AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION:
   a. Increasing
   b. Class and Occupation
      Predominantly factory workers, some artisans & WPA workers
      Income $700-$1500 and up
   c. Foreign Families
      10% Nationalities: Italians, not subversive
   d. Negro
      0%
   e. Shifting or Infiltration
      No evidence at present.

2. BUILDINGS:
   a. Type and Size
      Predominating 85% 4 and 5 rooms
      Other Type 10% Multi-family
   b. Construction
      Predominating Frame and stucco
      Other Type Larger dwellings
   c. Average Age
      Predominating 15 years
      Other Type
   d. Repair
      Predominating Poor
      Other Type
   e. Occupancy
      Predominating Fair
      Other Type
   f. Owner-occupied
      Predominating 40%
      Other Type
   g. 1935 Price Bracket
      Predominating $1800-3000
      Other Type $2250-3500
   h. 1937 Price Bracket
      Predominating $2250-3500
      Other Type
   i. 1939 Price Bracket
      Predominating $2250-3500
      Other Type
   j. Sales Demand
      Predominating Fair
      Other Type
   k. Predicted Price Trend
      (next 6-12 months)
      Predominating Static
      Other Type
   l. 1935 Rent Bracket
      Predominating $20-30
      Other Type $20-35
   m. 1937 Rent Bracket
      Predominating $20-35
      Other Type
   n. 1939 Rent Bracket
      Predominating $20-35
      Other Type
   o. Rental Demand
      Predominating Good
      Other Type
   p. Predicted Rent Trend
      (next 6-12 months)
      Predominating Static
      Other Type

3. NEW CONSTRUCTION (past yr.)
   a. Type & Price
      How Selling
      Predominating Type & Price $1200-$2500
      How Selling Moderately

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC
      6
   b. Institutions
      Few

5. SALE OF HOME PROPERTIES (past yr.)
   a. HOLC
      85
   b. Institutions
      Many

6. MORTGAGE FUNDS
   Ample but select
   TOTAL TAX RATE PER $1000 (1939) $52.70 City
   15.10 County

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level with favorable grades. No construction hazards. Land improved
60% average; ranging from 90% in northern part to 20% in southern section. Deed
restrictions, where they existed, have expired except for provision protecting
against racial hazards. Zoning is mixed, but in Los Angeles City territory is
generally limited to single and four family residential. In county territory
zoning is inadequate. Regardless of zoning, improvements are 90% single family
dwellings. Conveniences are all available in varying degrees. Some street
improvements and sewers are lacking in southern portion. This large far flung
district varies in age from 25 years or more between Slauson and Florence Avenues
to new development from Imperial Highway to Los Angeles County Line. There are
many old structures scattered throughout which give the area a spotted and
heterogeneous aspect. There are many blocks, however, which are uniform as to
type and size, which would qualify for a higher grade. This is notably true in
southwestern part where pattern has not been definitely established. There were
many foreclosures in this area during the depression period and the HOLC Veterans'
Welfare Board and other large mortgagee institutions at one time owned a large
amount of acquirements. These have now, however, been largely liquidated. The
area is predominantly a workingman's district and there are numerous duplexes,
four family flats and bungalow courts scattered throughout. There is a threat of
subversive racial infiltration (Negroes largely) in the southeast portion of area.
An attempt was made to break this area down, but it is in a transition period at

9. LOCATION

SECURITY GRADE

AREA NO.

DATE

(Continued on next page)