AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION:
   a. Increasing Slowly Decreasing Static
   b. Class and Occupation: Studio workers, artisans and laborers. Income $1000-$1800
   c. Foreign Families Few % Nationalities None subversive
d. Negro 0 %
e. Shifting or Infiltration None apparent

2. BUILDINGS:

   TYPE AND SIZE
   4 and 5 rooms

   CONSTRUCTION
   Frame and Stucco

   AVERAGE AGE
   2 years

   REPAIR
   Poor to fair

   OCCUPANCY
   97%

   OWNER-occupied 90%

   1935 Price Bracket
   $1500

   1937 Price Bracket
   $2000-3000

   1939 Price Bracket
   $2000-3000

   Sales Demand
   Poor to fair

   Predicted Price Trend
   Static

   1935 Rent Bracket
   $150

   1937 Rent Bracket
   $20-30

   1939 Rent Bracket
   $20-30

   Predicted Rent Trend
   Static

3. NEW CONSTRUCTION (past yr.)
   Type & Price 82500-83000
   How Selling Slowly

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC None
   b. Institutions Few

5. SALE OF HOME PROPERTIES (past yr.)
   a. HOLC None
   b. Institutions Not known

6. MORTGAGE FUNDS
   Limited

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

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Flat meadow land, consisting of heavy adobe soil. La Ballona Creek, which bisects the area from east to west, is the main storm drain of the entire west side of the City of Los Angeles. Soggy, adobe soil constitutes construction hazard. Land improved 20%. Single family residential. Conveniences all available. Development of area began some years ago when several old frame dwellings were moved into the area. In the past 18 months, a number of dwellings, financed through FHA Title I and Title II loans, have been erected. Many streets unimproved and impossible in wet weather. Construction is cheap and some improvements are Jerry-built. Maintenance generally poor. Population and improvements heterogeneous. La Ballona storm drain is said to constitute a slight flood hazard. While this area constitutes an ill conceived development which should never have been subdivided, the great preponderance of new construction and lack of racial hazard would seem to warrant assignment of a "high red" grade.

9. LOCATION La Ballona Creek SECURITY GRADE 4th * AREA NO. D-49 DATE 3-10-39
   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.