AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Oil refinery workers, professional, small business men, minor executives, clerks, etc., Income $1500 to $3000 and up
   c. Foreign Families: 0%
   d. Negroes: 0%
   e. Shifting or Infiltration: Being a beach resort, there is always danger of infiltration of lower racial elements.

2. BUILDINGS:
   a. Type and Size: 5 and 6 room bungalows
   b. Construction: Frame and stucco
   c. Average Age: 12 years
   d. Repair: Fair
   e. Occupancy: 95%
   f. Owner-occupied: 40%
   g. 1935 Price Bracket: $2250-3000
   h. 1937 Price Bracket: $2500-3500
   i. 1939 Price Bracket: $2600-3500
   j. Sales Demand: Fair to good
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $25-35
   m. 1937 Rent Bracket: $27.50-40.00
   n. 1939 Rent Bracket: $27.50-40.00
   o. Rental Demand: Seasonally - good basis
   p. Predicted Rent Trend (next 6-12 months): Static

3. NEW CONSTRUCTION (past yr.): No
4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: None
   b. Institutions: Few

5. SALE OF HOME PROPERTIES (last yr.):
   a. HOLC: None
   b. Institutions: Few

6. MORTGAGE FUNDS: Ample (PHA)

7. TOTAL TAX RATE PER $1000 (1939): $58.50

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Beach level to rolling and hillside, with many arroyos traversing area from the east to west. No serious construction hazards. Improvements are built on sand dunes from Highland Ave. to beach. Land improved 60%. Zoning is varied and inadequate. Conveniences are all readily available including interurban transportation. Development of this area along the beach began some 35 or 40 years ago and has proceeded slowly since, the past two or three years having been the period of its greatest activity. This is considered the most popular and appealing beach resort in the vicinity of Los Angeles. Construction varies from "shack" to standard quality, new improvements being of very much better character. Maintenance is spotted but averages better than in most beach resorts, as is usual in this type of community the population is heterogeneous. The multiple family structures are generally of poor quality and lacking in appeal. The 30 foot lots which prevail in the area give it a crowded aspect. The area is accorded a "medial yellow" grade.

9. LOCATION: Manhattan Beach
   SECURITY GRADE: 3rd
   AREA NO.: 6-160
   DATE: 3/21/39