AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  
   a. Increasing  
   b. Decreasing  
   c. Static  
   d. Business & professional men, minor executives, white collar clericals, etc. Income $2500-5000  
   e. Foreign Families  
   f. Negro  
   g. Shifting or Infiltration

2. BUILDINGS:  
   ❑ Type and Size:  
   6 room bungalows  
   ❑ Construction:  
   Stucco  
   ❑ Average Age:  
   6 months  
   ❑ Repair:  
   Now  
   ❑ Occupancy:  
   100%  
   ❑ Owner-occupied:  
   95%  
   ❑ 1935 Price Bracket:  
   $  
   ❑ 1937 Price Bracket:  
   $  
   ❑ 1939 Price Bracket:  
   $  
   ❑ Sales Demand:  
   Fair to good  
   ❑ Predicted Price Trend:  
   Static to down (next 6-12 months)  
   ❑ 1935 Rent Bracket:  
   $  
   ❑ 1937 Rent Bracket:  
   $  
   ❑ Rental Demand:  
   area  
   ❑ Predicted Rent Trend:  
   (next 6-12 months)  
   6 rooms

3. NEW CONSTRUCTION (past yr.)  
   300 Type & Price:  
   $5500-7500 How Selling:  
   Moderately

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

5. SALE OF HOME PROPERTIES (past yr.)  
   a. HOLC:  
   0  
   b. Institutions:  
   0

6. MORTGAGE FUNDS:  
   Apples (Title II)  
   11

7. TOTAL TAX RATE PER $1000 (1935 87.5/100 1933 11)

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   Terrain: Rolling "up hill and down dale". Some slight construction hazards. Land improved 25%. Deed restrictions, including protection in perpetuity, are adequate and enforced. Conveniences are all readily available or in process of being so. This is a new subdivision which has been placed upon the market within the past year, and is one of the "hottest spots" in the community. The area shown is the first unit of a development which will eventually cover 2 square miles. Project has been carefully planned, and platting, which follows contours of land, is particularly noteworthy. Location is a favorable one. There is evidence that development has been too rapid and that new improvements are not being absorbed readily. It is possible that speculative builders may have to reduce prices to compete with other new improvements in this section. Construction, most of which has been financed through FHA Title II loans, is of high standard quality. Set backs are uniform and architectural designs are individually attractive and collectively harmonious. Population bids fair to be homogeneous. It is possible that area may develop into higher grade but, at present, it is not deemed wise to accord better than a provisional "low green" grade.

9. LOCATION:  
   Windsor Hills  
   SECURITY GRADE:  
   1st  
   AREA NO.:  
   A-19  
   DATE:  
   3-15-39

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