AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION:  
   a. Increasing - - Decreasing - - Static - - Yes
   b. Class and Occupation Service workers, clerks, laborers, etc. Income $1000-1500
   c. Foreign Families - 20% Nationalities Mexicans                      d. Negroes - Few %
   e. Shifting or Infiltration - Encroachment of business and subversive racial increase

2. BUILDINGS:  
   a. Type and Size Predominating 65% Other Type 35%  
      6 to 8 rooms 5 rooms
   b. Construction Frame Multi-family 10%
   c. Average Age 35 years Apts. & Flats 15%
   d. Repair Poor to Fair Bungalow courts 5%
   e. Occupancy 92%
   f. Owner-occupied 15%
   g. 1935 Price Bracket $2750-4500 % change
   h. 1937 Price Bracket $3000-4750 %
   i. 1939 Price Bracket $3000-5000 %
   j. Sales Demand Poor
   k. Predicted Price Trend (next 6-12 months) Down
   l. 1935 Rent Bracket $20-40 % change
   m. 1937 Rent Bracket $25-45 %
   n. 1939 Rent Bracket $25-45 %
   o. Rental Demand Fair
   p. Predicted Rent Trend (next 6-12 months) Static

3. NEW CONSTRUCTION (past yr.) No None Type & Price How Selling

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

5. SALE OF HOME PROPERTIES (past yr.)  
   a. HOLC 2 b. Institutions Few 1937-8

6. MORTGAGE FUNDS: None

7. TOTAL TAX RATE PER $1000 (1936) $52.50

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level. No flood or construction hazards. Land improved 95%. Zoning is mixed, largely multiple unit structures. Conveniences are all readily available. This is an old area, some improvements being 50 years or more old. It was never a high class district and has been steadily declining for many years. It is now rapidly becoming a cheap residential income and business district. Construction is largely substandard and maintenance is generally of poor quality. Population and improvements are both highly heterogeneous. The area is blighted but is generally above the slum class. It is accorded a "medial red" grade.

9. LOCATION Los Angeles SECURITY GRADE 4th AREA NO. D-51 DATE 8-39