### AREA DESCRIPTION

**Security Map of Los Angeles County**

#### 1. POPULATION:
- **a. Increasing:** Moderately
- **b. Class and Occupation:** Collar workers, etc., Income $1500-$2400
- **c. Foreign Families:** Possibly for Mexican families
- **d. Negro:** Adjacent business and industry districts.
- **e. Shifting or Infiltration:** of Mexicans not believed to constitute serious threat.

#### 2. BUILDINGS:
- **a. Type and Size:** 5-room bungalows
- **b. Construction:** Frame & stucco
- **c. Average Age:** 10 years
- **d. Repair:** Fair
- **e. Occupancy:** 98%
- **f. Owner-occupied:** 75%
- **g. 1935 Price Bracket:** $2750-3000
- **h. 1937 Price Bracket:** $2750-3000
- **i. 1939 Price Bracket:** $3000-3500
- **j. Sales Demand:** Fair
- **k. Predicted Price Trend:** Static to down
- **l. 1935 Rent Bracket:** $25-30
- **m. 1937 Rent Bracket:** $30-35
- **n. 1939 Rent Bracket:** $30-35
- **o. Rental Demand:** Good
- **p. Predicted Rent Trend:** Stable

#### 3. NEW CONSTRUCTION (past yr.)
- **No. 75:** Type & Price $4000-$4500

#### 4. OVERHANG OF HOME PROPERTIES:
- **a. HOLC:** 0
- **b. Institutions:** Few.

#### 5. SALE OF HOME PROPERTIES (past yr.)
- **a. HOLC:** 0
- **b. Institutions:** Few.

#### 6. MORTGAGE FUNDS:
- **Ample - FHA.**

#### 7. TOTAL TAX RATE PER $1000 (1937-1938)
- **1938:** $47,90

#### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:

- **Terrain:** Level. Some adobe soil constitutes slight construction hazard. Land improved 50%. Deed restrictions in part of area are of poor quality but provide protection from racial hazards. Zoning is mixed, but generally single-family residential. Conveniences are all readily available. This area was placed on the market between 15 and 20 years ago but developed slowly until 4 or 5 years ago. Since the advent of FHA financing the area has been quite active. Construction is inclined to be low grade standard to substandard. Maintenance is spotted but generally fair. Population and improvements, while not wholly heterogeneous, do not give the impression of harmony. Lot values range from $10 to $15 per front foot, most homesites occupying 50 feet. Parts of the area are engulfed by business and industry. This is both a favorable and detrimental influence. Proximity to two motion picture studios, undoubtedly furnishing a large percent of employment in the district. The area is accorded a "medial yellow" grade.

#### 9. LOCATION:
- **East Culver City**
- **Security Grade:** 3rd
- **Area No.:** 1-13
- **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.