AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION:
   a. Increasing  Rapidly
   b. Class and Occupation
      Oil well and factory workers, laborers & WPA workers
   c. Foreign Families Few%
   d. Negro 0%

2. BUILDINGS:
   a. Type and Size
      4 and 5 rooms
   b. Construction
      Frame and some stucco
   c. Average Age
      7 years
   d. Repair
      Fair
   e. Occupancy
      95%
   f. Owner-occupied
      50%
   g. 1935 Price Bracket
      $1200-2500
   h. 1937 Price Bracket
      $1700-3000
   i. 1939 Price Bracket
      $1700-3000
   j. Sales Demand
      Fair
   k. Predicted Price Trend
      (next 6-12 months)
      Static
   l. 1935 Rent Bracket
      $12.50-20.00
   m. 1937 Rent Bracket
      $15.00-25.00
   n. 1939 Rent Bracket
      $15.00-25.00
   o. Rental Demand
      Fair
   p. Predicted Rent Trend
      (next 6-12 months)
      Static to downward

3. NEW CONSTRUCTION (past yr.)
   a. Type & Price
      4 and 5 rms. How Selling
      Moderately
   b. Price
      $1950-2900

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

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

6. MORTGAGE FUNDS:
   Limited

7. TOTAL TAX RATE PER $1000 (193_)
   $60.17

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Low lying river bottom land with no construction hazards. It is said that flood danger has been minimized by recent flood control work on the Los Angeles River. Land improved 5% of hatched portion, 40% of balance. There are no deed restrictions. Zoning, 1 to 4 family dwellings. Transportation is inadequate in parts and sewers are lacking in most of area. Schools, churches and trading centers are reasonably available. Parts of this area were platted some 20 years ago but major portion of development has taken place within recent years. This is a low income workingman's district and both age and construction of improvements are of a heterogeneous nature. Within the past two years two subdivisions of FHA Title I homes have been started in the area, one north of Rosecrans between Stoneacre St. and Pacific Ave., where 100 homes are completed or under construction. The other is located east of Wright Rd, south of Clark St., where 50 or more new homes are in process of construction. The construction of these Title I homes is substandard and many of them are "Jerry built" in addition. Owing to the low income of the population, the heterogeneous character of the older improvements and the poor quality of construction of the new improvements, it is not felt higher than a "medial yellow" grade is warranted.

9. LOCATION
   North Compton
   SECURITY GRADE
   3rd
   AREA NO: 0-159
   DATE 3/17/39
   CAUTION: This area is currently affected in whole or in part by an Ad valorem Tax District. Individual properties should be checked for this hazard.