AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION:  
   a. Increasing ——— ——— ——— decreasing ——— ——— static ———  
   b. Class and Occupation: Small merchants, artisans, service and VPA workers  
   c. Foreign Families: 20% Nationalities: Japanese & Italians  
   d. Negro: 5%  
   e. Shifting or Infiltration: Subversive racial elements, particularly Negroes, increasing

2. BUILDINGS:  
   a. Type and Size: 5 and 6 rooms ——— ——— ———  
   b. Construction: Frame ——— ——— ———  
   c. Average Age: 35 years ——— ——— ———  
   d. Repair: Poor ——— ——— ———  
   e. Occupancy: 95% ——— ——— ———  
   f. Owner-occupied: 15% ——— ——— ———  
   g. 1935 Price Bracket: $2500-3500 ——— ——— ———  
   h. 1937 Price Bracket: $3000-4000 ——— ——— ———  
   i. 1939 Price Bracket: $2700-3600 ——— ——— ———  
   j. Sales Demand: Poor ——— ——— ———  
   k. Predicted Price Trend (next 6-12 months): Static (see below) ——— ——— ———  
   l. 1935 Rent Bracket: $20.00-30.00 ——— ——— ———  
   m. 1937 Rent Bracket: $22.50-32.50 ——— ——— ———  
   n. 1939 Rent Bracket: $22.50-30.00 ——— ——— ———  
   o. Rental Demand: Poor ——— ——— ———  
   p. Predicted Rent Trend (next 6-12 months): Static to down ——— ——— ———  

3. NEW CONSTRUCTION (past yr.): None  
   Type & Price ——— ——— ———  
   How Selling ——— ——— ———  

4. OVERHANG OF HOME PROPERTIES:  
   a. HOLC: 4 ——— ——— ———  
   b. Institutions: Few ——— ——— ———  

5. SALE OF HOME PROPERTIES (3 yr.):  
   a. HOLC: 32 ——— ——— ———  
   b. Institutions: 0 ——— ——— ———  

6. MORTGAGE FUNDS: None ——— ——— ———  
   7. TOTAL TAX RATE PER $1000 (1939): $52.60 ——— ——— ———  

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   Terrain: Level, no construction hazards. Land improved 55%. Zoning varies from single family to light industry. Conveniences all readily available. Development of area began over 35 years ago. It was never of high grade and trend of desirability has been downward for a number of years. Population, improvements and maintenance are extremely heterogeneous. Owing to comparative nearness to downtown business district, increase in land values will probably tend to stabilize prices. Already the area is rapidly developing into a low-grade apartment house and business district. The presence of Rosedale Cemetery has attracted numerous funeral establishments. The area is accorded a "medical red" grade.

9. LOCATION: Washington-Vermont  
   SECURITY GRADE: 4th  
   AREA NO.: 3-80  
   DATE: 2-2-39  

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