AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Postal employees, service workers, small merchants & laborers
   c. Foreign Families: 20%
   d. Occupation: Postal employees, service workers, small merchants & laborers
   e. Nationalities: Japanese & Russian
   f. Foreign Families: 20%

2. BUILDINGS:
   a. Type and Size: Predominating 5 and 6 rooms
   b. Construction: Frame
   c. Average Age: 30 years
   d. Repair: Poor to fair
   e. Occupancy: 96%
   f. Owner-occupied: 35%
   g. 1935 Price Bracket: $2000-$3000
   h. 1937 Price Bracket: $2500-$3500
   i. 1939 Price Bracket: $2500-$3500
   j. Sales Demand: Fair to good
   k. Predicted Price Trend: Static (next 6-12 months)
   l. 1935 Rent Bracket: $20.00-$27.50
   m. 1937 Rent Bracket: $25.00-$35.00
   n. 1939 Rent Bracket: $25.00-$35.00
   o. Rental Demand: Good
   p. Predicted Rent Trend: Static (next 6-12 months)

3. NEW CONSTRUCTION (past yr.): No.
4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: 5
   b. Institutions: Very few

5. SALE OF HOME PROPERTIES (past yr.):
   a. HOLC: 12
   b. Institutions: Few

6. MORTGAGE FUNDS: Limited

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

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with no construction hazard. Land improved 90%. Expired deed restrictions. Largely single family zoning. Conveniences all readily available. Forty years ago this was a good medium priced residential district but since deed restrictions expired some 10 years ago it has rapidly become infiltrated with Negroes and Japanese. Improvements consist largely of obsolete California style bungalows which have been fairly well maintained. The area is highly heterogeneous both as to population and improvements. It is considered the best Negro residential district in the city. This is particularly true of that part west of Western Ave. Owing to stability of values and evident pride of ownership, the area is accorded a "high red" grade.

9. LOCATION: Jefferson and Arlington
   SECURITY GRADE: 4th +
   AREA NO.: 250
   DATE: 3-13-39