AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing: Slowly
   b. Decreasing: Business & professional men, white collar
   c. Class and Occupation: Workers, skilled artisans, etc. Income $2000-$5000 & up
   d. Foreign Families: Few
   e. Nationalities: None subversive
   f. Shifting or Infiltration: Increasing Jewish population

2. BUILDINGS:
   a. Predominating Type and Size: 5-6 rm bungalows
   b. Construction: Frame & stucco
   c. Average Age: 15 years
   d. Repair: Good
   e. Occupancy: 95%
   f. Owner-occupied: 65%
   g. 1935 Price Bracket: $5000-$7000
   h. 1937 Price Bracket: $6000-$8000
   i. 1939 Price Bracket: $6000-$8000
   j. Sales Demand: Poor to fair
   k. Predicted Price Trend: Static
   l. 1935 Rent Bracket: $45 - 60
   m. 1937 Rent Bracket: $55 - 75
   n. 1939 Rent Bracket: $55 - 75
   o. Rental Demand: Fair
   p. Predicted Rent Trend: Static to downward

3. NEW CONSTRUCTION (past yr.)
   a. Type & Price: $2500-$5000
   b. How Selling: Owner built

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

5. SALE OF HOME PROPERTIES
   a. HOLC
   b. Institutions

6. MORTGAGE FUNDS: Ample

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

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

   Terrain: Level. Slight construction hazards results from adobe soil which causes plaster cracks, etc. Land improved 90%.
   Zoning is single-family with duplexes permitted in certain parts. Conveniences are all readily available.
   This area was subdivided in the early 20's after the depression; selling effort was renewed and the district is now quite thoroughly improved with single-family residences largely of the bungalow type and with a sprinkling of duplexes in certain blocks. Construction and maintenance are of good character and architectural designs are harmonious. Increase of Jewish families is said to adversely affect the homogeneity of the population. Current lot values will average around $150 per front foot. This area will be affected (but in less degree) by the future of the county territory to the east mentioned in description of area B-66.
   Attention is also called to the proximity to the most active part of the Wilshire business district, which is both a detrimental and favorable influence. The area is accorded a "low blue" grade.

9. LOCATION: Wilshire-Fairfax

SECURITY GRADE: 2nd

AREA NO: B-67

DATE: 2-25-39

126