sales Demand: Good
   k. Predicted Price Trend: 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: Static

3. NEW CONSTRUCTION (past yr.): 250
   a. Type & Price: $3500-4500

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC
   b. Institutions

5. SALE OF HOME PROPERTIES (3 yr.): 3
   a. HOLC
   b. Institutions

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000: $18.88

8. 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 predominately 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 1935. 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 heterogeneous aspect. Population is inclined to be homogenous. 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.: 8-111
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.