### AREA DESCRIPTION

**Security Map of Los Angeles County**

1. **POPULATION:**
   - a. Increasing: Rapidly
   - b. Class and Occupation: Factory executives, etc., Income $1800-3000 and up
   - c. Foreign Families: Few
   - d. Negro: 0%

2. **BUILDINGS:**
   - a. Type and Size: 5 & 6 rooms
   - b. Construction: Stucco
   - c. Average Age: 3 years
   - d. Repair: Good
   - e. Occupancy: 99%
   - f. Owner-occupied: 93%
   
3. **NEW CONSTRUCTION** (past yr.)
   - No.: 350
   - Type & Price: 5 & 6 rooms

4. **OVERHANG OF HOME PROPERTIES:**
   - a. HOLC: 1
   - b. Institutions: Few

5. **SALE OF HOME PROPERTIES** (past yr.)
   - a. HOLC: 4
   - b. Institutions: Few

6. **MORTGAGE FUNDS**
   - Amount: 7

7. **TOTAL TAX RATE PER $1000** (1937-8)
   - 1938: $75.2

8. **DESCRIPTION AND CHARACTERISTICS OF AREA:**
   - Terrain: Level with favorable grades. No construction hazards. Land improved 60%. Deed restrictions are adequate and include protection against racial hazards. Zoning is preponderantly single family residential. Conveniences are all readily available, except in extreme southern part which is now and only partially developed. This area is over 10 years old but was largely dormant until 1935 when, under stimulus of FHA Title II financing, it became active and for past 3 years has been a "hot spot". Construction is of good standard quality. Maintenance shows pride of ownership. Architectural designs are pleasing. Both population and improvements are homogeneous. This is a popular district with Federal, State, County and City employees and officials. An airport to the west of the district has been a somewhat unfavorable factor, but a movement for its removal is said to be favorably regarded in official circles. The location of the area is slightly and favorable, but there is some doubt that present favorable development will continue. It is therefore accorded a "high blue" grade.

9. **LOCATION:** Southwest
   - SECURITY GRADE: 2nd
   - AREA NO.: B-89
   - DATE: 3-11-39