AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION:  
a. Increasing: Rapidly  
   Decreasing:  
   Static  

b. Class and Occupation: Factory workers, laborers, artisans, mechanics, etc.  
   Income $1000 to $1500  

c. Foreign Families: Few  
   Nationalities: None subservive  
   d. Negro: 0  

   e. Shifting or Infiltration: Not apparent

2. BUILDINGS:  
PREDOMINATING 95%  OTHER TYPE  
   a. Type and Size: 4 and 5 rooms  
   b. Construction: Frame and stucco  
   c. Average Age: 6 years  
   d. Repair: Poor to fair  
   e. Occupancy: 97%  
   f. Owner-occupied: 50%  
   g. 1935 Price Bracket: $0 activity on account of Mattoon  
   h. 1937 Price Bracket: $ Bond situation  
   i. 1939 Price Bracket: $2000-3500  
   j. Sales Demand: Fair  
   k. Predicted Price Trend: Static  
   l. 1935 Rent Bracket: $15-25  
   m. 1937 Rent Bracket: $18-30  
   n. 1939 Rent Bracket: $18-30  
   o. Rental Demand: Good  
   p. Predicted Rent Trend: Static

3. NEW CONSTRUCTION:  
   (past yr.)  
   a. Type & Price: 4 and 5 rooms  
   b. Type & Price: 25  
   c. Type & Price: 5000  

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

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

6. MORTGAGE FUNDS:  
   Limited  
   7. TOTAL TAX RATE PER $1000 (1937-8) $55.40

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   Terrain: Low lying level, no construction hazards. Land improved 20%. Deed restrictions are said to apply to subservive racial elements only. Zoning is mixed but is preponderantly single family residential. Conveniences are all available but not readily so and transportation is inadequate. Many streets unimproved and sewers are very generally lacking. This low income workingmen's district has been under development for the past 12 or 15 years. Growth has been greatly retarded by overlapping Ad valorem tax districts. Much of the area has now been cleared of these but not all. This favorable development, coupled with several large industries moving into the neighborhood and the stimulus of FHA Title I Class 3 and Title II financing, has had the effect of greatly increasing building activity. Construction varies widely ranging from "poor built" substandard largely financed with FHA Title I Class 3 loans to fair standard quality financed with FHA Title II insured mortgages. The better quality construction being largely in the western part. Maintenance shows but little pride of occupancy, and population is inclined to be heterogeneous. The pattern of the area is far from definite and with the complete clearing of the Ad Valorem tax situation the area may emerge from the present unsettled condition, which has prevailed for the past decade, to achieve a higher grade than the "low yellow" assigned at this time.

9. LOCATION: Lynwood  
   SECURITY GRADE: 3rd  
   AREA NO.: 6-145  
   DATE: 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.