AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing Slowly Decreasing Static
b. Class and Occupation: Business & professional men, white collar & service workers, laborers, etc. Income $900-$1500
c. Foreign Families by Nationalities: Mexicans & Japanese
d. Negro: 1%
e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   PREDOMINATING 80% OTHER TYPE 20%
   a. Type and Size: 4 & 5 room
   b. Construction: Frame & stucco
   c. Average Age: 15 years
   d. Repair: Poor to fair
   e. Occupancy: 98%
   f. Owner-occupied: 20%
   g. 1935 Price Bracket: $2250-3500
   h. 1937 Price Bracket: $2250-3500
   i. 1939 Price Bracket: $2250-3500
   j. Sales Demand: Poor
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $25-35
   m. 1937 Rent Bracket: $25-35
   n. 1939 Rent Bracket: $25-35
   o. Rental Demand: Good
   p. Predicted Rent Trend (next 6-12 months): Static

3. NEW CONSTRUCTION (past yr.): Type & Price $3000-$4500
   How Selling: Owner built

4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions Few

5. SALE OF HOME PROPERTIES (3 yr.): a. HOLC 0 b. Institutions Few

6. MORTGAGE FUNDS: Limited & selective

7. TOTAL TAX RATE PER $1000 (1937-): $32.54

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with no construction hazards. Land improved 90%. Zoning permits limited size multi-family structures with single-family only in southeastern part. Conveniences are all readily available. This old area was developed as a working-men's area of single-family homes but for a number of years has been more and more inclining toward residential income structures. It now has three large bungalow courts and a number of four-family flats, all of mediocre grade. There are four Negroes and a number of Japanese families in the area and in the lower part there is a small colony of Mexican railroad laborers living in cabins owned by the Southern Pacific Railway on its right of way. Population, improvements, age and types are all extremely heterogeneous, Location adjacent to a heavy industrial district is subversive. The area is accorded a "medial red" grade.