AREA DESCRIPTION

Security Map of Los Angeles County

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

   Professional & business men, public employees, skilled artisans, retired people & white collar workers
   Income $1500-$2500

   Foreign Families, Few Nationalities
   Positive Negro

2. BUILDINGS:
   a. Type and Size
   5-6 rooms
   7 rooms
   b. Construction
   Frame & stucco
   c. Average Age
   12 yrs. (new to 25 yrs.)
   d. Repair
   Fair to good
   e. Occupancy
   98%
   f. Owner-occupied
   80%
   g. 1935 Price Bracket
   $3000-$4000
   h. 1937 Price Bracket
   $3500-$5000
   i. 1955 Price Bracket
   $3750-$5000
   j. Sales Demand
   Good
   k. Predicted Price Trend
   (next 6-12 months)
   Static
   l. 1935 Rent Bracket
   $30-$40
   m. 1937 Rent Bracket
   $35-$45
   n. 1955 Rent Bracket
   $35-$50
   o. Rental Demand
   Good
   p. Predicted Rent Trend
   (next 6-12 months)
   Static

3. NEW CONSTRUCTION (past yr.)
   a. Type of Price
   5-7 rooms
   Moderate

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

5. SALE OF HOME PROPERTIES (3 yr.)
   a. HOLC
   1
   b. Institutions
   Few

6. MORTGAGE FUNDS:
   Ample

7. 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%. Zoning limits to residential structures - largely single-family. It contains the branch City Hall for the San Fernando Valley. This area is the best residential section of the community. Construction, particularly of newer improvements, is generally of good quality. Maintenance shows pride of occupancy and population is homogeneous. 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 2-29-39