AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  
   a. Increasing: Slowly  
   b. Decreasing:  
   c. Static:  

2. BUILDINGS:  
   a. Type and Size: 5-7 rooms  
   b. Construction: Frame  
   c. Average Age: 30 years  
   d. Repair:  
   e. Occupancy: Poor to fair  
   f. Owner-occupied:  
   g. 1935 Price Bracket: $2500-4500  
   h. 1937 Price Bracket: $3000-5000  
   i. 1939 Price Bracket: $3750-4500  
   j. 1939 Rent Bracket: $20.00-42.50  
   k. Predicted Price Trend (next 6-12 months): Static  
   l. 1935 Rent Bracket: $20.00-42.50  
   m. 1937 Rent Bracket: $25.00-45.00  
   n. 1939 Rent Bracket: $22.50-45.00  
   o. Rental Demand: Fair  
   p. Predicted Rent Trend (next 6-12 months): Static to downward  

3. NEW CONSTRUCTION (past yr.):  
   a. Type & Price: $8750-$10000  
   b. How Selling: Slow  

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

5. SALE OF HOME PROPERTIES (3 yr.):  
   a. HOLC: 16  
   b. Institutions: Many  

6. MORTGAGE FUNDS: Very limited  

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

8. 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%. Deed restrictions have generally expired. 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 northwest portion, which is protected by topography, will be found a small section along Kensington and Edgeware Roads which has better quality of both population and improvements. In the southwest part, west of Belmont Ave. and south of Bellevue 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.

9. LOCATION: Los Angeles  
   SECURITY GRADE: 4th +  
   AREA NO.: D-34  
   DATE: 2/27/39