1. POPULATION:  
a. Increasing  
  Moderately  
  Decreasing  
  Static  

b. Class and Occupation:  
  Business & Professional men, laborers, artisans, white collar  
  and WPA workers. Income $700 to $2000 and up  

c. Foreign Families:  
  50%  
  Nationalities:  
  Russian, Polish & Slovenian  
  Jews, Mexicans, Italians, Greeks, Slavonians, etc.  
  1%  
  Negro  

d. Shifting or Infiltration:  
  Subversive racial elements increasing.  

2. BUILDINGS:  

   PREDOMINATING  50%  
   OTHER TYPE  

   a. Type and Size  
      4, 5 and 6 rooms  
      Small shacks 30%  

   b. Construction  
      Frame and stucco  
      Apts. and other multi-family 15%  

   c. Average Age  
      18 years  
      Old 7 rooms & up 5%  

   d. Repair  
      Poor to fair  

   e. Occupancy  
      97%  

   f. Owner-occupied  
      25%  

   g. 1935 Price Bracket  
      $2000-2250  
      % change  

   h. 1937 Price Bracket  
      $2250-3500  
      % change  

   i. 1939 Price Bracket  
      $2250-3500  
      % change  

   j. Sales Demand  
      Poor  

   k. Predicted Price Trend  
      (next 6-12 months)  
      Static  

   l. 1935 Rent Bracket  
      $22.50-35.00  
      % change  

   m. 1937 Rent Bracket  
      $25.00-40.00  
      % change  

   n. 1939 Rent Bracket  
      $25.00-40.00  
      % change  

   o. Rental Demand  
      Fair  

   p. Predicted Rent Trend  
      (next 6-12 months)  
      Static $4000-$5500  

3. NEW CONSTRUCTION (past yr.)  
   No. 45  
   Type & Price  
   $5 & 6 rooms  
   Owner built  

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

5. SALE OF HOME PROPERTIES (3 yr.)  
   a. HOLC  
   b. Institutions  
   Few  
   1937-8  

6. MORTGAGE FUNDS:  
   Limited  

7. TOTAL TAX RATE PER $1000 (1937) $47.70  

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  

   Terrain:  
   Level to hilly in northern part - level to rolling in southern part;  
   while generally favorable there are numerous parts in northern sections which  
   present construction hazards. Land improved 75%. This area similar to  
   Area D-53 lies entirely outside the City of Los Angeles and is under county  
   government. There are a number of small districts where type and character of  
   improvement would warrant a higher grade, but racial hazards are so great that  
   higher than "medial red" could not be assigned. All conveniences. Most of what  
   has been stated regarding Area D-53 will also apply to this area.  

9. LOCATION:  
   Belvedere Gardens  
   SECURITY GRADE 4th  
   AREA NO. D-54  
   DATE 4-19-39  
   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.