AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION:
   a. Increasing
   b. Decreasing
   c. Static

2. BUILDINGS:
   a. Type and Size
      - Predominating: 6, 7 & 8 rooms
      - Other Type: Multi-family
   b. Construction
      - Frame and stucco
      - 5 rooms
   c. Average Age
      - 22 years
   d. Repair
      - Fair to good
   e. Occupancy
      - 96%
   f. Owner-occupied
      - 50%
   g. 1935 Price Bracket
      - $4000-8000
   h. 1937 Price Bracket
      - $4500-8500
   i. 1939 Price Bracket
      - $4500-8500
   j. Sales Demand
      - Poor
   k. Predicted Price Trend
      - Static (next 6-12 months)
   l. 1935 Rent Bracket
      - $30-50
   m. 1937 Rent Bracket
      - $35-60
   n. 1939 Rent Bracket
      - $35-60
   o. Rental Demand
      - Fair
   p. Predicted Rent Trend
      - Static (next 6-12 months)

3. NEW CONSTRUCTION (past yr.)
   a. Type & Price
      - 5 & 6 rooms
   b. How Selling
      - Owner built

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

5. SALE OF HOME PROPERTIES (3 yr.)
   a. HOLC
      - 30
   b. Institutions
      - Few

6. MORTGAGE FUNDS
   a. Ample to Limited
   b. Total Tax Rate Per $1000 (1937-8) $53.23

7. COUNTY $37.80 - CITY $15.43

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level to rolling with lowering elevation from north to south. No construction hazards. Land improved 90%. Zoning is mixed single and multi-family with business permitted along numerous thoroughfares. Conveniences are all readily available. This is one of the older residential sections of Long Beach and much of its development took place during the boom period of the early 20's. Construction during period was generally of substandard quality and much of it was of the "Jerry built" variety. As a result of this the area presents a heterogeneous aspect. This is particularly true of that part west of Redondo Ave. The eastern part is newer and somewhat better grade. However, the whole area is spotted and is slowly trending to income properties. Lot values range from $20 to $100 per front foot, prices depreciating noticeably going north. Newer construction is of standard quality and maintenance in general is of fair character. Population, while not homogeneous, is generally stable. There are many multiple family structures in the area, mostly of medium quality, which cater to the tourist trade. While this area is declining, it will be many years before it becomes generally blighted. It is therefore thought entitled to a "medial yellow" grade.

9. LOCATION: Long Beach
   SECURITY GRADE: 3rd
   AREA NO.: 0-156
   DATE: 5-4-39