AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION:
   a. Increasing  Rapidly
   b. Class and Occupation: Skilled mechanics, white collar workers, many employed at Douglas Aircraft Co. Income $1500-$3000
   c. Foreign Families: 0%
   d. Negro: 6%
   e. Shifting or Infiltration: into areas from older downtown sections.

2. BUILDINGS:
   a. Type and Size: Predominating 90%
   b. Construction: Frame and stucco
   c. Average Age: 3 years
   d. Repair: Fair to good
   e. Occupancy: 99%
   f. Owner-occupied: 90%
   g. 1935 Price Bracket: $3500-4500
   h. 1937 Price Bracket: $3500-4500
   i. 1939 Price Bracket: $3500-4500
   j. Sales Demand: Moderate
   k. Predicted Price Trend: Static
   l. 1935 Rent Bracket: $30-40
   m. 1937 Rent Bracket: $30-40
   n. 1939 Rent Bracket: $30-40
   o. Rental Demand: Strong
   p. Predicted Rent Trend: Static

3. NEW CONSTRUCTION (past yr.)
   a. HOLC
   b. Institutions

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

5. SALE OF HOME PROPERTIES
   a. HOLC
   b. Institutions

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1934) $58.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain level to rolling at western and southern extremes. No construction hazards although there are a few bad drainage spots in extreme west section of area. Land improved 25%. Deed restrictions generally limit improvements to single family dwellings and protect against racial hazards. Conveniences are available along Pico Boulevard and along Lincoln Boulevard at west but remainder of area is far removed from such conveniences. Transportation is available by bus and Pacific Electric Railway to Los Angeles via Culver City but inadequate and expensive. This area was only sparsely improved until quite recently when FHA financing stimulated building in the area. Most of this new activity has been concentrated around the rapidly expanding Douglas Aircraft Corporation, both north and south of Pico Blvd. and in the southwest corner of the area on the hillside streets of Wellesley, Bryn Mawr, Sunset and Robson Streets. The area north of Pico was formerly zoned in industrial frontage but has been re-zoned and is now approved for FHA lending. There will be no further Title I homes built in area as it is now against FHA policy to mix Title I and Title II construction. The sparseness of development, the general sub-standard quality of construction, particularly among the older improvements, the heterogeneousness of development and the absence of conveniences and adequate transportation precludes other than a medial "C" grade for the area. However, it is felt that future improvement might warrant the breaking down and re-classification of certain of the better neighborhoods in the area.

9. LOCATION: Los Angeles - SECURITY GRADE: 3rd - AREA NO: C-165 - DATE: 3-2-39
   Santa Monica