AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Income $700-$1,500
   c. Foreign Families 20% Nationalties None subversive d. Negro 0%
   e. Shifting or Infiltration A threat of subversive racial elements.

2. BUILDINGS:
   a. Type and Size
      - Predominating 8 to 10 rooms
      - Other Type 5 to 7 rooms
   b. Construction
      - Predominating Frame
      - Other Type Bungalow courts
   c. Average Age
      - Predominating 35 years
      - Other Type Repair 35 years
   d. Occupancy
      - Predominating 97%
      - Other Type Average Age 35 years
   e. Owner-occupied
      - Predominating 20%
      - Other Type Repair 35 years
   f. Predicted Price Trend (next 6-12 months)
      - Predominating Down
      - Other Type Repair 35 years
   g. 1935 Price Bracket
      - Predominating $3,500-6,500
      - Other Type Change $ 3,500-6,500
   h. 1937 Price Bracket
      - Predominating $4,000-6,500
      - Other Type Change $ 4,000-6,500
   i. 1939 Price Bracket
      - Predominating $4,000-6,500
      - Other Type Change $ 4,000-6,500
   j. Rental Demand
      - Predominating Fair
      - Other Type Rental Demand $ 35-65
   k. Predicted Rent Trend (next 6-12 months)
      - Predominating Static
      - Other Type Rental Demand Poor

3. NEW CONSTRUCTION (past yr.)
   Type & Price How Selling

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

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

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.

9. LOCATION West Adams SECURITY GRADE 3rd - AREA NO. 0-123 DATE 3/9/39

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