AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation
      Airplane factory workers, motion picture studio laborers, white collar workers, etc., Income $1000-1800
   c. Foreign Families
      Nationalities
   d. Negro
   e. Shifting or Infiltration

2. BUILDINGS:
   a. Type and Size
      4 room bungalows
   b. Construction
      Frame & stucco
   c. Average Age
      6 months
   d. Repair
      Good
   e. Occupancy
      100%
   f. Owner-occupied
      100%
   g. 1935 Price Bracket
      Undeveloped
   h. 1937 Price Bracket
      $...
   i. 1939 Price Bracket
      $2500-3000
   j. Sales Demand
      Good
   k. Predicted Price Trend
      Static to down
   l. 1935 Rent Bracket
      $None
   m. 1937 Rent Bracket
      $rented
   n. 1939 Rent Bracket
      $as yet
   o. Rental Demand
   p. Predicted Rent Trend
      (next 6-12 months)

3. NEW CONSTRUCTION
   (past yr.)
   Type & Price $2500-3000

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

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

6. MORTGAGE FUNDS
   Limited except FHA
   TOTAL TAX RATE PER $1000 (193...) $47.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: There is a slight drainage problem here although insufficient to cause construction hazards. Land improved 50%. Deed restrictions are so drawn as to permit standard construction; they provide for uniform set backs and protect against racial hazards. Zoning is single family residential except small multi-family permitted at intersection. This is a new area and conveniences are as yet more or less inadequate and street improvements are completely lacking. There are some unimproved streets. This subdivision was placed upon the market within the past year and is now in process of rapid development. There are completed or under construction 300 new 4 room dwellings, which are being sold from $2500 to $2990, with a down payment of $150. Construction is substandard with an inclination toward "Jerry building". Architectural designs are attractive and harmonious and about 8 different styles are being used. The location lacks appeal but is favorably affected by its convenience to the Douglas Aircraft factory. The distance from all conveniences, the general poor quality of construction, and the "pressure" development of the area preclude other than a medium C grade.

9. LOCATION
   Westside Village

SECURITY GRADE
   3rd

AREA NO. 166

DATE 7/15/39

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