AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  
a. Increasing: Rapidly  Decreasing:  Static:  
b. Class and Occupation:  Local merchants, business & professional men, hospital executives and white collar workers. Income $20,000-5000  
c. Foreign Families: Few  Nationalities: None subversive  
d. Negro: 0  
e. Shifting or Infiltration:  None apparent

2. BUILDINGS:  
   a. Type and Size:  
      Predominating: 5-6 room  
      Larger dwellings:  
   b. Construction:  Frame & stucco  
   c. Average Age: 12 years  
   d. Repair:  Fair to good  
   e. Occupancy:  
   f. Owner-occupied: 75%  
   g. 1935 Price Bracket: $3000-1500  
   h. 1937 Price Bracket: $3500-5000  
   i. 1939 Price Bracket: $3500-5000  
   j. Sales Demand:  
   k. Predicted Price Trend:  
      (next 6-12 months):  
   l. 1935 Rent Bracket: $25 - 1.0  
   m. 1937 Rent Bracket: $30 - 1.5  
   n. 1939 Rent Bracket: $30 - 1.5  
   o. Rental Demand:  
   p. Predicted Rent Trend:  
      (next 6-12 months):  

3. NEW CONSTRUCTION (past yr.): No  

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

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

6. MORTGAGE FUNDS (last yr.):  
   a. HOLC: 0  
   b. Institutions: Few

7. TOTAL TAX RATE PER $1000 (1937-): $52.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with no construction hazards or flood threats. Land improved 15% developed. Dead restrictions have expired. Zoning limits to residential structures—largely single family. Conveniences are all readily available. (For background of community see Area description C-3). This area was platted many years ago but real development did not begin until a comparatively few years ago, its greatest activity having been under the stimulus of FHA financing. In consequence of this delayed development of the area uniformity of improvements are fairly harmonious. Construction and maintenance are of fair to good character and the population as a whole is homogeneous. Present indications are that the area is on the upgrade. However, it is believed that this is largely temporary and that a grade of "low blue" is a true reflection of the area.

9. LOCATION: San Fernando  
   SECURITY GRADE: 2nd  
   AREA NO.: B-1  
   DATE: 3-25-39