AREA DESCRIPTION
Security Map of LOS ANGELES COUNTY

1. POPULATION:  
   a. Increasing Moderately Decreasing Static  
   b. Class and Occupation  Predominantly factory workers, some artisans & WPA workers  
   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% OTHER TYPE 10%  
      4 and 5 rooms Multi-family  
   b. Construction  
      Frame and stucco Larger dwellings 5%  
   c. Average Age  
      15 years  
   d. Repair  
      Fair  
   e. Occupancy  
      97%  
   f. Owner-occupied  
      40%  
   g. 1935 Price Bracket  
      $1800-3000 % change $  
   h. 1937 Price Bracket  
      $2250-3500 % change $  
   i. 1939 Price Bracket  
      $2250-3500 % change $  
   j. Sales Demand  
      Fair  
   k. Predicted Price Trend (next 6-12 months)  
      Static  
   l. 1935 Rent Bracket  
      $20-30 % change $  
   m. 1937 Rent Bracket  
      $20-35 % change $  
   n. 1939 Rent Bracket  
      $20-35 % change $  
   o. Rental Demand  
      Good  
   p. Predicted Rent Trend (next 6-12 months)  
      Static  

3. NEW CONSTRUCTION (past yr.) No. 300 Type & Price $1000-$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 1/16  
   TOTAL TAX RATE PER $1000 (193 _) $ 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 acquisitions. 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: South SECURITY GRADE: 3rd AREA NO. 0-140 DATE 7/4/39

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