AREA DESCRIPTION

1. POPULATION: a. Increasing Moderately Decreasing Static

b. Class and Occupation: White-collar workers, laborers & retired people.

Income: $700-$1500

c. Foreign Families: 20% Nationalities: Mexicans, few Japanese

D. Negro: 2%

e. Shifting or Infiltration: Continued infiltration of Mexicans & Negros.

2. BUILDINGS:

PREDOMINATING 90% OTHER TYPE 10%

a. Type and Size: 4-5 room 3 rm, 6 rm, bungalows

b. Construction: Frame & stucco Some income

c. Average Age: 25 years

d. Repair: Poor to fair

e. Occupancy: 99%

f. Owner-occupied: 40%

g. 1935 Price Bracket: $1500-$3250 % change $ $ change

h. 1937 Price Bracket: $1800-$3500 % $ $ %
i. 1939 Price Bracket: $1800-$3500 % $ $ %
j. Sales Demand: Slow

k. Predicted Price Trend: Static

l. 1935 Rent Bracket: $12.50-$30.00 % change $ $ change

m. 1937 Rent Bracket: $15.00-$30.00 % $ $ %
n. 1939 Rent Bracket: $15.00-$30.00 % $ $ %
o. Rental Demand: Fair

p. Predicted Rent Trend: Static

3. NEW CONSTRUCTION (past yr.) No. 5 Type & Price $2000-$4000 How Selling owner built


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

6. MORTGAGE FUNDS: Limited except 7. TOTAL TAX RATE PER $1000 (1937-8) $52.23 FHA 1938

7. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Loyal to hillside with some grades and consequent building hazards. Land improved 50%. Zoning is mixed but largely single-family residential. Conveniences are all readily available including cheap transportation to City Center. Many platted streets are not improved. This is a very old section, many of the improvements are 40 years old or more. It was first known as Bairdstown but is now called El Sereno. It has never been fully developed. Construction runs from low standard to "shack". Maintenance is spotted and is only fair at best. Both population and improvements are extremely heterogeneous. The location has many advantages and parts of it may yet develop into a desirable rental district. Under present conditions it is not feasible to assign better than a "high run" grade.

8. LOCATION: El Sereno SECURITY GRADE: 4th + AREA NO: De 12 DATE: 11/39

CAUTION: This area is currently affected in whole or in part by an Ad valorum Tax District. Individual properties should be checked for this hazard.