AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing...Rapidly
   b. Class and Occupation
      Business & professional men, retired people, Jr. executives, public officials, etc. Income $2400-$5000 & up.
   c. Foreign Families
      0 %
   d. Negro
      0 %

2. BUILDINGS:
   a. Type and Size
      Predominating 85%
   b. Construction
      Frame, stucco & masonry
   c. Average Age
      3 years
   d. Repair
      Good
   e. Occupancy
      99%
   f. Owner-occupied
      95%
   g. 1935 Price Bracket
      Very Few
   h. 1937 Price Bracket
      $6000-$10,000
   i. 1939 Price Bracket
      $6000-$10,000
   j. Sales Demand
      Good
   k. Predicted Price Trend
      Static
   l. 1935 Rent Bracket
      Not a
   m. 1937 Rent Bracket
      $ rental
   n. 1939 Rent Bracket
      $ district
   o. Rental Demand
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3. NEW CONSTRUCTION (past yr.)
   a. HOLC
      None
   b. Institutions
      Few

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

5. SALE OF HOME PROPERTIES (3 yr.)
   a. HOLC
      0
   b. Institutions
      Few

6. MORTGAGE FUNDS:
   Apple (FHA) 7

7. TOTAL TAX RATE PER $1000 (1937-1938)
   $48.80

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

   Terrain: Level with favorable grades. No construction hazards. Land improved 60%. Deed restrictions provide for architectural supervision and protect against subversive racial hazards. The recent subdivision which has grown very rapidly in the past few years under the stimulus of promotional effort and FHA Title II financing. While owner occupancy is very high, indications are that in most cases equities are low, which has a decided bearing upon the economic stability of the area. Construction and maintenance are of excellent character. Architectural designs are attractive and population is homogeneous. Improvements are noticeably larger and more imposing on Orange Grove Ave. and Mountain St. This, however, does not affect the harmonious appearance of the area. Indications are that development of the area will progress along the established pattern and it is therefore accorded a "low green" grade.

9. LOCATION
   Pasadena
   SECURITY GRADE 1st - AREA NO. A-11
   DATE 14/39

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