AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

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

2. BUILDINGS: PREDOMINATING OTHER TYPE
   a. Type and Size 5 Room 4 Room Title I 5-6 Room, older Improvements
   b. Construction Frame and stucco Frame
   c. Average Age 3 years 10-12 years
   d. Repair Fair to good
   e. Occupancy 98%
   f. Owner-occupied 90%
   g. 1935 Price Bracket $____ $ change
   h. 1937 Price Bracket $3500-4500 $ change
   i. 1939 Price Bracket $3500-4500 $ change
   j. Sales Demand Moderate
   k. Predicted Price Trend Static
   l. 1935 Rent Bracket $ New area $ change
   m. 1937 Rent Bracket $30 - 40 $ change
   n. 1939 Rent Bracket $35 - 45 $ change
   o. Rental Demand Strong
   p. Predicted Rent Trend Static

3. NEW CONSTRUCTION (past yr.) No Type & Price Few

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

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

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (193__) $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 preclude other than a modal "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