AREA DESCRIPTION

1. POPULATION:
   a. Increasing ___________________ Slowly ___________________ Decreasing ___________________ Static ___________________
   b. Class and Occupation: Service workers, factory hands, laborers & "PA workers---Income $700 to $1200
   c. Foreign Families: 25% Nationalities: Mexicans & Japanese
   d. Negro: 50%

2. BUILDINGS:
   a. Type and Size: Predominating 95% Other Type 5%
   b. Construction: Frame - mostly shack
   c. Average Age: 30 years
   d. Repair: Poor
   e. Occupancy: 90%
   f. Owner-occupied: 30%
   g. 1935 Price Bracket: $800-1800
   h. 1937 Price Bracket: $1000-2000
   i. 1939 Price Bracket: $1000-2000
   j. Sales Demand: Fair
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $10-20
   m. 1937 Rent Bracket: $12.50-25.00
   n. 1939 Rent Bracket: $125-250
   o. Rental Demand: Fair to good
   p. Predicted Rent Trend (next 6-12 months): Static

3. NEW CONSTRUCTION (past yr.): No. Type & Price 31500-22500 How Selling: Owner built

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

5. SALE OF HOME PROPERTIES (.3 yr.):
   a. HOLC: 40
   b. Institutions: Many

6. MORTGAGE FUNDS: None

7. TOTAL TAX RATE PER $1000 (193_): $55.50

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with some low swampy land. Some construction hazards. Land improved 50%. There are no deed restrictions and zoning is mixed, ranging from single family residential to heavy industrial; and also being partly County and partly City controlled. Schools, churches and trading centers are reasonably available, but transportation is inadequate and expensive. Many streets are unimproved and many have dead ends. Sewers are largely lacking. This area, which is located in both County and City territory, is known as the Watts district. It contains one of the largest concentrations of Negroes in Los Angeles County. There are also many Mexicans and Japanese residents, the latter usually occupying garden tracts, largely located in the southern portion. Construction is preponderantly substandard and much of it is of the shack variety. Maintenance is of poor character. Population and improvements are highly heterogeneous and, while slum conditions do not as yet prevail, the trend is definitely in that direction. A high voltage power line traverses a portion of the area and is an added detriment. Business and industrial structures are scattered throughout the district. The area is thoroughly blighted and is accorded a "low red" grade.

9. LOCATION: Watts
   SECURITY GRADE 4th
   AREA NO. D-61
   DATE 3-15-79
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