AREA DESCRIPTION

Security Map of: LOS ANGELES COUNTY

1. POPULATION: a. Increasing Slowly Decreasing Static

b. Class and Occupation: Jewish professional & business men, Mexican laborers, WPA workers, etc. Income $700 to $2000 and up
c. Foreign Families: 50% Nationalities: Russian, Polish & Armenian Jews, d. Negro 1%
Slovis, Greeks, American Mexicans, Japanese and Italians
e. Shifting or Infiltration: Subversive racial elements increasing.

2. BUILDINGS:

a. Type and Size:
PREDOMINATING OTHER TYPE
44 5 & 6 rooms 2, 3 and 4 room shacks 3%
b. Construction: Frame and stucco Apts. & other multi-family 20%
c. Average Age: 20 years Old 7 rooms and up 10%
d. Repair: Poor to fair

e. Occupancy: 97%
f. Owner-occupied: 20%
g. 1935 Price Bracket: $2000-$2500
h. 1937 Price Bracket: $250-$3500
i. 1939 Price Bracket: $250-$3500
j. Sales Demand: Poor

k. Predicted Price Trend (next 6-12 months): Static
l. 1935 Rent Bracket: $25-$35.00
m. 1937 Rent Bracket: $25-$45.00
n. 1939 Rent Bracket: $25-$45.00

o. Rental Demand: Fair

p. Predicted Rent Trend (next 6-12 months): Static

$400-$600

3. NEW CONSTRUCTION (past yr.): No.

4. OVERHANG OF HOME PROPERTIES: a. HOLC 3 b. Institutions Many

5. SALE OF HOME PROPERTIES (last yr.): a. HOLC 33 b. Institutions Few

6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER $1000 (1933) $ 52.80

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
Terrain: Level to hillside with generally favorable grades and comparatively few construction hazards. Land improved 90%. This is a "melting pot" area and is literally honeycombed with diverse and subversive racial elements. It is seriously doubted whether there is a single block in the area which does not contain detrimental racial elements, and there are very few districts which are not hopelessly heterogeneous in type of improvement and quality of maintenance. Schools, churches, trading centers, recreational areas and transportation are all conveniently available. Many of the thoroughfares are arterial in character and constitute traffic hazards. This area is wholly in the City of Los Angeles. It is hazardous residential territory and is accorded a general medial red grade, although in many parts slum conditions prevail. The Federal Government, in conjunction with the city government, is undertaking a slum clearance project covering 41 areas in the extreme northeast part of the area.

9. LOCATION: Boyle Heights SECURITY GRADE: 4th AREA NO. D-53 DATE: 4-19-33

CAUTION: This area is currently affected in whole or in part by an Ad valorem Tax District. Individual properties should be checked for this hazard.