AREA DESCRIPTION
Security Map of LOS ANGELES COUNTY

1. POPULATION:
   a. Increasing _____ Moderately Decreasing _____ Static
   b. Class and Occupation
      Harbor workers, seamen, oil well & WPA workers
   c. Foreign Families 30% Nationalities Mexicans & Japanese
   d. Negro 0%
e. Shifting or Infiltration Subversive elements increasing

2. BUILDINGS:
   a. Type and Size
      Predominating 50% Other Type 50%
      4-5 rooms
      Many shacks, auto courts
   b. Construction
      Frame & stucco
      and some duplexes.
   c. Average Age
      20 years
   d. Repair
      Poor
   e. Occupancy
      99%
   f. Owner-occupied
      25%
   g. 1935 Price Bracket
      $800-2500
      % change
      $800-2500
      % change
   h. 1937 Price Bracket
      $800-3000
      $800-3000
      %
      %
   i. 1939 Price Bracket
      $800-3000
      $800-3000
      %
      %
   j. Sales Demand
      Slow
   k. Predicted Price Trend (next 6-12 months)
      Static
   l. 1935 Rent Bracket
      $10-20
      % change
      $10-20
      % change
   m. 1937 Rent Bracket
      $15-25
      $15-25
      %
      %
   n. 1939 Rent Bracket
      $15-25
      $15-25
      %
      %
   o. Rental Demand
      Good
   p. Predicted Rent Trend (next 6-12 months)
      Static

3. NEW CONSTRUCTION (past yr.)
   a. Type & Price
      4 rm. (largely FHA Title I)
   No. 20
   b. How Selling
      Readily

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

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

6. MORTGAGE FUNDS
   Limited & selective
   1937-8
   1938
   TOTAL TAX RATE PER $1000 (1937) $ .55-40

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Low level to slightly rolling. No construction hazards. Land improved 25%.
   Conveniences are all reasonably available, including interurban transportation.
   Street improvements are limited. This area, which includes Harbor City which is part of Los Angeles City, and Lomita which is Los Angeles County territory, is a typical oil well and workingmen's district. It is a comparatively old settlement and improvements, population and maintenance are extremely heterogeneous. There has recently been quite an influx of new population due to expansion and increased oil well activity, and this has caused an active demand for housing which has been partially supplied by new dwellings financed under FHA Title I.
   The area is entirely blighted and is therefore accorded a "low red" grade.

Lomita (in L.A. County)

9. LOCATION
   Harbor City (L.A. City)
   Security Grade 4th
   AREA NO. De70. 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,