AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION: a. Increasing x Decreasing - Static x Yes $1200
   b. Class and Occupation: White collar, artisans, Petty Naval officers, etc. Income 2500.
   c. Foreign Families: Percent Nationalities: Apparently none
   d. Negro 0% 
   e. Shifting or Inflation: Encroachment of light industry and business

2. BUILDINGS:
   a. Type and Size
      - 5 and 6 room
      - Multi-family 20%
   b. Construction
      - Frame
      - 4 rooms 10%
   c. Average Age
      - 20 years
      - Large old 20%
   d. Repair
      - Fair
   e. Occupancy
      - 98%
   f. Owner-occupied
      - 25%
   g. 1935 Price Bracket
      - $2750-4000
      - % change $ % change
   h. 1937 Price Bracket
      - $3000-4500
      - % $ %
   i. 1939 Price Bracket
      - $3000-4500
      - $ %
   j. Sales Demand
      - Fair
   k. Predicted Price Trend
      - Static (next 6-12 months)
   l. 1935 Rent Bracket
      - $25-40
      - % change $ % change
   m. 1937 Rent Bracket
      - $25-40
      - % $ %
   n. 1939 Rent Bracket
      - $25-40
      - % $ %
   o. Rental Demand
      - Good
   p. Predicted Rent Trend
      - Static (next 6-12 months)

3. NEW CONSTRUCTION (past yr.) No. None Type & Price - How Selling -

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC 2 b. Institutions Few

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

6. MORTGAGE FUNDS: -

7. TOTAL TAX RATE PER $1000 (1935) $54.45
   County $37.80 - City $16.65

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: This area occupies the top of a low bluff overlooking the Los Angeles River and industrial section. No construction hazards. Land improved 90%. Zoning is mixed, but area is predominantly single family residential. Conveniences are all readily available. This is one of the oldest sections of Long Beach which long ago lost its appeal as a residential district. It has for a number of years been slowly developing into an income property area. Improvements are generally old and in many cases lot values, which run from $20 to $30 per front foot, are greater than value of improvements; although construction and maintenance are better than is usually found in this type of neighborhood. Age and obsolescence contribute much to the heterogeneous appearance of the district. There are many medium class apartment houses, bungalow courts and other multi-family structures. The area is a popular one, with the married portion of the Naval enlisted personnel and is a good rental section. That part north of Seventh St. is slightly more desirable than the balance of the area. However, the area as a whole is not entitled to better than a "high red" grade.

9. LOCATION Long Beach SECURITY GRADE 4th AREA NO. D-64 DATE 5-4-39