AREA DESCRIPTION

Security Map of...Los Angeles County...

1. POPULATION:  
   a. Increasing  
   Small business men, white collar workers, skilled labor &  
   b. Decreasing  
   Few retired people. Income $1000 to $2000  
   c. Class and Occupation  
   Foreign Families  
   Nationalities Mexican - No concentration  
   d. Negro  
   e. Shifting or Infiltration  
   
2. BUILDINGS:  
   a. Type and Size  
   Predominating 95%  
   Other Type %  
   b. Construction  
   Frame  
   c. Average Age  
   28 years  
   d. Repair  
   Poor to fair  
   e. Occupancy  
   100%  
   f. Owner-occupied  
   50%  
   g. 1935 Price Bracket $1000-2500  
   % change $  
   h. 1937 Price Bracket $1250-2750  
   % change $  
   i. 1939 Price Bracket $1250-2750  
   % change $  
   j. Sales Demand  
   Poor  
   k. Predicted Price Trend (next 6-12 months)  
   Static  
   l. 1935 Rent Bracket $12.50-22.50  
   % change $  
   m. 1937 Rent Bracket $15-25  
   % change $  
   n. 1939 Rent Bracket $15-25  
   % change $  
   o. Rental Demand  
   Good  
   p. Predicted Rent Trend (next 6-12 months)  
   Static  

3. NEW CONSTRUCTION (past yr.) No. Type & Price  

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

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

6. MORTGAGE FUNDS Limited &  

7. TOTAL TAX RATE PER $1000 (1938) $50.40  
   1938  

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  

Terrain: Level to sloping. Land improved 60%. Area is surrounded by citrus groves. Improvements are cheaply constructed and heterogeneous in character. Setbacks not uniform. Area is lacking from the standpoint of residential desirability. Income levels are low in community and will probably range from $1000 to $2000 per year. Area is declining and there is little hope for improvement. Some doubling up of families residing in area. There are a few scattered families of Mexicans living in the marginal southern boundary of the area. The area is accorded a "low yellow" grade.  