

AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing Moderately Decreasing Static
- Studio employees, technicians, etc., skilled & unskilled labor.
- b. Class and Occupation Income \$1200-\$2000
- c. Foreign Families Few % Nationalities Mexicans - No concentration d. Negro 0 %
- e. Shifting or Infiltration of more Mexicans a threat but not serious

2. BUILDINGS:	<u>PREDOMINATING</u> <u>80 %</u>	<u>OTHER TYPE</u> <u>20 %</u>	
a. Type and Size	<u>5-6 room bungalows</u>	<u>2 & 4 family dwellings</u>	<u>Some 4-room bungalows</u>
b. Construction	<u>Frame & stucco</u>		
c. Average Age	<u>15 years</u>		
d. Repair	<u>Fair to good</u>		
e. Occupancy	<u>99%</u>		
f. Owner-occupied	<u>65%</u>		
g. 1935 Price Bracket	<u>\$ 2500-3250</u> % change	<u>\$</u>	<u>% change</u>
h. 1937 Price Bracket	<u>\$ 3000-3600</u> %	<u>\$</u>	<u>%</u>
i. 1939 Price Bracket	<u>\$ 3000-3600</u> %	<u>\$</u>	<u>%</u>
j. Sales Demand	<u>Fair to good for new -</u>		
	<u>Slow on old</u>		
k. Predicted Price Trend (next 6-12 months)	<u>Static</u>		
l. 1935 Rent Bracket	<u>\$ 35-45</u> % change	<u>\$</u>	<u>% change</u>
m. 1937 Rent Bracket	<u>\$ 35-45</u> %	<u>\$</u>	<u>%</u>
n. 1939 Rent Bracket	<u>\$ 35-45</u> %	<u>\$</u>	<u>%</u>
o. Rental Demand	<u>Good</u>		
p. Predicted Rent Trend (next 6-12 months)	<u>Stable</u>		

3. NEW CONSTRUCTION (past yr.) No. 15 Type & Price 5-6 rm. stucco \$4250-\$5500 How Selling Owner built

4. OVERHANG OF HOME PROPERTIES: a. HOLC. 1 b. Institutions Many

5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC. 4 b. Institutions Many

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (1939.) \$ 52.14

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Low lying level. Drainage problem causes slight construction hazard. Land improved 80%. Deed restrictions covering part of area provide for minimum of 1000 sq. ft. dwellings and protect against racial hazards. Zoning is mixed, generally single family. Conveniences are all available but not readily so. This area is between 25 and 30 years old. Never been popular district. Some 4 room FHA Title I improvements. Elimination of an ad valorem bond issue two or three years ago has had slightly stimulating effect. Lot values are low, being from \$10 to \$15 per front foot. Construction is inclined to be substandard. Maintenance is somewhat spotted but generally good. Heterogeneous population and improvements. Location is unattractive and detrimentally affected by proximity to industry and business districts (which contain a number of Mexican families) and oil wells one half mile southeast. Improvements along Madison Ave. are of slightly better grade. The stage is set for a rapid decline in this area, and it is accorded a "low yellow" grade.

9. LOCATION Culver City SECURITY GRADE 3rd - AREA NO. C-112 DATE 3/13/39

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.