AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing  Slowly  Decreasing  Static
   Income $1500-21,000
   b. Class and Occupation  Motion picture studio employees, white collar workers
   c. Foreign Families  0%  Nationalities  
   d. Negro  0%
   e. Shifting or Infiltration

2. BUILDINGS:
   a. Type and Size  4 & 5 rooms
   b. Construction  Frame & stucco
   c. Average Age  2 years
   d. Repair  Fair to good
   e. Occupancy  90%
   f. Owner-occupied  90%
   g. 1935 Price Bracket  $ Sparsely built
   h. 1937 Price Bracket  $ 
   i. 1939 Price Bracket  $ 2500-7750
   j. Sales Demand
   k. Predicted Price Trend (next 6-12 months)  Static to down
   l. 1935 Rent Bracket  $ Sparsely built
   m. 1937 Rent Bracket  $ 
   n. 1939 Rent Bracket  $ 20 - 30
   o. Rental Demand  Good
   p. Predicted Rent Trend (next 6-12 months)  Static

3. NEW CONSTRUCTION (past yr.)
   a. Type & Price  $2500-4,000
   b. How Selling  Moderately

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC  0
   b. Institutions  0

5. SALE OF HOME PROPERTIES (3 yr.)
   a. HOLC  2
   b. Institutions  0

6. MORTGAGE FUNDS: Limited except FHA
   TOTAL TAX RATE PER $1000 (1937-7) $ 52.70

7. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Low lying level. Serious drainage problem creates slight construction hazard. Land improved 15%. Schools, churches and trading centers are reasonably available. Transportation is inadequate. Some unimproved and dead-end streets. Deed restrictions are said to be inadequate but do protect against racial hazards. Development of this area started some years ago but it remained largely dormant, until some 3 years ago when, under the impetus of FHA Title I & Title II financing, a period of mild activity began. Construction runs from poor substandard to standard quality. FHA loans have been mainly under Title II, although quite a few Title I loans were also built. Population, improvements and maintenance are all inclined to heterogeneity. The area occupies a low-lying but well-positioned location, and is accorded a provisional hatched "low blue" grade, solely upon the high per cent of new standard quality improvements.

9. LOCATION  Los Angeles  SECURITY GRADE 2nd  AREA NO. B-31  DATE 5-13-39