AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing Moderately Decreasing Static Local business & professional men, oil field workers, d. Negro 0%
   b. Class and Occupation Dairymen, farm laborers, etc. Income $2000-$4000 and up
   c. Foreign Families None subversive
   d. Shifting or Infiltration None apparent

2. BUILDINGS:
   a. Type and Size 
      Predominating 85 % Larger dwellings 10%
      Other Type 5%
   b. Construction
      Frame & stucco
   c. Average Age
      10 years
   d. Repair
      Poor to good
   e. Occupancy
      90%
   f. Owner-occupied
      50%
   g. 1935 Price Bracket
      $1750-2750 % change
   h. 1937 Price Bracket
      $2000-3000
   i. 1939 Price Bracket
      $2000-3000
   j. Sales Demand
      Fair
   k. Predicted Price Trend
      (next 6-12 months)
   l. 1935 Rent Bracket
      $ 15 - 22.50 % change
   m. 1937 Rent Bracket
      $ 17.50 - 25
   n. 1939 Rent Bracket
      $ 17.50 - 25
   o. Rental Demand
      Good
   p. Predicted Rent Trend
      (next 6-12 months)

3. NEW CONSTRUCTION (past yr.)
   a. Type & Price
      Larger dwellings
      $2500-3500 How Selling Moderately

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

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

6. MORTGAGE FUNDS
   Ample (FHA) 7
   TOTAL TAX RATE PER $1000 (1937) $ 11.51
   1938

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level. No construction hazards. Land improved 50%. County zoning is inadequate. Conveniences, including rapid transit interurban transportation, are all readily available. This large area, which includes the unincorporated communities of Bellflower, Clearwater and Hynes, all under county government, is the center of a rich agricultural district. Improvements consist largely of small cottages. Construction, both old and new, is largely of substandard quality. Maintenance, while poor in spots, generally reflects pride of occupancy. Population is largely of the lower income group. While there are few, if any subversive racial elements directly in the area there are numerous small settlements of Mexican and Japanese farm laborers in the adjacent farm districts, whose children attend the local schools. New improvements, while scattered throughout, are largely in the northern part of the area in proximity to the Pacific Electric Railway. This area ranges all the way from "low" to "high yellow" but, owing to the heterogeneous character of population and improvements and to lack of proper zoning, is accorded as a whole a "low yellow" grade.

9. LOCATION
   Clearwater & Hynes SECURITY GRADE 3rd AREA NO. 6-138 DATE 5-1-39
   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.