AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION:
   a. Increasing Moderately
   b. Class and Occupation: Local business & professional men, white collar and oil well workers, artisans, etc. Income $1500 to $2500
   c. Foreign Families: Few
   d. Negro: 0 %
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: 5 rooms
   b. Construction: Frame & stucco
   c. Average Age: 2 years
   d. Repair: Fair
   e. Occupancy: 98%
   f. Owner-occupied: 80%
   g. 1935 Price Bracket: $Not established
   h. 1937 Price Bracket: $2500-3250
   i. 1939 Price Bracket: $2500-3250
   j. Sales Demand: Good
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $Not established
   m. 1937 Rent Bracket: $25-35
   n. 1939 Rent Bracket: $25-35
   o. Rental Demand: Good
   p. Predicted Rent Trend (next 6-12 months): Static

3. NEW CONSTRUCTION (past yr.): No. 127 Type & Price: 5 rooms How Selling: Readily

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: 1
   b. Institutions: Few

5. SALE OF HOME PROPERTIES (.3 yr.):
   a. HOLC: 1
   b. Institutions: Few

6. MORTGAGE FUNDS:
   a. FHA
   7. TOTAL TAX RATE PER $1000 (1937): $52.40

   County $37.60 - City $14.80

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Low lying level. Slight flood threat. No construction hazards. Land improved 25%. Deed restrictions leave much to be desired, but do protect against racial hazards. Conveniences are inadequate with exception of schools. Many streets are unimproved and sewers are lacking. This area was platted some 15 years ago but development was exceedingly slow until some 4 years ago when, under stimulus of promotional effort and FHA Title II and Title I Class 3 financing, the district has grown considerably and several hundred new dwellings have been erected. Construction ranges from standard to substandard quality. Maintenance is spotted but is generally of fair character. The mixture of new and old improvements gives the area a heterogenous aspect. Population is said to be fairly homogeneous. Standard depth lots are priced from $750 to $10 per front foot, with slightly higher prices in favored sections. The Los Angeles River, the main flood control channel of the County, is on the eastern border and constitutes at least a slight flood threat. Proximity to oil wells, tank farms and refinery operations, while not locally considered a detrimental factor, are at least worthy of note. The area is accorded a “medial yellow” grade.

9. LOCATION: Santa Fe-Willow SECURITY GRADE: 3rd AREA NO. C-152 DATE: 5/5/23

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