### AREA DESCRIPTION

**Security Map of ** LOC ANGELES COUNTY

1. **POPULATION:**
   a. Increasing
   b. Class and Occupation: Airplane factory workers, motion picture common labor, artisans, etc. Income $1000 to $1500
   c. Foreign Families: 5% Nationalities: Mexicans and Italians
   d. Negro: 0%
   e. Shifting or Infiltration: Slight infiltration

2. **BUILDINGS:**
   a. Type and Size: Predominating 85% 4-5 room bungalows
   b. Construction: Frame
   c. Average Age: 15 years
   d. Repair: Poor to Fair
   e. Occupancy: 98%
   f. Owner-occupied: 60-65%
   g. 1935 Price Bracket: $2000-2500
   h. 1937 Price Bracket: $2250-3000
   i. 1939 Price Bracket: $2250-3000
   j. Sales Demand: Fair-at a price
   k. Predicted Price Trend: Static
   l. 1935 Rent Bracket: $20.00-30.00
   m. 1937 Rent Bracket: $22.50-35.00
   n. 1939 Rent Bracket: $22.50-35.00
   o. Rental Demand: Good
   p. Predicted Rent Trend: Stable

3. **NEW CONSTRUCTION (past yr.):**
   - Type & Price: 4-5 room stucco
   - How Selling: Readily

4. **OVERHANG OF HOME PROPERTIES:**
   a. HOLC: 0
   b. Institutions: Many

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

6. **MORTGAGE FUNDS: ** Limited & selective

7. **TOTAL TAX RATE PER $1000 (1937-8):** $47.90

8. **DESCRIPTION AND CHARACTERISTICS OF AREA:**
   - Terrain: Level to slightly rolling. No construction hazards. Land improved 45%. Deed restrictions only protect against Negro race, and zoning is mixed and unsatisfactory. Schools, churches and trading centers conveniently available. Transportation is inadequate. Many dead end streets, some unimproved. This subdivision was platted and placed on the market some 20 years ago. However, a number of improvements are 40 to 50 years old. This has never been a popular district and, under stimulus of FHA Title I and Title II and expansion of airplane industry, is currently experiencing its greatest activity. Construction ranges from "shack" to standard quality. Maintenance is spotted but at best only fair. Population and improvements are extremely heterogeneous. The comparatively small part south of Venice Blvd. is the best section of the area and contains most of the new construction. The area is definitely blighted and is therefore accorded a "high red" grade.

9. **LOCATION:** West Palms

   **SECURITY GRADE: 4th. **

   **AREA NO: P-47. DATE: 13-79 **

   **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. 395