1. POPULATION:  
   a. Increasing:  
   b. Class and Occupation: White collar employees, factory, oil and WPA workers, etc.  
   c. Foreign Families:  
   d. Shifting or Infiltration: Continued infiltration of subversive racial elements.

2. BUILDINGS:  
   a. Type and Size: Predominating 85%  
   b. Construction: Frame  
   c. Average Age: 20 years  
   d. Repair: Poor to fair  
   e. Occupancy: 93%  
   f. Owner-occupied: 20%  
   g. 1935 Price Bracket: $1500-2000  
   h. 1937 Price Bracket: $1500-3000  
   i. 1939 Price Bracket: $1500-3000  
   j. Predicted Price Trend: Static  
   k. Predicted Rent Trend: Seasonal (good in summer)  
   l. 1935 Rent Bracket: $12.50-20.00  
   m. 1937 Rent Bracket: $15.00-25.00  
   n. 1939 Rent Bracket: $15.00-25.00  
   o. Rental Demand:  
   p. Predicted Rent Trend: Static  

3. NEW CONSTRUCTION (past yr.): No.  
   4. OVERHANG OF HOME PROPERTIES:  
   a. HOLC: 6  
   b. Institutions: 0  
   5. SALE OF HOME PROPERTIES (past yr.):  
   a. HOLC: 3  
   b. Institutions: Few  
   6. MORTGAGE FUNDS: Limited  
   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 "mediul red" grade.