AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION:
   a. Increasing: Rapidly
   b. Decreasing: Slowly
   c. Static: Stably

2. BUILDINGS:
   a. Type and Size
      Predominating: 5 & 6 rooms
      Other Type: Multi-family
   b. Construction
      Frame & stucco
   c. Average Age
      6 years
   d. Repair
      Good
   e. Occupancy
      98%
   f. Owner-occupied
      75%
   g. 1935 Price Bracket
      $3,000 - 5,000
   h. 1937 Price Bracket
      $3,250 - 5,500
   i. 1939 Price Bracket
      $3,500 - 5,750
   j. Sales Demand
      Good
   k. Predicted Price Trend
      Static
   l. 1935 Rent Bracket
      $300 - 450
   m. 1937 Rent Bracket
      $350 - 500
   n. 1939 Rent Bracket
      $350 - 500
   o. Rental Demand
      Good
   p. Predicted Rent Trend
      Static

3. NEW CONSTRUCTION (past yr.) No. 250
   Type & Price: 5 & 6 rooms
   How Selling: Rapidly

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

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

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1937)
   County $37.80 - City $15.43

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Low lying level. Flood threat. No construction hazards. Land improved 80%. Dead restrictions govern improvements and protect against racial hazards. Zoning follows dead 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. Frigley, 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: Frigley Tract
   SECURITY GRADE: 3rd
   AREA NO: 155
   DATE: 5/3/39