AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  
   a. Increasing:  
      1. Business & professional men, motion picture  
      2. Class and Occupation: Jr. executives, retired people, etc. Income $3000-6000 & up  
   b. Class and Occupation:  
      1. Foreign Families 0% Nationalities  
      2. Negro 0%  
   c. Shifting or Infiltration: None apparent

2. BUILDINGS:  
   a. Type and Size: Predominating 80%  
      1. 5-6 room bungalows  
      2. 7-10 rm. bungalows and 2 story bungalows and  
      3. Stucco  
   b. Construction: Good  
   c. Average Age: 7 years  
   d. Repair:  
      1. Good  
      2. Poor to fair  
   e. Occupancy: 98%  
   f. Owner-occupied: 90%  
   g. 1935 Price Bracket: $4500-5500 % change  
   h. 1937 Price Bracket: $5000-6000 % change  
   i. 1939 Price Bracket: $5000-6000 % change  
   j. Sales Demand: Poor to fair  
   k. Predicted Price Trend: Static (next 6-12 months)  
   l. 1935 Rent Bracket: $5000-6000 % change  
   m. 1937 Rent Bracket: $ not % change  
   n. 1939 Rent Bracket: $ established, % change  
   o. Rental Demand:  
      1. Area on  
      2. Area on  
   p. Predicted Rent Trend:  
      1. Selective 5 & 6 room  
      2. Selective

3. NEW CONSTRUCTION:  
   a. Type & Price: 75 Type & Price: $5000-6000  
      1. How Selling: Moderately

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

5. SALE OF HOME PROPERTIES:  
   a. HOLC: 2  
   b. Institutions: Few

6. MORTGAGE FUNDS:  
   a. FHA  
      1. Type:  
      2. Price Bracket: $5000-6000  
      3. How Selling:  
   b. FHA:  
      1. Type:  
      2. Price Bracket: $5000-6000  
      3. How Selling:

7. TOTAL TAX RATE PER $1000 (1938-): $52.70  
   1939

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Rolling with no construction hazards. Land improved 50% including retired portion. Deed restrictions permit multiple-family structures on Gretna Green Way; balance single-family dwellings with minimum cost of $3500. Provides racial protection. Zoning conforms to deed restrictions. Conveniences are all readily or reasonably available. This area was subdivided and placed on the market some 20 years ago, but was largely dormant during its earlier years. Real development has taken place since 1934 under stimulus of FHA financing. Construction and maintenance are of good quality. Low cost requirements have tended to give area a spotted aspect as most improvement costs are above $6000. A broad spread in size of dwellings also contributes to this appearance. There is also a wide spread of income which affects homogeneity of the population. While proximity to National Soldiers Home detrimentally affects the hatched portion, the location of the area is advantageous, being convenient to Santa Monica, Westwood Village and the University of California, Los Angeles. This area grades from "low" to "high blue" in different sections and is therefore given a "median, blue" designation.

9. LOCATION: Westgate SECURITY GRADE: 2nd AREA NO.: 8-52 DATE: 3-7-39
   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.