AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Income $700-$1,500
   c. Foreign Families: 10%
   d. Negro: 0%
   e. Shifting or Infiltration: A threat of subversive racial elements.

2. BUILDINGS:
   a. Type and Size: 8 to 10 rooms
   b. Construction: Frame
   c. Average Age: 35 years
   d. Repair: Poor to fair
   e. Occupancy: 97%
   f. Owner-occupied: 20%
   g. 1935 Price Bracket: $3500-$5500
   h. 1937 Price Bracket: $4000-$6500
   i. 1939 Price Bracket: $4000-$6500
   j. Sales Demand: Poor
   k. Predicted Price Trend: Down
   l. 1935 Rent Bracket: $35-$60
   m. 1937 Rent Bracket: $35-$65
   n. 1939 Rent Bracket: $35-$65
   o. Rental Demand: Fair
   p. Predicted Rent Trend: Static

3. NEW CONSTRUCTION (past yr.): No

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: 3
   b. Institutions: Few

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

6. MORTGAGE FUNDS: Very limited

7. TOTAL TAX RATE PER $1000 (1937): $52.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level, no construction hazards. Land improved 95%. Deed restrictions have expired with exception of protection against racial hazards. Zoning is very mixed. Conveniences are all readily available. This is an old residential area which has declined to the point where improvements are extremely heterogeneous, most single family residences being utilized as rooming and boarding houses. The price and rent brackets shown above are nominal figures based upon the best information available. This area is in the last stages of decline before becoming definitely blighted. Proximity to central business district and places of employment. Absence of subversive racial elements are favorable factors. Age and obsolescence, heterogeneity of population and improvements are detrimental influences. The area is accorded a "low yellow" grade.