AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION:
   a. Increasing
   b. Class and Occupation
      Factory workers, mainly, also some laborers & VPA workers.
      Income $700-$1,800
   c. Foreign Families
      10%
   d. Negro
      0%
   e. Shifting or Infiltration
      None apparent

2. BUILDINGS:
   a. Type and Size
      Predominating 90%
   b. Construction
      Frame and stucco
   c. Average Age
      15 years
   d. Repair
      Fair to good
   e. Occupancy
      96%
   f. Owner-occupied
      45%
   g. 1935 Price Bracket
      $2,250-3,250
   h. 1937 Price Bracket
      $2,750-3,750
   i. 1939 Price Bracket
      $2,750-3,750
   j. Sales Demand
      Fair
   k. Predicted Price Trend
      Static
   l. 1935 Rent Bracket
      $20-30
   m. 1937 Rent Bracket
      $25-35
   n. 1939 Rent Bracket
      $25-35
   o. Rental Demand
      Good
   p. Predicted Rent Trend
      Static

3. NEW CONSTRUCTION (past yr.)
   a. Type & Price
      5 and 6 rooms
      Fair to good
      $2,250-3,250
      $2,750-3,750
      $2,750-3,750
      Fair
      Static
      % change
      $ change
      $ change
      % change
      % change
      % change
      % change
      % change
      % change
      % change

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC
      2
   b. Institutions
      Few

5. SALE OF HOME PROPERTIES (past yr.)
   a. HOLC
      13
   b. Institutions
      Many

6. MORTGAGE FUNDS:
   Ample (FHA)

7. TOTAL TAX RATE PER $1000 (1939) $47.20

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level, no construction hazards. Land improved 65%. Deed restrictions very generally protect against racial hazards and to a limited extent govern improvements and "set backs". This rather far flung area is partially located in unincorporated county territory and in the three incorporated towns of Huntington Park, Maywood & Bell, zoning there is highly heterogeneous. Conveniences are all reasonably or readily available according to location. Originally developed some 25 years ago as a workingman's residential district it has maintained this characteristic and its population is largely composed of workmen employed in the many adjacent industrial districts. Building activity has increased moderately during the past several years under the stimulus of FHA financing but there has been very little speculative building. Construction is of fair standard quality throughout, with but little, if any, "Jerry" building. Maintenance is somewhat spotted but generally reflects pride of occupancy. Population is predominantly of the lower income group. Improvements, while varying greatly as to age, are uniform as to type and size. Scattered throughout the district are a number of duplexes, quadruplexes, bungalow court and small apartment houses. A high voltage power line crosses the area and is a detrimental influence, arterial highways constitute traffic hazards. The area is accorded a "low yellow" grade.

9. LOCATION
   Huntington Park
   SECURITY GRADE 3d
   AREA NO. 2-142
   DATE 15/39
   Maywood & Bell

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.