AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION:
   a. Increasing
   b. Slowly
   c. Decreasing
   d. Static

b. Class and Occupation: Artisans, oil well, service & white collar workers, Petty Naval officers, etc. Income $1200-2500

c. Foreign Families: 20% Nationalities: Mexicans, Japanese & Italians

d. Negro: 5%

e. Shifting or Infiltration: Slow increase of subversive racial elements.

2. BUILDINGS:
   a. Type and Size
   b. Construction
   c. Average Age
   d. Repair
   e. Occupancy
   f. Owner-occupied
   g. 1935 Price Bracket
   h. 1937 Price Bracket
   i. 1939 Price Bracket
   j. Sales Demand
   k. Predicted Price Trend (next 6-12 months)
   l. 1935 Rent Bracket
   m. 1937 Rent Bracket
   n. 1939 Rent Bracket
   o. Rental Demand
   p. Predicted Rent Trend (next 6-12 months)

3. NEW CONSTRUCTION (past yr.): No

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

5. SALE OF HOME PROPERTIES (past yr.):
   a. HOLC
   b. Institutions

6. MORTGAGE FUNDS: Limited

7. TOTAL TAX RATE PER $1000 (193_): $52.40

Selective County $37.80 - City $15.60

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level to rolling with noticeable slope from north to south. No construction hazards. Land improved 80%. Zoning is mixed, ranging from single to light industrial. However, area is overwhelmingly single family residential. Conveniences are all readily available. This area is very old and has slowly developed into a laboring man's district, with a highly heterogeneous population. A majority of the Mexican, Japanese and Negro residents of Long Beach are domiciled in this area. During the past five years residential building has been moderately active. Construction is generally of substandard quality and maintenance is spotted but usually of poor character. Improvements include many shabby dwellings and a number of low grade apartment houses and other multi-family structures. Land values are low, generally ranging from $8 to $10 per front foot. The Negro population is more or less concentrated along California Ave., but Mexicans and Japanese are scattered throughout. Proximity to the downtown business section and industrial employment is a favorable factor. It is a good cheap rental district. The subversive influence of the Signal Hill oil field, which is adjacent on the north, is reflected throughout the area, which is accorded a "medial red" grade.

9. LOCATION: Long Beach

SECURITY GRADE: 4th

AREA NO.: D-53
DATE: 5-4-39

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