

AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing Slowly Decreasing _____ Static _____
 - b. Class and Occupation White collar workers, gardeners, service employees, laborers, etc. Income \$1000-\$1500
 - c. Foreign Families 15 % Nationalities Japanese d. Negro 10 %
 - e. Shifting or Infiltration Japanese and Negroes are increasing

2. BUILDINGS:

	PREDOMINATING	90 %	OTHER TYPE	%
a. Type and Size	<u>4 & 5 rooms</u>			
b. Construction	<u>Frame</u>			
c. Average Age	<u>20 years</u>			
d. Repair	<u>Poor</u>			
e. Occupancy	<u>96%</u>			
f. Owner-occupied	<u>30%</u>			
g. 1935 Price Bracket	<u>\$2500-4000</u>	<u>% change</u>	\$ _____	<u>% change</u>
h. 1937 Price Bracket	<u>\$3250-4750</u>	<u>%</u>	\$ _____	<u>%</u>
i. 1939 Price Bracket	<u>\$3000-4500</u>	<u>%</u>	\$ _____	<u>%</u>
j. Sales Demand	<u>Poor</u>			
k. Predicted Price Trend (next 6-12 months)	<u>Downward</u>			
l. 1935 Rent Bracket	<u>\$20-35</u>	<u>% change</u>	\$ _____	<u>% change</u>
m. 1937 Rent Bracket	<u>\$25-40</u>	<u>%</u>	\$ _____	<u>%</u>
n. 1939 Rent Bracket	<u>\$25-40</u>	<u>%</u>	\$ _____	<u>%</u>
o. Rental Demand	<u>Fair</u>			
p. Predicted Rent Trend (next 6-12 months)	<u>Static</u>			

3. NEW CONSTRUCTION (past yr.) No. 6 Type & Price 4 & 5 rooms \$3000-\$4500 How Selling Moderately

4. OVERHANG OF HOME PROPERTIES: a. HOLC 3 b. Institutions Few

5. SALE OF HOME PROPERTIES (3yr.) a. HOLC 8 b. Institutions Many

6. MORTGAGE FUNDS: 0 7. TOTAL TAX RATE PER \$1000 (1937-) \$52.70
1938

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level to rolling with some steep grades in northeastern part. No construction hazards. Land improved 90%. The few deed restrictions which have not expired are irregular and largely non-effective. The major portion of area is zoned for single family dwellings, but multiple family dwellings are permitted in scattered sections. Conveniences are all readily available. This district was subdivided over 25 years ago as a popular price home district and has largely maintained the characteristics. Many of the improvements are of substandard construction and maintenance is spotted, being generally of a poor quality. Scattered throughout the area are a number of small "B" grade apartments, bungalow courts and other multi-family dwellings. The population is highly heterogeneous with more than a sprinkling of subversive racial elements, there being several concentrations of Japanese and Negroes within the district. There is also quite a Jewish population adjacent to the synagogue which is located in the northern part. While by no means a slum district, the area is definitely blighted and is accorded a "medial red" grade.

