AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Skilled & semi-skilled artisans, white collar workers, etc.
   c. Foreign Families: 6%
   d. Negro: 0%

2. BUILDINGS:
   a. Type and Size: 4, 5 & 6 rooms
   b. Construction: Frame and stucco
   c. Average Age: 3 years
   d. Repair: Good
   e. Occupancy: 85%
   f. Owner-occupied: 85%
   g. 1935 Price Bracket: $2500-4500
   h. 1937 Price Bracket: $3000-5500
   i. 1939 Price Bracket: $3000-5500
   j. Sales Demand: Good
   k. Predicted Price Trend: Static
   l. 1935 Rent Bracket: $25-45
   m. 1937 Rent Bracket: $30-50
   n. 1939 Rent Bracket: $30-50
   o. Rental Demand: Good
   p. Predicted Rent Trend: Static

3. NEW CONSTRUCTION (past yr.): No

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: None
   b. Institutions: Few

5. SALE OF HOME PROPERTIES (3 yr.):
   a. HOLC: 2
   b. Institutions: Few

6. MORTGAGE FUNDS: FHA

7. TOTAL TAX RATE PER $1000: 1937-8: $78.05, 1938-9: $72.25

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Territory: Low lying level. Flood threat. No construction hazards. Land improved. Deed restrictions are moderate but protect against racial hazards in perpetuity. Zoning conforms to restrictions. Conveniences are all reasonably available, including interurban service to Los Angeles. Street improvements are not of best quality and sewers are not all in. This is a new subdivision which has been developed within the past 5 years, largely with FHA Title I and Title II financing. Construction ranges from standard to substandard quality. Maintenance very generally indicates pride of occupancy. Architectural designs, even in the case of Title I Class 3 structures, are individually attractive and harmonious as a whole. Population is seemingly homogeneous. Lot values are low running from $8 to $15 per front foot. In spite of wide range of construction quality, improvements give the impression of uniformity. Located between the Signal Hill and Wilmington oil fields the area is subject to the odors from both. While flood control work is said to have overcome the flood threat to this district, it is at least a mental hazard. Adjacency to the "red" area to the east is also considered a subversive influence. Although this area has the advantage of being located close to the City Center and has practically all new improvements, it is thought that trend of desirability is already downward, and it is deemed a misplaced improvement. The area is accorded a "medial yellow" grade.

9. LOCATION: Long Beach

SECURITY GRADE: 3rd

AREA NO: 154
DATE: 5-3-39