

AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION: a. Increasing Slowly Decreasing Static
- b. Class and Occupation Jewish professional & business men, Mexican laborers, WPA workers, etc. Income \$700 to \$2000 and up
- c. Foreign Families 50% Nationalities Russian, Polish & Armenian Jews, Slavs, Greeks, American Mexicans, Japanese and Italians d. Negro 1%
- e. Shifting or Infiltration Subversive racial elements increasing.

2. BUILDINGS:	<u>PREDOMINATING</u>	<u>40%</u>	<u>OTHER TYPE</u>	<u>%</u>
a. Type and Size	<u>4, 5 & 6 rooms</u>		<u>2, 3 and 4 room shacks</u>	<u>30%</u>
b. Construction	<u>Frame and stucco</u>		<u>Apts. & other multi-family</u>	<u>20%</u>
c. Average Age	<u>20 years</u>		<u>Old 7 rooms and up</u>	<u>10%</u>
d. Repair	<u>Poor to fair</u>			
e. Occupancy	<u>97%</u>			
f. Owner-occupied	<u>20%</u>			
g. 1935 Price Bracket	<u>\$2000-3250</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
h. 1937 Price Bracket	<u>\$2250-3500</u>	<u>%</u>	<u>\$</u>	<u>%</u>
i. 1939 Price Bracket	<u>\$2250-3500</u>	<u>%</u>	<u>\$</u>	<u>%</u>
j. Sales Demand	<u>Poor</u>			
k. Predicted Price Trend (next 6-12 months)	<u>Static</u>			
l. 1935 Rent Bracket	<u>\$22.50-35.00</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
m. 1937 Rent Bracket	<u>\$25.00-40.00</u>	<u>%</u>	<u>\$</u>	<u>%</u>
n. 1939 Rent Bracket	<u>\$25.00-40.00</u>	<u>%</u>	<u>\$</u>	<u>%</u>
o. Rental Demand	<u>Fair</u>			
p. Predicted Rent Trend (next 6-12 months)	<u>Static</u>			

3. NEW CONSTRUCTION (past yr.) No. 25 Type & Price \$4000-\$5500 5 and 6 rooms How Selling Owner built

4. OVERHANG OF HOME PROPERTIES: a. HOLC. 3 b. Institutions Many

5. SALE OF HOME PROPERTIES (.3 yr.) a. HOLC. 33 b. Institutions Few

6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (1937-8) \$ 52.80

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
 Terrain: Level to hillside with generally favorable grades and comparatively few construction hazards. Land improved 90%. This is a "melting pot" area and is literally honeycombed with diverse and subversive racial elements. It is seriously doubted whether there is a single block in the area which does not contain detrimental racial elements, and there are very few districts which are not hopelessly heterogeneous in type of improvement and quality of maintenance. Schools, churches, trading centers, recreational areas and transportation are all conveniently available. Many of the thoroughfares are arterial in character and constitute traffic hazards. This area is wholly in the City of Los Angeles. It is hazardous residential territory and is accorded a general medial red grade, although in many parts slum conditions prevail. The Federal Government, in conjunction with the city government are undertaking a slum clearance project covering 41 areas in the extreme northeast part of the area.

9. LOCATION Boyle Heights SECURITY GRADE 4th AREA NO. D-53 DATE 4-19-39

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.