AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  
   a. Increasing:  
   Factory workers, railroad men, artisans, laborers & WPA  
   b. Class and Occupation:  
   Income $700-$1500  
   c. Foreign Families: 20%  
   Nationalities: Mexicans & Italians  
   d. Negro: % scattered  

2. BUILDINGS:  
   a. Type and Size:  
   PREDOMINATING 90%  
   OTHER TYPE 5%  
   b. Construction:  
   Frame  
   c. Average Age:  
   25 years  
   d. Repair:  
   Poor  
   e. Occupancy:  
   97%  
   f. Owner-occupied:  
   25%  
   g. 1935 Price Bracket  
   $800-$2700  
   h. 1937 Price Bracket  
   $2000-$3000  
   i. 1939 Price Bracket  
   $2000-$3000  
   j. Sales Demand:  
   Poor  
   k. Predicted Price Trend  
   (next 6-12 months)  
   l. 1935 Rent Bracket  
   $15-$30  
   m. 1937 Rent Bracket  
   $15-$30  
   n. 1939 Rent Bracket  
   $15-$30  
   o. Rental Demand:  
   Fair  
   p. Predicted Rent Trend  
   (next 6-12 months)  
   Static  
   q. 1935 Rent:  
   $2500-$3500  

3. NEW CONSTRUCTION (past yr.):  
   a. Type & Price:  
   4 & 5 rooms  
   b. How Selling:  
   Slowly  

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

5. SALE OF HOME PROPERTIES (3 yr.):  
   a. HOLC:  
   10  
   b. Institutions:  
   Many  

6. MORTGAGE FUNDS:  
   Limited to  
   non  

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

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  

Terrain: Loyal to rolling and hillside. No construction hazards. Land improved 80%. Zoning is mixed, but area is predominantly single-family residential. Conveniences are all readily available. This is an old workingman's district which has developed over a period of 40 or 50 years. Construction is very generally substandard and maintenance poor. Population and improvements are extremely heterogeneous. Proximity to railroad yards and industrial plants is both a favorable and unfavorable influence. Parts of area are rapidly approaching "slum" conditions. The area is definitely "blighted" and is accorded a "medical red" grade.  

9. LOCATION:  
   Lincoln Park  
   SECURITY GRADE: 4th  
   AREA NO.: D-28  
   DATE: 3/5/39  

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