AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Moderately Decreasing
   c. Static

   Professional & business men, public employees, skilled

   Class and Occupation:
   a. Artisans, retired people & white collar workers
   b. Income $1500-$2500
   c. Foreign Families: Few
   d. Negro: None

   Shifting or Infiltration: Area apparently grading upward and extending to the North.

2. BUILDINGS:
   a. Type and Size
   b. Construction
   c. Average Age
   d. Repair
   e. Occupancy
   f. Owner-occupied
   g. 1935 Price Bracket
   h. 1937 Price Bracket
   i. 1939 Price Bracket
   j. Sales Demand
   k. Predicted Price Trend
   l. 1935 Rent Bracket
   m. 1937 Rent Bracket
   n. 1939 Rent Bracket
   o. Rental Demand
   p. Predicted Rent Trend

3. NEW CONSTRUCTION (past yr.):
   a. Type & Price
   b. Overhang of Home Properties:
      a. HOLC
      b. Institutions

4. SALE OF HOME PROPERTIES (3 yr.):
   a. HOLC
   b. Institutions

5. MORTGAGE FUNDS:
   a. Ample

6. TOTAL TAX RATE PER $1000 (1938) $55.50

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

   Terrain: Level with no construction hazards. Minimum flood menace. Land improved
   65%. Deed restrictions are old and said to be inadequate but protect against
   racial hazards. Zoning limits to residential structures - largely single-family.
   Conveniences are all readily available including interurban transportation to
   Los Angeles City Center. The town of Van Nuys was started some 25 to 30 years ago
   as a high powered real estate promotion of the lunch and lecture type. However,
   it has had a good steady growth. It is now part of the city of Los Angeles and as
   it contains the branch City Hall for the San Fernando Valley it might be termed
   the Municipal capital of that region. This area is the best residential section
   of the community. Construction, particularly of newer improvements, is generally
   of good quality. Maintenance usually shows pride of occupancy and population is
   homogeneous. Wide spread in age and architectural designs give the area a somewhat
   heterogeneous aspect. Under stimulus of FHA financing there has been a substantial amount of new construction in the past two years, the character of which indicates an upward trend in the area, and it is therefore accorded a "low blue" grade.

9. LOCATION: Van Nuys
   SECURITY GRADE: 2nd - AREA NO: B-2
   DATE: 2-23-39