### AREA DESCRIPTION

#### Security Map of Los Angeles County

1. **POPULATION:**
   - **a. Increasing:** Slowly
   - **Decreasing:**
   - **Static:**

2. **Buildings:**
   - **Type and Size:**
     - 5-7 rooms
   - **Construction:**
     - Frame
   - **Average Age:**
     - 30 years
   - **Repair:**
     - Fair
   - **Occupancy:**
     - 95%
   - **Owner-occupied:**
     - 75%

3. **1935 Price Bracket:**
   - $2500-4500
   - **% change:**
     - 4250-12000
   - **1937 Price Bracket:**
     - $3000-6000
   - **1939 Price Bracket:**
     - $3750-4500
   - **1935 Rent Bracket:**
     - $20.00-42.50
   - **1937 Rent Bracket:**
     - $25.00-50.00
   - **1939 Rent Bracket:**
     - $22.50-45.00

4. **New Construction:**
   - Type & Price:
     - $3750-$10000
   - How Selling:
     - Slow

5. **Mortgage Funds:**
   - Very limited

6. **Total Tax Rate per $1000**
   - 1937: $ .82
   - 1938: $ .80

7. **Description and Characteristics of Area:**
   - Terrain: Level to heavily rolling in northwest portion with many steep grades which constitute construction hazards. Land improved 50% out of possible total of 85%. Zoning is spotted and varies from single family to commercial use. Conveniences are all readily available.
   - This area was subdivided some 40 years ago and has long since lost its desirability as a residential area, and is extremely heterogeneous both as to population and improvements. Architectural designs vary from 4-room cracker boxes to frame, stucco and brick multi-family structures. In the southwest part, west of Belmont Ave. and south of Belinave Ave. is a concentration of Negro families which is gradually expanding. For four blocks on each side of Temple St. throughout the district is a large population of Russian and Polish Jews. There is also a settlement of Mexicans north of Temple St. in the eastern part of the area.
   - The area, while definitely blighted, has some sections which are still in the declining period and, for this reason, it is accorded a "high red" grade.

#### Security Grade

**Los Angeles**

**Security Grade:**

**4th + AREA NO.:** D-34

**DATE:** 2/27/39

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