AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Artisans, laborers, WPA workers & non-descript
      Income $700-$1200
   c. Foreign Families 20 \% Nationalities Mexicans & Japanese
   d. Negro 10 \%
   e. Shifting or Infiltration: Subversive racial elements increasing

2. BUILDINGS:
   PREDOMINATING 80 \% OTHER TYPE 10 \%
   a. Type and Size: 4 & 5 rooms Larger dwellings
   b. Construction: Frame & stucco & shack Multi-family structures
   c. Average Age: 30 years
   d. Repair: Very poor
   e. Vacancy: 96 \%
   f. Owner-occupied: 10 \%
   g. 1935 Price Bracket $800-2000 \% change $ \% change
   h. 1937 Price Bracket $800-2000 \% $ \%
   i. 1939 Price Bracket $800-2000 \% $ \%
   j. Sales Demand: Poor
   k. Predicted Price Trend (next 6-12 months) Downward
   l. 1935 Rent Bracket $0-20 \% change $ \% change
   m. 1937 Rent Bracket $0-20 \% $ \%
   n. 1939 Rent Bracket $0-20 \% $ \%
   o. Rental Demand: Fair
   p. Predicted Rent Trend (next 6-12 months) Static to down

3. NEW CONSTRUCTION (last yr.) No. 0 Type & Price — How Selling —

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC 6
   b. Institutions Many

5. SALE OF HOME PROPERTIES (3 yr.)
   a. HOLC 10
   b. Institutions Many

6. MORTGAGE FUNDS: None

7. TOTAL TAX RATE PER $1000 (1939) $52.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with no construction hazards. Land improved 85\% with a large
   amount of vacant property adjacent. Schools, churches, trading centers, re-
   creational and amusement areas and transportation all conveniently available.
   This is rapidly becoming a "slum" area and is invested with subversive racial
   influences and is encroached upon by business and industry. Area north of
   Wilshire is free from racial hazards but is a district of cheap rooming houses
   and apartments with small business and professional shops scattered throughout.
   Land values in strictly residential districts are around $7.50 to $10 per front
   foot.

9. LOCATION: Santa Monica SECURITY GRADE 4th - AREA NO. D-23 DATE 3/7/39
   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.