AREA DESCRIPTION
Security Map of Los Angeles County

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

2. BUILDINGS: PREDOMINATING 80% OTHER TYPE 20%
a. Type and Size 5-6 room bungalows 7-10 room bungalows and 2 story b. Construction Stucco Stucco c. Average Age 7 years 8 years d. Repair Good Good e. Occupancy 95% 95% f. Owner-occupied 90% 90% g. 1935 Price Bracket $5000-5500 % change % change h. 1937 Price Bracket $5000-6000 % h. 1939 Price Bracket $5000-6000 % i. 1939 Price Bracket $5000-6000 % j. Sales Demand Poor to fair Poor to fair k. Predicted Price Trend (next 6-12 months) Static Static l. 1935 Rent Bracket $Rentals % change % change m. 1937 Rent Bracket $ not % % n. Rent Bracket $ established, % $ established, % o. Rental Demand Are on Are on p. Predicted Rent Trend (next 6-12 months) Selective Selective

3. NEW CONSTRUCTION (past yr.) No. Type & Price How Selling

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

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

6. MORTGAGE FUNDS: Ample (FHA) 7. TOTAL TAX RATE PER $1000 (1938-) $52.70 1939

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
Terrain: Rolling with no construction hazards. Land improved 60% including hatched 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: Security Grade: 2nd Security Grade: Westgate 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.