AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION: a. Increasing Slowly Decreasing Static
b. Class and Occupation. Professional & business men, skilled artisans & white collar
Income $1500-$3500
c. Foreign Families 40% Nationalities: Polish, Russian & Armenian Jews
d. Negro 0%
e. Shifting or Infiltration Increase of foreign element evident.

2. BUILDINGS: PREDOMINATING 90% OTHER TYPE 10%
a. Type and Size 5 rooms Multi-family dwellings 6 rooms 10 rooms
b. Construction Frame & stucco Frame & stucco
frame & stucco
frame & stucco
c. Average Age 13 years 8 years
14 years
13 years
d. Repair Fair to good Fair to good
Fair to good
Fair to good
e. Occupancy 98% 90%
95%
f. Owner-occupied 40%
g. 1935 Price Bracket $2750-3500 $2750-3500 $2750-3500
% change $ $ $%
h. 1937 Price Bracket $3000-3750 $3000-3750 $3000-3750
% change $ $ $%
i. 1939 Price Bracket $3000-3750 $3000-3750 $3000-3750
% change $ $ $%
j. Sales Demand Fair Fair Fair
k. Predicted Price Trend (next 6-12 months) Downward trend Downward trend
l. 1935 Rent Bracket $22.50-30.00 $22.50-30.00 $22.50-30.00
% change $ $ $%
m. 1937 Rent Bracket $27.50-35.00 $27.50-35.00 $27.50-35.00
% change $ $ $%
n. 1939 Rent Bracket $27.50-35.00 $27.50-35.00 $27.50-35.00
% change $ $ $%
o. Rental Demand Fair Fair Fair
p. Predicted Rent Trend (next 6-12 months) Downward trend 5 rooms 5 rooms 5 rooms

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

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

5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC 36 b. Institutions Few

6. MORTGAGE FUNDS: Apples (FHA) 7 TOTAL TAX RATE PER $1000 (1937-) $.5070 1938

7. 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 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 multi-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 "bagged". The area is in a "state of flux" and is assigned a provisional rating of "low yellow".

8. LOCATION West Adams SECURITY GRADE 3rd - AREA NO.6-117 DATE 3/13/39

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