AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Laborers, factory workers & WPA workers. Income $700 to 1200
   c. Foreign Families: 30% Nationalities: Mexicans
   d. Negro: Few
   e. Shifting or Infiltration: Threat of negro infiltration from areas to north.

2. BUILDINGS:

   a. Type and Size: Predominating 65% Other Type 9%
      - 4 and 5 rooms

   b. Construction: Frame (check to substandard)

   c. Average Age: 20 years

   d. Repair: Poor

   e. Occupancy: 95%

   f. Owner-occupied: 39%

   g. 1935 Price Bracket: $500-1000 $ change
      h. 1937 Price Bracket: $700-1400 $ change
      i. 1939 Price Bracket: $800-1500 $ change

   j. Sales Demand: Poor

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

   l. 1935 Rent Bracket: $7.00-12.50 $ change
      m. 1937 Rent Bracket: $7.00-15.00 $ change
      n. 1939 Rent Bracket: $8.00-18.00 $ change

   o. Rental Demand: Fair

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

3. NEW CONSTRUCTION (past yr.): Type & Price: Frame $2000 How Selling: Slowly Mostly owner built

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

5. SALE OF HOME PROPERTIES (3 yr.):
   a. HOLC: 5
   b. Institutions: 0

6. MORTGAGE FUNDS: Limited

7. TOTAL TAX RATE PER $1000 (193-1937): $.53

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with no construction hazards. Land improved 30%. There are no deed restrictions and zoning is mixed. Conveniences are all only fairly available. Sewers and transportation are inadequate west of Artesia Ave. This is an old blighted laborers district with serious subversive racial influences and threats. However, new construction is of a type indicating an upward trend. This contradictory factor is largely explained by present ease of new residential financing. The prospects for this area are not bright and while a "medial red" grade is assigned it is believed that its downward trend will continue. If population density increases it may easily develop into a "slum district."

9. LOCATION: Northwest Compton SECURITY GRADE: 4th AREA NO. D-65 DATE: 3-17-39

413