AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing          
   b. Decreasing          
   c. Static
   Business & professional men, minor executives,
   white collar & service workers. Income $1800-3000
   d. Foreign Families
   Nationalities
   e. Negro

2. BUILDINGS:
   a. Type and Size
      5-6 rm bungalows
   b. Construction
      Stucco
   c. Average Age
      2 years
   d. Repair
      Good
   e. Occupancy
      95%
   f. Owner-occupied
      95%
   g. 1935 Price Bracket
      $4000-5500
   h. 1937 Price Bracket
      $4500-6000
   i. 1939 Price Bracket
      $4500-6000
   j. Sales Demand
      Good
   k. Predicted Price Trend
      Static
   l. 1935 Rent Bracket
      $ Unimproved
   m. 1937 Rent Bracket
      $45-60
   n. 1939 Rent Bracket
      $45-60
   o. Rental Demand
      Good
   p. Predicted Rent Trend
      Static

3. NEW CONSTRUCTION
   a. Type & Price
      5-6 rm bungalows
   b. How Selling
      Moderately

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

5. SALE OF HOME PROPERTIES (past yr.):
   a. HOLC
   b. Institutions

6. MORTGAGE FUNDS:
   b. Projects

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

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level to rolling. No construction hazards. Land improved 50%. Dead restrictions limit improvements to single family structures, provide uniform set backs and protect against racial hazards. Conveniences are all available but not readily so. This is largely a new subdivision which has been placed on the market within the past 3 years. Under stimulus of well directed sales campaign and FHA Title II financing the area has experienced great activity in the past 2 years. Construction is of good standard quality. Character of maintenance is not yet clear. Architectural designs are harmonious and pleasing. Population is homogeneous. Improvements, while generally good, are somewhat better and more imposing in western part. Lot values run around $20 per front foot. Location is not an appealing one and planning leaves something to be desired. The presence of a large milk distributing plant adjoining the area on the south is a distinctly unfavorable factor. Many of the attributes of a first grade area exist here, and it is currently a "hot spot". However, after reviewing all factors it is not felt that higher than a "modal blue" grade is warranted.

9. LOCATION: La Cienega
   SECURITY GRADE: 2nd
   AREA NO.: 8-90
   DATE: 12-39