1. POPULATION:  
   a. Increasing —  
   b. Decreasing —  
   c. Static Yes  
   d. Business & professional men, white-collar workers, drilled  
   e. Class and Occupation: artisans, etc. Income $1200-$3000  
   f. Foreign Families: 10% Nationalities Mexicans and Japs  
   g. Shifting or Infiltration: Indication of increase of foreign elements  

2. BUILDINGS:  
   a. Type and Size:  
      7 to 9 singles  
      40 ft  
   b. Construction:  
      Frame  
      Frame, brick, stucco & reinforced concrete  
   c. Average Age:  
      40 years  
      17 years  
   d. Repair:  
      Poor to fair  
      Fair to good  
   e. Occupancy:  
      97%  
      90%  
   f. Owner-occupied:  
      10%  
      None known  
   g. 1935 Price Bracket:  
      $3500-$6000  
      % change  
   h. 1937 Price Bracket:  
      $4000-$5500  
      % change  
   i. 1939 Price Bracket:  
      $4000-$5250  
      % change  
   j. Sales Demand:  
      Poor  
      Poor to fair  
   k. Predicted Price Trend:  
      Static  
      Static  
   l. 1935 Rent Bracket:  
      $30-$60  
      % change  
   m. 1937 Rent Bracket:  
      $35-$55  
      % change  
   n. 1939 Rent Bracket:  
      $35-$60  
      % change  
   o. Rental Demand:  
      Fair  
      Fair  
   p. Predicted Rent Trend:  
      Static  
      Static  

3. NEW CONSTRUCTION (past yr.):  
   a. Type & Price —  
   b. How Selling —  

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

5. SALE OF HOME PROPERTIES (3 yr.):  
   a. HOLC: 2  
   b. Institutions: Few  

6. MORTGAGE FUNDS:  
   Limited  

7. TOTAL TAX RATE PER $1000 (1938-9) $52.80  

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   Terrain: Level to rolling with some sharp grades. No construction hazards. Land improved 80%. Deed restrictions have expired. Zoned to permit multi-family improvements with some locations spot zoned for business. Conveniences all readily available. This area was subdivided between 45 and 50 years ago, and was at one time a high-class residential section. It later became oil-producing territory and many shallow oil wells were drilled. As these stopped producing, zoning ordinances were enacted prohibiting this type of development. Since that time development has been steadily toward multi-family improvements. These cover many sizes and types and range from high-class apartment buildings to mediocre flats and bungalow courts. The area is extremely spotted and both population and improvements are heterogenous. While some sections of this area are definitely on the verge of blight and infiltration of subversive races is more than a threat, it is thought that a more accurate reflection would be given by according a "low yellow" grade.  

9. LOCATION Los Angeles  

SECURITY GRADE 3rd — AREA NO. C-94  
DATE 2/27/39  
275