AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  
   a. Increasing        Decreasing        Static        Yes
   b. Class and Occupation: Skilled & unskilled labor, WPA workers, etc.  
      Income $700-$1200
   c. Foreign Families: 2 % Nationalities: Japanese  
      d. Negro: 2 %
   e. Shifting or Infiltration: Negroes are moving out but slowly

2. BUILDINGS:  
   PREDOMINATING     OTHER TYPE
   a. Type and Size: 4-5-6 room
   b. Construction: Frame & stucco
   c. Average Age: 20 years
   d. Repair: Poor
   e. Occupancy: 99%
   f. Owner-occupied: 25%
   g. 1935 Price Bracket: $1000-3000  % change
   h. 1937 Price Bracket: $2500-3500  %
   i. 1939 Price Bracket: $1200-3250  %
   j. Sales Demand: Poor
   k. Predicted Price Trend: Static
   l. 1935 Rent Bracket: $12.50-22.50  % change
   m. 1937 Rent Bracket: $15.00-25.00  %
   n. 1939 Rent Bracket: $15.00-25.00  %
   o. Rental Demand: Fair to good
   p. Predicted Rent Trend: Static

3. NEW CONSTRUCTION (past yr.):  
   No
   Type & Price  Just building
   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: Many

6. MORTGAGE FUNDS:  
   0
   7. TOTAL TAX RATE PER $1000 (1938): $51.50

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Low lying arroyo bottom. No construction hazards but definite flood threat. Land improved 35%. Zoning is mixed but generally permits multi-family structures. Conveniences are all reasonably available. This misplaced development is quite old and evidently started as a squatters settlement. It is located in the bottom of the Arroyo Seco, and in a heavy flood year might be entirely wiped out. Construction ranges from "shack" to substandard quality. Population, improvements, maintenance and architectural designs are all homogeneously bad. The proposed "Freeway" projected as a high speed arterial is routed through this area and some informed sources advance the theory that the area will benefit from such a project. This is deemed pure speculation and the area is assigned a "medial red" grade.