AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION: 
   a. Increasing  
   b. Class and Occupation, Oil well workers, gardeners, tradesmen and longshoremen, Income $700-$2000  
   c. Foreign Families 2.6%  
   d. Negro 0%  
   e. Shifting or Infiltration, Continued infiltration of Japs.

2. BUILDINGS: 
   a. Type and Size 5 room bungalows  
   b. Construction Frame  
   c. Average Age 15 years  
   d. Repair Poor to fair  
   e. Occupancy 98%  
   f. Owner-occupied 60%  
   g. 1935 Price Bracket $1750-$2500  
   h. 1937 Price Bracket $2000-$2750  
   i. 1939 Price Bracket $2000-$3000  
   j. Sales Demand Slow  
   k. Predicted Price Trend Static  
   l. 1935 Rent Bracket $15-$25  
   m. 1937 Rent Bracket $20-$30  
   n. 1939 Rent Bracket $20-$30  
   o. Rental Demand Good  
   p. Predicted Rent Trend Static 5 rm. stucco

3. NEW CONSTRUCTION (past yr.) No. Type & Price $2000-$4000 How Selling Owner built

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

5. SALE OF HOME PROPERTIES (3 yr.) 
   a. HOLC 11  
   b. Institutions Few  

6. MORTGAGE FUNDS: Limited

7. TOTAL TAX RATE PER $1000 (1938) $60.17

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with no construction hazards. Land improved 60%. There are no deed restrictions and zoning is miscellaneous. Conveniences are all reasonably available. The town of Gardena, which is the center of a thickly populated farming section had its inception some 30 years ago. It is surrounded by small farms, truck and flower gardens, which are largely operated by Japanese and Mexicans. There are also a number of oil wells and tank farms in the vicinity. Construction and maintenance of mediocre quality, and both population and improvements are heterogeneous in character. Present indications are that the Japanese and Mexican population will increase. The town, however, while of low grade, is not entirely blighted and is accorded a "high red" classification.

9. LOCATION: Gardena SECURITY GRADE 4th AREA NO. D-66 DATE 20-73
   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.