AREA DESCRIPTION

Security Map of _______________ LOS ANGELES COUNTY _______________

1. POPULATION:
   a. Increasing
   b. Class and Occupation: White collar workers, skilled artisans, factory foremen, etc.
   c. Foreign Families: 10 %
   d. Negro: 0 %
   e. Shifting or Infiltration: Increasing infiltration of Jewish population

2. BUILDINGS:
   a. Type and Size: 4-5 room bungalows
   b. Construction: Stucco
   c. Average Age: 15 years
   d. Repair: Fair to good
   e. Occupancy: 97%
   f. Owner-occupied: 50%
   g. 1935 Price Bracket: $4000-5000
   h. 1937 Price Bracket: $4750-6000
   i. 1939 Price Bracket: $4750-6000
   j. Sales Demand: Fair
   k. Predicted Price Trend: Static (next 6-12 months)
   l. 1935 Rent Bracket: $30-45
   m. 1937 Rent Bracket: $35-50
   n. 1939 Rent Bracket: $35-50 (softer)
   o. Rental Demand: Fair
   p. Predicted Rent Trend: Static (next 6-12 months)

3. NEW CONSTRUCTION (past yr.):
   a. Type & Price: 5 room bungalows
   b. How Selling: Fair

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: 2
   b. Institutions: Few

5. SALE OF HOME PROPERTIES (3 yr.):
   a. HOLC: 1
   b. Institutions: Few

6. MORTGAGE FUNDS:
   Ample

7. TOTAL TAX RATE PER $1000 (193_): $40.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level, with no construction hazards. Land improved 90%. Zoning permits limited to multi-family dwellings. Conveniences all readily available. Development began in this area some 16 or 17 years ago and it has been built up quite rapidly. Population is quite largely Jewish in character, approximately 40% of the inhabitants being of this race. Lots are sub-standard and improvements which are predominantly 5 room dwellings, are crowded. The section between Santa Monica Blvd, and Willoughby Ave, is older and most of the new construction has been in the southern part of the district. Most of the new multi-family construction is in this part. Average lot values run around $30 per front foot. The type of construction is generally good and development has been fairly uniform. This is a popular working-man's district and, while declining, will probably maintain its stability for a number of years to come. The area is accorded a "medial yellow" grade.

9. LOCATION: Fairfax-Willoughby Dist. SECURITY GRADE: 3rd AREA NO.: 9 DATE: 2/24/39