AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing b. Moderately c. Decreasing d. Static Professional & business men, executives, (many University faculty members), some motion picture celebrities, etc. Income $5000-$10,000 up

b. Class and Occupation faculty members, some motion picture celebrities, etc. Income 15,000-10,000 up

c. Foreign Families & Nationalities

d. Negro 0 %

e. Shifting or Infiltration Apparent

2. BUILDINGS:

a. Type and Size 8-12 room - 2 story Prem. stucco & masonry

b. Construction

c. Average Age 10 years

d. Repair Good

e. Occupancy 98%

f. Owner-occupied 90%

g. 1935 Price Bracket $10,000-15,000

1. 1937 Price Bracket $11,000-17,500

i. 1959 Price Bracket $11,000-20,000

j. Sales Demand Good

k. Predicted Price Trend (next 6-12 months) Static to upward

l. 1935 Rent Bracket $ Very few rentals and $ mostly for

m. 1937 Rent Bracket $ on low-rent basis

n. Rent Bracket

o. Rental Demand

Predicted Rent Trend (next 6-12 months) Static to upward

3. NEW CONSTRUCTION (past yr.) No. 20 Type & Price $12,500-

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

5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC 2 b. Institutions Few

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1937) $ 52.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level to rolling and low hillside with no construction hazards. Land improved 75%. Ample deed restrictions cover perpetual racial protection, limit improvement costs and provide for uniform "set backs". Zoning: Single-family residential. Conveniences are all readily available. This area was subdivided coincidently with establishment of University of California in Los Angeles and was placed upon the market in 1921-25. The topography adds charm and desirability to area and the influence of the area to the north is plainly indicated by the similarity of improvements scattered throughout this district. The character of the area is indubitably affected by the proximity of the University which lends to it an atmosphere of "intelligencia" which is unmistakable. Construction and maintenance indicate high pride of ownership. Adjacency of area 0-71 with its fraternity and sorority houses is not considered a detrimental influence and is in reality a protection. This also applies to the fringe along Wilshire Blvd., which is largely occupied with apartment houses which are in unison, both in type of construction and population with this area. This is a choice area, with a definite pattern and an assured future and is accorded a "high green" grade.

9. LOCATION: Westwood SECURITY GRADE lat. + AREA NO. 6-32 DATE 3-1-39

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.