## AREA DESCRIPTION

Security Map of Los Angeles County

### 1. POPULATION:
- **a. Increasing**
- **b. Class and Occupation**
  - Business & professional men, minor executives, white collar clericals, etc.
  - Income $2,000 - $5,000
- **c. Foreign Families**
  - Nationalities
- **d. Negro**
- **e. Shifting or Infiltration**
  - None apparent

### 2. BUILDINGS:

<table>
<thead>
<tr>
<th>PREDOMINATING</th>
<th>OTHER TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>5, 6 &amp; 7 rm bungalows</td>
<td>2 story, 8 rooms</td>
</tr>
</tbody>
</table>

#### a. Type and Size
- **b. Construction**
  - Stucco
- **c. Average Age**
  - 1 year
- **d. Repair**
  - Good
- **e. Occupancy**
  - 100%
- **f. Owner-occupied**
  - 97%
- **g. 1935 Price Bracket**
  - $ New Limited
  - $ area Limited
- **h. 1937 Price Bracket**
  - $ area Limited
  - $ Limited
- **i. 1939 Price Bracket**
  - $ 5000 - 8500 Limited
  - $ Limited
- **j. Sales Demand**
  - Fair to good
- **k. Predicted Price Trend (next 6-12 months)**
  - Static
- **l. 1935 Rent Bracket**
  - $ Not a Change
  - $ Limited
- **m. 1937 Rent Bracket**
  - $ Limited
  - $ Limited
- **n. Rent Bracket**
  - $ area Limited
  - $ Limited
- **o. Rental Demand**
  - Limited

#### p. Predicted Rent Trend (next 6-12 months)
- 5-6-7 rm stucco bungalows

### 3. NEW CONSTRUCTION (past yr.)
- **Type & Price**
  - $5000 - 8500 How Selling Readily

### 4. OVERHANG OF HOME PROPERTIES:
- **a. HOLC**
- **b. Institutions**

### 5. SALE OF HOME PROPERTIES (past yr.)
- **a. HOLC**
- **b. Institutions**

### 6. MORTGAGE FUNDS (FHA)
- **7. TOTAL TAX RATE PER $1000**
  - 1939 $ 52.70

### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:

- **Terrain:** Level. No construction hazards. Land improved 100%. Deed restrictions govern improvements and provide uniform "set backs", architectural supervision and protection against racial hazards. Conveniences are all readily available. This is a brand new subdivision and is another of the FHA Title II "hot spots". Platting is particularly attractive and promotional effort is proving effective. Construction is of super standard quality and maintenance bids fair to be of same character. Architectural designs, many of the "Monterey type", are individually attractive and collectively harmonious. The district is attracting the upper medium income group and is prospectively homogeneous. There are a few duplexes in the district, but, due to planning, they are not inharmonious. The area is splendidly located and pattern well established. However, low equity ownership precludes higher than a "low green" grade at this time.

### 9. LOCATION
- **Morningside Park SECURITY GRADE lat. - AREA NO. A-91 DATE 3-16-39**

**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.