AREA DESCRIPTION
Security Map of LOS ANGELES COUNTY

1. POPULATION: a. Increasing Slowly Decreasing Static
   b. Class and Occupation Fishermen, longshoremen, WPA and dock workers. Income $700 - $1500
   c. Foreign Families 50% Nationalities Japanese, Mexicans and low-type
   d. Negro 5%
   e. Further infiltration Southern Europeans

2. BUILDINGS:
   a. Type and Size 4 and 5 rooms Mostly shacks with some multiples
   b. Construction Frame & Stucco
   c. Average Age 25 years
   d. Repair Poor
   e. Occupancy 99%
   f. Owner-occupied 25%
   g. 1935 Price Bracket $800-2000
   h. 1937 Price Bracket $1000-3000
   i. 1939 Price Bracket $1000-3000
   j. Sales Demand Poor
   k. Predicted Price Trend (next 6-12 months) Static
   l. 1935 Rent Bracket $20-30
   m. 1937 Rent Bracket $20-30
   n. 1939 Rent Bracket $20-30
   o. Rental Demand Fair to good
   p. Predicted Rent Trend (next 6-12 months) Stable
   q. Other Type

3. NEW CONSTRUCTION (post yr.) No 2.

4. OVERHANG OF HOME PROPERTIES: a. HOLC 9 b. Institutions 0

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

6. MORTGAGE FUNDS: Limited

7. TOTAL TAX RATE PER $1000 (1935) $52.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level to sloping. No construction hazards. Land improved 80%. Zoning varies greatly and quite generally permits all types of residential structures. Conveniences are all readily available. This far flung area includes the oldest part of San Pedro and is now almost wholly a workingman's district. Construction is generally substantial to "shack" and maintenance shows but little pride of occupancy. In the southeast section there is evidence of slum tendencies; on the other hand, the northwest section is of distinctly better quality than the balance of the area and, if it were not for the presence of subversive racial elements, this part would warrant a higher grade. Taking the area as a whole, both population and improvements are extremely heterogeneous and there is no evidence of future desirability. Therefore it is accorded a "low red" grade.

9. LOCATION San Pedro SECURITY GRADE 4th - AREA NO.B-69 DATE 3-21-39
   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.