# AREA DESCRIPTION

Security Map of **LOS ANGELES COUNTY**

### 1. POPULATION:
- **a. Increasing**
- **Moderately Decreasing**
- **Decreasing**
- **Static**

### b. Class and Occupation
- Local business men, skilled and unskilled artisans, inter-
  urban employees, white collar workers, etc. Income $1200-

### c. Foreign Families
- Nationalities
- Shifting or Infiltration
  - Indication of infiltration of Jewish families

### 2. BUILDINGS:

<table>
<thead>
<tr>
<th>PREDOMINATING</th>
<th>OTHER TYPE</th>
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<tbody>
<tr>
<td><strong>65%</strong></td>
<td><strong>25%</strong></td>
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- **Type and Size**
  - 5 and 6 room bungalows
  - 1 story - 4 rm. unit duplexes

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<tr>
<th><strong>Stucco</strong></th>
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- **Construction**
  - 12 years
  - 10 years

- **Average Age**
  - Fair to good
  - Fair to good

- **Repair**
  - 97%
  - 93%

- **Occupancy**
  - 60%
  - 15%

- **Owner-occupied**
  - $ 3500-4500 change
  - $ 6000-5500 change

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<tr>
<th><strong>$ 3500-4500</strong></th>
<th><strong>$ 6000-5500</strong></th>
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- **1935 Price Bracket**
  - $ 4250-5000
  - $ 5500-6000

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<th><strong>$ 4250-5000</strong></th>
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- **1939 Price Bracket**
  - $ 35-45
  - $ 30-35

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<th><strong>$ 35-45</strong></th>
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- **Sales Demand**
  - Fair
  - Poor

- **Predicted Price Trend**
  - Static
  - Static to slowly down

- **1935 Rent Bracket**
  - $ 20-35
  - $ 25-30 per unit

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<thead>
<tr>
<th><strong>$ 20-35</strong></th>
<th><strong>$ 25-30 per unit</strong></th>
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- **1937 Rent Bracket**
  - $ 35-45
  - $ 30-35

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- **1939 Rent Bracket**
  - Good
  - Fair

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<tr>
<th><strong>Good</strong></th>
<th><strong>Fair</strong></th>
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- **Predicted Rent Trend**
  - Static
  - Static to downward

### 3. NEW CONSTRUCTION
- **past yr.**
- **No. 35**
- **Type & Price**
- **$4500-$5000**

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<tr>
<th><strong>5 rm., singles</strong></th>
<th><strong>$4500-$5000</strong></th>
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### 4. OVERHANG OF HOME PROPERTIES:

- **a. HOLC**
- **b. Institutions**

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<th><strong>1</strong></th>
<th><strong>2</strong></th>
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### 5. SALE OF HOME PROPERTIES
- **3 yr.**

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<tr>
<th><strong>a. HOLC</strong></th>
<th><strong>2</strong></th>
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### 6. MORTGAGE FUNDS
- **Limited to empty**

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<th><strong>$41.00</strong></th>
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### 7. DESCRIPTION AND CHARACTERISTICS OF AREA:
- **Terrain:** Level with no construction hazards other than the fact that there is much adobe soil. Land improved 75%. The area is deed restricted but provisions leave much to be desired. Conveniences are all readily available. This territory was originally placed on the market from 15 to 16 years ago but has develop-
- **ed quite slowly. While predominantly a single family neighborhood, there are many multi-family dwellings scattered throughout; most of them being duplexes. The section south of Melrose is newer and most of the new construction is in that part. These improvements have been largely built by speculators and are of only fair grade, Many of them remain unsold. The lot value is around $20 per front foot. Owing to the fact that the area is located in unincorporated county territory, there is a possibility of an infiltration of subversive racial ele-
- **ments. It is thought that the area will remain static for at least 5 years be-
- **fore any further decline takes place. The area is accorded a "medial yellow" grade.**

### 8. LOCATION
- **Melrose-San Vicente**
- **District**
- **3rd**
- **AREA NO. C-74**
- **DATE 2/27/33**
- **TOTAL TAX RATE PER $1000 (193_) $41.00**