AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Factory laborers, traction employees, low income wage earners, some clerical. Income $1000-$1500
   c. Foreign Families: 10%. Nationalities: Mexicans & Japanese
   d. Negro: 2%
   e. Shifting or Infiltration: No

2. BUILDINGS:
   a. Type and Size: 4-5 room bungalows
   b. Construction: Frame & stucco
   c. Average Age: 25 years
   d. Repair: Poor to fair
   e. Occupancy: 98%
   f. Owner-occupied: 20%
   g. 1935 Price Bracket: $2000-2500
   h. 1937 Price Bracket: $2250-2750
   i. 1939 Price Bracket: $2250-2750
   j. Sales Demand: Poor
   k. Predicted Price Trend (next 6-12 months): Static (see below)
   l. 1935 Rent Bracket: $20-25
   m. 1937 Rent Bracket: $25-30
   n. 1939 Rent Bracket: $25-30
   o. Rental Demand: Good
   p. Predicted Rent Trend (next 6-12 months): Static to upward

3. NEW CONSTRUCTION (past yr.): Type & Price: $3000-$4000. How Selling? Owner built

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: None
   b. Institutions: Poor

5. SALE OF HOME PROPERTIES (3 yr.):
   a. HOLC: None
   b. Institutions: Poor

6. MORTGAGE FUNDS: Very limited. TOTAL TAX RATE PER $1000 (1938): $41.00. 1939

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with no construction hazards. Land improved 90%. This is an unincorporated area located wholly in county territory and has no deed or zoning restrictions. Conveniences all readily available. This is an old area originally developed by the P.&S. By as a terminal and had homesites for the employees. It has gradually changed to a workingman's area and latterly there has been a tendency toward a little better grade due to favorable development in surrounding territory. This area is highly heterogeneous both from a standpoint of population and improvements. The presence of subversive racial influences and houses of doubtful character, together with age and obsolescence, precludes better than a "red" grade.