AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION: a. Increasing Moderately Decreasing Static
b. Class and Occupation. WPA & 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 & Negroes

2. BUILDINGS:
   a. Type and Size PREDOMINATING 90% OTHER TYPE 10%
   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 $ $%
   h. 1937 Price Bracket $1800-3500 % change $ $%
i. 1939 Price Bracket $1800-3500 % change $ $%
j. Sales Demand Slow
   k. Predicted Price Trend (next 6-12 months) Static
   l. 1935 Rent Bracket $12.50-30.00 change $ $%
m. 1937 Rent Bracket $15.00-30.00 % change $ $%
n. 1939 Rent Bracket $15.00-30.00 % change $ $%
o. Rental Demand Fair
   p. Predicted Rent Trend (next 6-12 months) Static $4-6 rm. bungalow Largely

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

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC 2
   b. Institutions Few

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: Level 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 grade".

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