AREA DESCRIPTION

Security Map of Los Angeles County

   Skilled artisans, public employees, white collar workers,
   motion picture employees. Income $1800-2000

   b. Class and Occupation

   c. Foreign Families
   Nationalities
   None subversive
   d. Negro

   e. Shifting or Infiltration
   None apparent

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. 1959 Price Bracket
   j. Sales Demand
   k. Predicted Price Trend
   (next 6-12 months)
   l. 1935 Rent Bracket
   m. 1937 Rent Bracket
   n. 1959 Rent Bracket
   o. Rental Demand
   p. Predicted Rent Trend
   (next 6-12 months)

3. NEW CONSTRUCTION (past yr.)
   Type & Price
   How Selling
   Moderately

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

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

6. MORTGAGE FUNDS
   Amount

7. TOTAL TAX RATE PER $1000 (1937-)
   $55.50

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

   Terrain: Level with no construction hazards. Flood control work is thought to
   have removed flood threat. Land improved 30%. Deed restrictions are said to be
   loosely drawn but do protect from racial hazards. Schools, churches and trading
   centers conveniently available and transportation fairly so. This area which is
   bounded on the north by the Los Angeles River was subdivided some 10 or 15 years
   ago. Early development was of poor class and activity was at a standstill during
   depression years. With the advent of FHA financing a revival took place, but it
   has only been during the past few years that its full stimulus has been felt.
   During the earlier part of this period it is said that a number of Title I class
   3 dwellings were constructed in the eastern part. This type of building has now
   been discontinued. Much of the earlier construction was substandard with some
   "Jerry" building but later improvements have been of much better quality. Main-
   tenance is inclined to be spotted, particularly in the eastern part. Better
   architectural designs have greatly improved the aspect of the area in the past
   2 years. Population is inclined to be slightly heterogeneous. This is a medium
   priced home district, which is favorably affected by the adjoining 1st grade area
   to the south. The trend of the area seems to be upward and upon this theory it is
   accorded a "low blue" grade.

9. LOCATION South Van Nuys           SECURITY GRADE 2d - AREA NO. B-9    DATE 2-23-59

   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.