AREA DESCRIPTION
Security Map of LOS ANGELES COUNTY

1. POPULATION: a. Increasing Moderately Decreasing Static

b. Class and Occupation: Skilled artisans, white collar workers, laborers, etc.

Income $1200-$2000

c. Foreign Families Few % Nationalities None subversive  d. Negro 0 %

e. Shifting or Infiltration of subversive racial elements a threat in the west part.

2. BUILDINGS:

PREDOMINATING 25 % OTHER TYPE %

a. Type and Size 5 rooms

b. Construction Frame and stucco

c. Average Age 12 years

d. Repair Fair to good

e. Occupancy 98%

f. Owner occupied 40%

g. 1935 Price Bracket $2500-$3000 % change $ $ change

h. 1937 Price Bracket $2000-$3000 % $ $ %
i. 1939 Price Bracket $300-$3500 % $ %
j. Sales Demand Poor

k. Predicted Price Trend (next 6-12 months) Static

l. 1935 Rent Bracket $25-$30 % change $ $ %
m. 1937 Rent Bracket $27.50-$32.50 % $ %
n. 1939 Rent Bracket $27.50-$32.50 % $ %
o. Rental Demand Fair

p. Predicted Rent Trend (next 6-12 months) Static $2500-$4000

3. NEW CONSTRUCTION (past yr.) No. Type of Price 5 room How Selling Moderately

4. OVERHANG OF HOME PROPERTIES:

a. HOLC None b. Institutions Many

5. SALE OF HOME PROPERTIES (3 yr. a. HOLC $ b. Institutions Many

6. MORTGAGE FUNDS: Limited

7. TOTAL TAX RATE PER $1000 (193 ) $54.17

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Low level with drainage hazards in parts. Land improved 45%. Deed restrictions limit improvements to single family structures. Schools and churches are conveniently available, trading centers are somewhat distant, and transportation is generally inadequate. This area was subdivided some 15 years ago and has made slow progress since. Lately there has been a little activity under FHA Title I financing. Construction ranges from substandard to standard quality, with some evidence of "Jerry" building. The price brackets above contemplate dwellings of standard construction. Maintenance very generally indicates pride of occupancy. Population and improvements are both inclined to be heterogeneous. Lot values are around $10 per front foot. While trend of desirability has been slightly upward for past five years, it is not believed that this will continue and the area is, therefore, accorded a "low yellow" grade.

9. LOCATION East Venice SECURITY GRADE 3rd AREA NO. C-67 DATE 3/2/39

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.