AREA DESCRIPTION

Security Map of Los Angeles County

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

b. Class and Occupation: Artisans, white collar workers, laborers, WPA workers, etc.
   Income $700-$1500

c. Foreign Families 10%  Nationalities: Italians, Russians & Mexicans

d. Negro 1%

e. Shifting or Infiltration: Encroachment of business definite threat.

2. BUILDINGS:

   a. Type and Size
      PREDOMINATING  90%  OTHER TYPE  
      7 to 9 rooms

   b. Construction
      Frame

   c. Average Age
      35 years

   d. Repair
      Poor

   e. Occupancy
      95%

   f. Owner-occupied
      20%

   g. 1935 Price Bracket $4000-$5000  % change
      % change

   h. 1937 Price Bracket $4500-$5500  % change
      % change

   i. 1939 Price Bracket $4500-$6500  % change
      % change

   j. Sales Demand
      Poor

   k. Predicted Price Trend (next 6-12 months) Static to down

   l. 1935 Rent Bracket $30-$55  % change
      % change

   m. 1937 Rent Bracket $35-$60  % change
      % change

   n. 1939 Rent Bracket $30-$55  % change
      % change

   o. Rental Demand
      Fair

   p. Predicted Rent Trend (next 6-12 months) Static

3. NEW CONSTRUCTION (past yr.) No Type & Price How Selling

4. OVERHANG OF HOME PROPERTIES:  a. HOLC 7  b. Institutions Many

5. SALE OF HOME PROPERTIES (past yr.)  a. HOLC 10  b. Institutions Many

6. MORTGAGE FUNDS: Very limited

7. TOTAL TAX RATE PER $1000 (1937-38) $52.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level with favorable grades. No construction hazards. Improved 95%. Deed restrictions have expired. Zoned largely to permit multi-family residences. Conveniences are all readily available. This area which was subdivided some 45 years ago has been steadily declining for many years, and is characterized by decadency and obsolescence. Many of the large old homes have been turned into boarding and lodging houses or have been converted into multi-family units. Improvements were originally of good construction but, owing to a very poor quality of maintenance, are in many cases in a dilapidated condition. Population is heterogeneous and subversive racial elements are increasing. In the eastern portion, which is within walking distance of the downtown business district, there are a number of medium grade apartment houses. Many streets in the area are definite traffic hazards. The trend of this blighted area is still downward and encroachment of business and apartment buildings would be a favorable factor. The area is accorded a "medial red" grade.

9. LOCATION Los Angeles SECURITY GRADE 4th AREA NO. De58 DATES 27/39