## AREA DESCRIPTION

Security Map of Los Angeles County

1. **POPULATION:**
   - a. Increasing **Moderately**
   - Decreasing
   - Static
   - Local business & professional men, white-collar workers, Income $700-$900
   - c. Foreign Families **Few**
   - Nationalities **May be few Japs & Mexicans on border of area.**
   - d. Negro **0%**
   - e. Shifting or Infiltration **None apparent**

2. **BUILDINGS:**
   - Predominating **95%**
   - Other Type **5%**
   - a. Type and Size 4, 5 & 6 rooms
   - b. Construction Frame (few stucco)
   - c. Average Age 12 years
   - d. Repair Fair
   - e. Occupancy 98%
   - f. Owner-occupied 50%
   - g. 1935 Price Bracket $1750-3000
   - h. 1937 Price Bracket $2000-3750
   - i. 1939 Price Bracket $2000-3750
   - j. Sales Demand Fair
   - k. Predicted Price Trend (next 6-12 months) **Static**
   - l. 1935 Rent Bracket $15-25
   - m. 1937 Rent Bracket $17.50-30.00
   - n. 1939 Rent Bracket $17.50-30.00
   - o. Rental Demand Good
   - p. Predicted Rent Trend (next 6-12 months) **Static**

3. **NEW CONSTRUCTION** (past yr.) No. **50**
   - Type & Price $2500-$4500
   - How Selling **Moderately**

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

5. **SALE OF HOME PROPERTIES** (past 3 yr.)
   - a. HOLC 33
   - b. Institutions Few

6. **MORTGAGE FUNDS:**
   - Limited
   - 7. **TOTAL TAX RATE PER $1000** 1937 $52.38
   - 1938

8. **DESCRIPTION AND CHARACTERISTICS OF AREA:**
   - Terrain: Level with no construction hazards. Land improved 40%.
   - Zoning very mixed and subject to constant change, usually single-family. Conveniences are all available, schools being particularly good and well placed. Development of area, which began over 25 years ago, has never been impressive, growth having been sketchy and intermittent, being similar to many farming communities in this respect. Population, improvements and maintenance are all highly heterogeneous. Improvements are practically all single-family frame bungalows. Twenty-six of the new improvements are located south of Imperial between Cherry and Yukon and were financed under FHA Title I. There are many Mexican and Japanese farm laborers in adjacent territory, whose children attend the city schools, and this is considered a detrimental influence. The community is poorly regarded by realtors and mortgagee institutions, and many of them will not make commitments there. However, the town is quite evidently on the upgrade, recent construction being of distinctly better quality and design than the older dwellings. The area is therefore accorded a "low yellow" grade.

9. **LOCATION** Hawthorne
   - SECURITY GRADE 3rd
   - AREA NO. C-107
   - DATE 3/17/39
   - CAUTION: This area is currently affected in whole or in part by an Ad valorem Tax District. Individual properties should be checked for this hazard.