AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION:
   a. Increasing   Rapidly     Decreasing     Static

   b. Class and Occupation: Skilled & semi-skilled artisans, white collar workers, Jr. grade Naval officers, etc. Income $1500 to $2500

   c. Foreign Families: Few %

   d. Negro: 0 %

   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: Predominating: 5 & 6 rooms 85 %

   b. Construction: Frame & stucco 6 years

   c. Average Age: Good

   d. Repair: 98 %

   e. Occupancy: 75 %

   f. Owner-occupied: 1935 Price Bracket: $3000-5000

   g. 1937 Price Bracket: $3250-5500

   h. 1939 Price Bracket: $3500-5750

   i. 1935 Rent Bracket: $30-45

   j. 1937 Rent Bracket: $35-50

   k. 1939 Rent Bracket: $35-50

   l. Rental Demand: Good

   m. Predicted Price Trend: (next 6-12 months) Static

   n. Predicted Rent Trend: (next 6-12 months) $4500-6250

   o. Predicted Rent Trend: Static

3. NEW CONSTRUCTION (past yr.): No. Type & Price: 5 & 6 rooms How Selling: Readily

4. OVERHANG OF HOME PROPERTIES: a. HOLC: None

   b. Institutions: Few

5. SALE OF HOME PROPERTIES (last yr.): a. HOLC: 1

   b. Institutions: Few

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000: $37.80 - City $15.43

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Low lying level. Flood threat. No construction hazards. Land improved 80 %. Deed restrictions govern improvements and protect against racial hazards. Zoning follows deed restrictions. Conveniences are all readily available, including interurban service to Los Angeles. Local transportation is by bus lines. This district was subdivided and placed on the market over 10 years ago by Mr. H. Trigley, Jr., of chewing gum fame. Development was very rapid but dwindled to dormancy during the depression years. With the advent of FHA Title II financing, however, activity was resumed, and it has been a "hot spot" during the past few years. Construction is of standard quality and maintenance is of good character. Population is homogeneous and community pride is evident. About 10% of the improvements consist of residential income structures located in accord with tract dedication. Architectural designs of these structures harmonize with the single family dwellings and are occupied by the same class of people. Threat of flood from adjacent Los Angeles River, odors from Signal Hill and Wilmington oil fields and proximity to lower grade and industrial areas to the west and northwest, are detrimental influences, which lead to the conclusion that the area is declining and is a misplaced development. The district is a popular rental area, particularly with petty officers of the Navy and when the Fleet is "in" occupancy is practically 100 %. The area is accorded a "high yellow" grade.

9. LOCATION: Trigley Tract  SECURITY GRADE: 3rd  AREA NO: 155  DATE: 5/2/39

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