

AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION: a. Increasing - Decreasing - Static Yes
- b. Class and Occupation WPA workers, laborers, low scale clericals, factory workers, etc
Income \$700 to \$1500
- c. Foreign Families 40 % Nationalities Mexicans, Japanese and low class d. Negro 50 %
Italians
- e. Shifting or Infiltration Encroachment of industry a threat.

2. BUILDINGS:	<u>PREDOMINATING</u>	<u>85%</u>	<u>OTHER TYPE</u>	<u>%</u>
a. Type and Size	<u>5 rooms</u>			
b. Construction	<u>Frame</u>			
c. Average Age	<u>35 years</u>			
d. Repair	<u>Very poor</u>			
e. Occupancy	<u>97%</u>			
f. Owner-occupied	<u>20%</u>			
g. 1935 Price Bracket	<u>\$2000-2750</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
h. 1937 Price Bracket	<u>\$2500-3500</u>	<u>20 %</u>	<u>\$</u>	<u>%</u>
i. 1939 Price Bracket	<u>\$2500-3500</u>	<u>- %</u>	<u>\$</u>	<u>%</u>
j. Sales Demand	<u>Fair</u>			
k. Predicted Price Trend (next 6-12 months)	<u>Slowly down</u>			
l. 1935 Rent Bracket	<u>\$25.00-30.00</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
m. 1937 Rent Bracket	<u>\$27.50-35.00</u>	<u>13 %</u>	<u>\$</u>	<u>%</u>
n. 1939 Rent Bracket	<u>\$27.50-35.00</u>	<u>- %</u>	<u>\$</u>	<u>%</u>
o. Rental Demand	<u>Fair</u>			
p. Predicted Rent Trend (next 6-12 months)	<u>Static</u>			

3. NEW CONSTRUCTION (past yr.) No. 3 Type & Price 5 rms. \$4000 How Selling Slowly

4. OVERHANG OF HOME PROPERTIES: a. HOLC 9 b. Institutions Few

5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC 74 b. Institutions Few

6. MORTGAGE FUNDS: None 7. TOTAL TAX RATE PER \$1000 (1937-8) \$52.80

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level. No flood or construction hazards. Land improved 90%. Zoning is mixed, but improvements are largely single family dwellings. Conveniences are all readily available. This is the "melting pot" area of Los Angeles, and has long been thoroughly blighted. The Negro concentration is largely in the eastern two thirds of the area. Original construction was evidently of fair quality but lack of proper maintenance is notable. Population is uniformly of poor quality and many improvements are in a state of dilapidation. This area is a fit location for a slum clearance project.
 The area is accorded a "low red" grade.

9. LOCATION Central Ave. Dist. SECURITY GRADE 4th - AREA NO. D-52 DATE 3-3-39
 400

