AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION:  
   a. Increasing, Laborers, WPA workers & beachcombers  
   b. Class and Occupation, Income $700-$1200  
   c. Foreign Families 10% Nationalities: Italians, Mexicans & Japanese  
   d. Negro 0%  
   e. Shifting or Infiltration, Subversive racial groups increasing  

2. BUILDINGS:  
   a. Type and Size, 4 & 5 rooms  
   b. Construction, Frame & stucco  
   c. Average Age, 25 years  
   d. Repair, Poor to fair  
   e. Occupancy, 97%  
   f. Owner-occupied, 25%  
   g. 1935 Price Bracket $1800-2400 % change $  
   h. 1937 Price Bracket $1800-2400 % $  
   i. 1939 Price Bracket $1800-2400 % $  
   j. Sales Demand, Poor  
   k. Predicted Price Trend (next 6-12 months), Downward  
   l. 1935 Rent Bracket $18-25 % change $  
   m. 1937 Rent Bracket $18-25 % $  
   n. 1939 Rent Bracket $18-25 % $  
   o. Rental Demand, Fair  
   p. Predicted Rent Trend (next 6-12 months), Static  

3. NEW CONSTRUCTION (past yr.) No. 5 Type & Price $2800-$3500 How Selling: Owner built  

4. OVERHANG OF HOME PROPERTIES:  
   a. HOLC 1  
   b. Institutions Many  

5. SALE OF HOME PROPERTIES (3 yr.)  
   a. HOLC 7  
   b. Institutions Many  

6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER $1000 (1939) $.54.20  

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   Terrain: Level, sandy in western part and inclined to be swampy. No construction hazards. Land improved 40%. An old area inclined to be "shacky" with nondescript population in western part. Eastern part is also old but of slightly better grade. Subversive population scattered throughout. Proximity to oil wells is detrimental influence. Schools, churches, trading centers, recreational areas and transportation all available. Included in this area is the old Venice summer resort and it is said that promoters are seeking to revive and popularize it, but failure is predicted. Land values are around $7.50 per front foot.  


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