AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Factory employees, artisans, mechanics, etc.
   c. Foreign Families: None
   d. Negro: 0%
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: 4 and 5 rooms
   b. Construction: Frame and stucco
   c. Average Age: 6 years
   d. Repair: Fair
   e. Occupancy: 96%
   f. Owner-occupied: 55%
   g. 1935 Price Bracket: On account of Mattoon District there was no activity in
   h. 1937 Price Bracket: Area as a whole until 1938
   i. 1939 Price Bracket: $2750-3500
   j. Sales Demand: Fair to good
   k. Predicted Price Trend: Static (next 6-12 months)
   l. 1935 Rent Bracket: $20-35
   m. 1937 Rent Bracket: $25-35
   n. 1939 Rent Bracket: $25-35
   o. Rental Demand: Good
   p. Predicted Rent Trend: Static (next 6-12 months)

3. NEW CONSTRUCTION:
   a. Type & Price: No
   b. How Selling: Moderately

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

5. SALE OF HOME PROPERTIES:
   a. HOLC: 4
   b. Institutions: Many

6. MORTGAGE FUNDS:
   a. Ample

7. TOTAL TAX RATE PER $1000: (1933.. $48.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Low lying level. Some low swampy spots constitute moderate construction hazards in winter season. Land improved 35% including hatched portion. Deed restrictions very generally protect against subversive racial hazards and in district east of Otis Ave., north of Tweedy & Abbott Road, regulates improvements and provides uniform "set backs". Zoning is mixed but pattern of area is definitely single family residential. Conveniences are all available but transportation is inadequate. Many streets are unimproved and sewers are lacking in outlying sections. This area embraces portions of both Southgate and Lynwood and was developed between 15 and 20 years ago as a workingman's district. Growth was retarded by overlapping Ad valorem tax districts but these were largely adjusted during the early part of 1936, and since that time between 300 and 400 homes have been erected, largely through the aid of FHA financing. Construction of older dwellings is more or less substandard, but new construction is generally standard quality. Maintenance is spotted but usually of fair character. Both population and improvements are heterogeneous. The Capital Company recently started to develop a large subdivision between Atlantic Blvd. and Otis Ave., north of Tweedy and Abbott Road. The few improvements completed indicate that this section may in time qualify for a second grade area. While the trend in this area as a whole is definitely upward for the time being it is not felt that it is safe to accord higher than a "low yellow " grade.

9. LOCATION: Lynwood and small part of Southgate
   SECURITY GRADE: 3rd
   "AREA NO.: 144
   DATE: 3/16/39
   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.