AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION:  a. Increasing  Decreasing  Static Yes
   b. Class and Occupation: Small tradesmen, railroad, oil well, refinery, dock, factory
      and WPA workers. Income $700 to $2400
   c. Foreign Families: 25% Nationalities: Japs and Mexicans
   d. Negro: 2%
   e. Shifting or Infiltration: Subversive racial influence is increasing.

2. BUILDINGS:
   a. Type and Size: 5 room bungalows
   b. Construction: Stucco and some frame
   c. Average Age: 12 years
   d. Repair: Poor to fair
   e. Occupancy: 97%
   f. Owner-occupied: 60%
   g. 1935 Price Bracket: $3250-4250
   h. 1937 Price Bracket: $3750-4500
   i. 1939 Price Bracket: $3500-4500
   j. Sales Demand: Poor
   k. Predicted Price Trend (next 6-12 months): Static to down
   l. 1935 Rent Bracket: $22.50-30.00
   m. 1937 Rent Bracket: $25.00-35.00
   n. 1939 Rent Bracket: $25.00-35.00
   o. Rental Demand: Fair
   p. Predicted Rent Trend (next 6-12 months): Static to slightly up

3. NEW CONSTRUCTION (past yr.): No
4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: 1
   b. Institutions: Many
5. SALE OF HOME PROPERTIES (last yr.):
   a. HOLC: 5
   b. Institutions: Many
6. MORTGAGE FUNDS: Limited
7. TOTAL TAX RATE PER $1000 (193_): 52.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with no construction hazards. Land improved 60%. Conveniences are readily available. This area, which covers the harbor town of Wilmington, contained several different grades of residential districts up to 2 years ago, when a flush oil field embracing the town was discovered. Since that time the whole district has been literally engulfed by oil wells. Older construction ranges from standard to substandard. Recent demand for housing has been so great that considerable low grade construction, financed under FHA Title I, has taken place. Owing to conditions described, population and improvements are now extremely heterogeneous, and infiltration of subversive elements is rapidly increasing. The area is now a typical oil well development and future residential desirability is non-existent and it is therefore accorded a "low red" grade.

9. LOCATION: Wilmington  SECURITY GRADE: AREA NO. D-71  DATE: 12-31-39
   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.

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