### AREA DESCRIPTION

#### Security Map of Los Angeles County

1. **POPULATION:**
   - Slowly Increasing
   - Decreasing
   - Static

   **Class and Occupation:**
   - Skilled artisans, white collar workers, WPA workers, small business men, etc.
   - Income $700-$2000

   **Foreign Families:**
   - 15%
   - Nationalities: Mexicans, Japanese & Italians

   **Negro:**
   - 4%

   **Shifting or Infiltration:**
   - Slow increase of subversive races.

2. **BUILDINGS:**

   **Type and Size:**
   - Predominating: 85%
   - Other Type: 10%
   - 5 & 6 rooms
   - Large old
   - Frame & stucco
   - 30 years
   - Poor to fair
   - Occupancy: 96%
   - Owner-occupied: 20%

3. **PAST HISTORY:**

   **1935 Price Bracket:**
   - $2300-2750
   - % change
   - $2500-3500
   - % change
   - Sales Demand
   - Poor
   - Predicted Price Trend:
     - Static (next 6-12 months)
   - 1937 Rent Bracket
     - $15-25
     - % change
     - $18-30
   - % change
   - Predicted Rent Trend:
     - Fair
     - Static (next 6-12 months)

4. **NEW CONSTRUCTION:**
   - (past yr.)
   - Type & Price: $3500
   - How Selling: Moderately

5. **OVERHANG OF HOME PROPERTIES:**
   - a. HOLC: 2
   - b. Institutions: Many

6. **SALE OF HOME PROPERTIES:**
   - a. HOLC: 15
   - b. Institutions: Many

7. **MORTGAGE FUNDS:**
   - None to limit
   - TOTAL TAX RATE PER $1000 (1938): $54.20

8. **DESCRIPTION AND CHARACTERISTICS OF AREA:**

   **Terrain:** Low level to rolling. No construction hazards. Some drainage problems. Land improved 90%. Zoning varies from single-family dwellings to commercial structures. Conveniences are all readily available. This is a very old area, 40 to 50 years at least. It is located in both Santa Monica and Los Angeles City. Its growth has been gradual over the period of its existence. Population and improvements are extremely heterogeneous. Maintenance is spotted, being largely poor in character with little evidence of pride of occupancy. Most of the new construction is substandard and much of it is of the "jerry built" variety. Crowded improvements in parts of the area constitute a distinct fire hazard and give district a "slum" aspect. Many mortgage institutions will not operate in area. The eastern part of area is generally better grade than the balance. The area is blighted and is accorded a "low red" grade.

9. **LOCATION:**
   - Venice
   - SECURITY GRADE: 4th
   - AREA NO.: D-23
   - DATE: 3/3/39
   - 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.