AREA DESCRIPTION

Security Map of Los Angeles

1. POPULATION:
   a. Increasing: Slowly
   b. Decreasing: Static
   c. Class and Occupation: Skilled artisans, laborers, white collar & WPA workers
   d. Income: $700-$2000
   e. Foreign Families: 20%
   f. Nationalities: Japanese & Russians - Some Mexicans
   g. Negro: 10%
   h. Shifting or Infiltration of Japs and Negroes rapidly

2. BUILDINGS:
   a. Type and Size: Predominating 75% 4 & 5 rooms
   b. Construction: Frame & stucco
   c. Average Age: 25 years
   d. Repair: Poor to fair
   e. Occupancy: 95%
   f. Owner-occupied: 35%
   g. 1935 Price Bracket: $2000-$3500
   h. 1937 Price Bracket: $2250-$3750
   i. 1939 Price Bracket: $2250-$4000
   j. Sales Demand: Poor to fair
   k. Predicted Price Trend (next 6-12 months): Static to downward
   l. 1935 Rent Bracket: $20-$30
   m. 1937 Rent Bracket: $22.50-$35.00
   n. 1939 Rent Bracket: $20-$30
   o. Rental Demand: Fair
   p. Predicted Rent Trend (next 6-12 months): Downward

3. NEW CONSTRUCTION (past yr.): Type & Price: $4000-$4500

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: 5
   b. Institutions: Many

5. SALE OF HOME PROPERTIES (past yr.):
   a. HOLC: 9
   b. Institutions: Many

6. MORTGAGE FUNDS: Limited

7. TOTAL TAX RATE PER $1000 (1937-8) $52.80

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Rolling to hilly in northwest part. Very few construction hazards. Land improved 90%. Deed restrictions have very largely expired and zoning, while single family in some parts, largely permits multiple family structures and is "spot zoned" for business. Conveniences are all readily available. This area was subdivided between 35 and 40 years ago as a moderate income district. Since deed restrictions began to expire an infiltration of subversive elements started and has since gained in volume and has definitely lowered living standards. This is evidenced by the generally poor quality of maintenance in a large part of the area. Improvements, while old, are of standard construction. Population is extremely heterogeneous, there being a concentration of Japanese south Temple St. and one of Negroes west of Alvarado between Bellevue and Beverly Blvd. In addition to these concentrations there is a sprinkling of Russians and Mexicans. These adverse racial influences which are noticeably increasing inevitably pressage lower values, rentals and a rapid decrease of residential desirability. While not blighted in its entirety it is not felt that the area qualifies for higher than a "high rod" grade.

9. LOCATION: Los Angeles

SECURITY GRADE: 4th

AREA NO.: D-33

DATE: 2/1/38