AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing: Rapidly
   b. Class and Occupation: Professional & business men, minor oil well executives, white collar workers, etc.
   c. Foreign Families: Few
   d. Nationalities: None
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: 5 & 6 rooms
   b. Construction: Frame & stucco
   c. Average Age: 7 years
   d. Repair: Good
   e. Occupancy: 98%
   f. Owner-occupied: 75%
   g. 1935 Price Bracket: $3500-5000
   h. 1937 Price Bracket: $4000-5750
   i. 1939 Price Bracket: $4000-5750
   j. 1935 Rent Bracket: $35 - $45
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Trend (next 6-12 months): Static
   m. 1937 Rent Bracket: $40 - $50
   n. 1937 Rent Trend: Good
   o. Predicted Rent Trend: Static
   p. New Construction (past yr.): 10

3. NEW CONSTRUCTION:
   a. Type & Price: 5 & 6 rooms
   b. How Selling: Owner built

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: 0
   b. Institutions: Few

5. SALE OF HOME PROPERTIES:
   a. HOLC: 0
   b. Institutions: Few

6. MORTGAGE FUNDS:
   a. FHA: Adequate

7. TOTAL TAX RATE PER $1000 (1938): County $37,80 - City $14,70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level with favorable grades. No construction hazards. Land improved 85%. Partially, at least, deed restricted both as to improvements and racial hazards. Zoning is single-family residential. Conveniences are only reasonably available with transportation limited to bus service. Some of the street improvements are not up to standard. This area has been developed within the past 15 years, but has had its greatest activity during the past few years under stimulus of FHA Title II financing. Construction is of standard quality. Maintenance is good character, and architectural designs are generally harmonious. Population is homogeneous. Improvements are somewhat better quality north of Bixby Road between California & Long Beach Blvd., with mixed and lower grade south of Bixby Road between Atlantis and Long Beach Blvds. Discontinuance of oil well drilling to the east will benefit this district and encourage better quality improvements both to the east and north. Parts of this area might be entitled to a "low green" grade were it not for proximity to oil wells and refineries to the south. Nearness to the Virginia Country Club and higher grade area to the north are favorable influences. The area is thought to have a favorable expectancy and is assigned a "medium blue" grade.

9. LOCATION: North Long Beach

SECURITY GRADE: 2nd

AREA NO.: 8-115

DATE: 5-3-39