AREA DESCRIPTION

Security Map of  LOS ANGELES COUNTY

1. POPULATION:
   a. Increasing Slowly Decreasing Static
   b. Class and Occupation: Factory workers, railroad shop employees & laborers
   c. Foreign Families: 25% Nationalities: Mexicans
   d. Negro: 0%
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: 4 rooms
   b. Construction: Frame (some shack)
   c. Average Age: 15 years
   d. Repair: Poor to fair
   e. Occupancy: 98%
   f. Owner-occupied: 15%
   g. 1935 Price Bracket: $700-1750
      % change $ change
   h. 1937 Price Bracket: $750-2000
      % change
   i. 1939 Price Bracket: $750-2000
      % change
   j. Sales Demand: Poor
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $10.00-17.50
      % change $ change
   m. 1937 Rent Bracket: $10.00-20.00
      % change
   n. 1939 Rent Bracket: $10.00-22.50
      % change
   o. Rental Demand: Good
   p. Predicted Rent Trend (next 6-12 months): Static

3. NEW CONSTRUCTION (past yr.): Type & Price $2250 How Selling Owner built

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

5. SALE OF HOME PROPERTIES (3 yr.):
   a. HOLC: 1
   b. Institutions: Few

6. MORTGAGE FUNDS: Limited

7. TOTAL TAX RATE PER $1000 (193x... $ 55.78

3. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with no construction hazards. Land improved 70%. Conveniences: Schools, churches and trading centers conveniently available. This area was developed some 25 years ago by adjacent industrial plants to house employees, and dwellings are still largely owned by them. This is one of the older residential districts in the town of Torrence, which is primarily an industrial community. This is a rental area, very few dwellings being owner occupied. Population, improvements and maintenance are all extremely heterogeneous. Construction is sub-standard and some are of the "shack" variety.
   The area is accorded a "medial red" grade.

9. LOCATION: Torrence SECURITY GRADE: 4th AREA NO. D-68 DATE 3-20-39
   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.