AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  
   a. Increasing  Rapidly  Decreasing  Static
   b. Class and Occupation  Jr. officials, etc.  Income $1500-5000
   c. Foreign Families  Few  Nationalities  None subversive
   d. Negro  None
   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  % change
   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 - 15  % change
   m. 1937 Rent Bracket  $30 - 15  %
   n. 1939 Rent Bracket  $35 - 50  %
   o. Rental Demand  Fair to good
   p. Predicted Rent Trend (next 6-12 months) Static

3. NEW CONSTRUCTION (past yr.) No.125  Type & Price 31500x6500  How Selling  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
   1938

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 improvements are found throughout the area, the greatest current activity is in the section north of Rosecrans where 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. 8-119  DATE 3-17-39