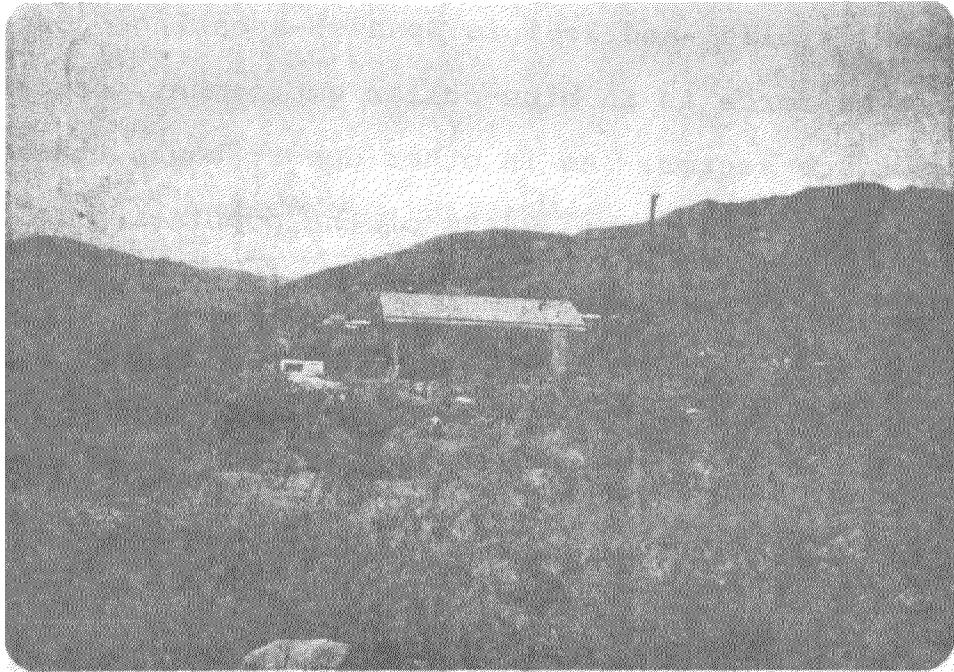


The zone is predominantly white: only 0.8% of the population is black and 2.6% is Spanish-speaking. One-third of the labor force is in blue-collar employment, concentrated in the service sector. As in other desert towns, there is a large elderly population: 34.9% of the population is over 65. The average annual income for this zone in 1970 was \$9,270, above the California median of \$8,277.

The housing varies little, and is mostly single-family and of small or moderate size. In Morongo Valley (Photographs 8 and 9), houses are set back on large tracts of land, in rugged terrain. These residential roads are often unpaved and the housing reflects a rural, poor to middle-class constituency. Current (1981) housing values for Morongo Valley range from \$20,500 to \$170,000. In Desert Hot Springs, the values range from \$60,000 to \$350,000 which includes some ranches. North Palm Springs (Photograph 10) contains construction occurring within this zone. The new construction indicates a population that is a bit more affluent than sections of Morongo Valley and Desert Hot Springs. Homes such as these range between \$45,000 and \$100,000.

Southern California: Within Los Angeles Region

Five study zones were analyzed within the Los Angeles metropolitan region (Figure 2). These included an especially wide range of population and housing characteristics.



Housing in Morongo Valley is generally small and located off the main highway on rough dirt roads (Photographs 8 and 9).

