AREA DESCRIPTION
Security Map of LOS ANGELES COUNTY

1. POPULATION:  
   a. Increasing  
   b. Decreasing  
   c. Static  Yes
   
   b. Class and Occupation: White collar employees, factory, oil and MPA workers, etc.
   Income $700 to $3000
   
   c. Foreign Families: 15%  
   Nationalities: Mexicans (some Japs)
   
   d. Negro: 0%
   
   e. Shifting or Infiltration: Continued infiltration of subversive racial elements.

2. BUILDINGS:  
   
   a. Type and Size:  
      Predominating 85%: 4 and 5 room bungalows  
      Other Type 15%: Shacks & multiple family dwellings
   
   b. Construction:  
      Frame
   
   c. Average Age:  
      20 years
   
   d. Repair:  
      Poor to fair
   
   e. Occupancy:  
      93%
   
   f. Owner-occupied:  
      20%
   
   g. 1935 Price Bracket: $1250-2000  
      % change
   
   h. 1937 Price Bracket: $1500-3000  
      % change
   
   i. 1939 Price Bracket: $1500-3000  
      % change
   
   j. Sales Demand:  
      Poor
   
   k. Predicted Price Trend  
      (next 6-12 months) Static
   
   l. 1935 Rent Bracket: $12.50-22.50  
      % change
   
   m. 1937 Rent Bracket: $15.00-25.00  
      % change
   
   n. 1939 Rent Bracket: $15.00-25.00  
      % change
   
   o. Rental Demand:  
      Seasonal (good in summer)
   
   p. Predicted Rent Trend  
      (next 6-12 months) Static

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

4. OVERHANG OF HOME PROPERTIES:  
   a. HOLC 6  
   b. Institutions 0

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

6. MORTGAGE FUNDS: Limited and selective

7. TOTAL TAX RATE PER $1000 (1937) $58.50

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   Terrain: Beach level to hillside. No construction hazards. Land improved 60%.  
   Zoning varies and is generally inadequate. Conveniences are all reasonably available including interurban transportation. The beach section of this area started to develop some 45 years ago and has been slowly creeping up the hillside ever since. This is a typical beach resort area, and is extremely heterogeneous both as to population and improvements. Construction varies from "shack" to standard quality, with little or no attention to architectural design. Maintenance is generally of a low order. The section in the southeast part of Redondo Beach north of Juanita Ave. and the section in Hermosa Beach east of Camino Real, north of Pier Ave. are of better quality than balance of area, but proximity to oil wells precludes a higher grade. The Mexican population will be largely found in the many arroyos which traverse the area. The area as a whole is blighted and is accorded a "medial red" grade.

North Redondo Beach & Hermosa Beach

9. LOCATION  
   SECURITY GRADE 4th
   AREA NO. D-67
   DATE 3-21-39

415