AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  
   a. Increasing  
   b. Class and Occupation  
   c. Foreign Families  
   d. Negro  
   e. Shifting or Infiltration

2. BUILDINGS:  
   a. Type and Size  
   b. Construction  
   c. Average Age  
   d. Repair  
   e. Occupancy  
   f. Owner-occupied  
   g. 1935 Price Bracket  
   h. 1937 Price Bracket  
   i. 1939 Price Bracket  
   j. Sales Demand  
   k. Predicted Price Trend (next 6-12 months)  
   l. 1935 Rent Bracket  
   m. 1937 Rent Bracket  
   n. 1939 Rent Bracket  
   p. Predicted Rent Trend (next 6-12 months)

3. NEW CONSTRUCTION (past yr.)  
   No. 70 Type & Price $3750-$4500 How Selling Readily

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

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

6. MORTGAGE FUNDS:  
   Appeled (FHA) 7. TOTAL TAX RATE PER $1000 (1937-) $0.70  
   1938

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level to rolling, no construction hazards. Land improved 70%. Zoning varied from single to multi-family residential. Conveniences all available in most parts of area. Development of this area began over 25 years ago as a moderate priced area and has always been a popular residential district with the median income class. Some 5 years ago an infiltration of Jewish families began and has been progressively increasing since and many foreign born Jewish people have become residents of the district and have proven a subversive influence. Construction and maintenance are of standard quality and without evident design or direction, type and style of improvements have been pleasingly uniform throughout most of the area, and there is a general indication of "pride of ownership". Owing to the increase in multiple family improvements during the past several years in some parts of the area, it is thought that within the next several years a re-survey will result in a breakdown of the district into at least five or more areas. This district constitutes a most interesting study in trend of residential desirability and in setting up this "far flung" area it is realized that determination is being somewhat "bogged". The area is in a "state of flux" and is assigned a provisional rating of "low yellow".

9. LOCATION West Adams SECURITY GRADE 3rd - AREA NO. 0-117 DATE 3/13/39

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