# AREA DESCRIPTION

## Security Map of Los Angeles County

### 1. POPULATION:
- **a.** Increasing: Rapidly
- **b.** Class and Occupation: Professional & business people, skilled artisans, Jr. officials, etc.
- **c.** Foreign Families: Few
- **d.** Negro: 0%
- **e.** Shifting or Infiltration: None apparent

### 2. BUILDINGS:
- **a.** Type and Size: 5 & 6 rooms
- **b.** Construction: Frame, stucco & masonry
- **c.** Average Age: 10 years
- **d.** Repair: Fair to good
- **e.** Occupancy: 97%
- **f.** Owner-occupied: 65%
- **g.** 1935 Price Bracket: $3000-5000
- **h.** 1937 Price Bracket: $3500-5500
- **i.** 1939 Price Bracket: $3500-5500
- **j.** Sales Demand: Good
- **k.** Predicted Price Trend (next 6-12 months): Static
- **l.** 1935 Rent Bracket: $25 - 1.0
- **m.** 1937 Rent Bracket: $30 - 1.5
- **n.** 1939 Rent Bracket: $35 - 5.0
- **o.** Rental Demand: Fair to good
- **p.** Predicted Rent Trend (next 6-12 months): Static

### 3. NEW CONSTRUCTION (past yr.):
- **Type & Price:** Moderately

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

### 5. SALE OF HOME PROPERTIES (3 yr.):
- **a.** HOLC: 1
- **b.** Institutions: Few

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

### 7. TOTAL TAX RATE PER $1000 (1937-8): $60.17

### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:
- **Terrain:** Level with no construction hazards. Land improved: Hatched portion 1%; balance 65%. Deed restrictions vary in different parts, largely limit to single-family, with multi-family permitted in stated locations. Zoning conforms to deed restrictions. Conveniences all readily available. This area was subdivided over 20 years ago, but most active development has taken place within the past 5 years. This is the best residential section in Compton and recent construction which is of good character and amount has definitely raised the grade and increased the size of the area. While these new improvements are found throughout the area, the greatest current activity is in the section north of Rosecrans where some 75 new dwellings have recently been built. The population of the area is harmonious and architectural designs are pleasing. Improvements are generally uniform as to type and size but not as to age. Maintenance is of good quality. There are a few multi-family dwellings but they do not seem to affect desirability. The hatched portion in the southern part has recently been subdivided and is to be improved with 50 single-family dwellings. The area is accorded a "modial blue" grade.

### 9. LOCATION: Compton

- **SECURITY GRADE:** 2nd
- **AREA NO.:** B-119
- **DATE:** 3-17-39

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