AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  
a. Increasing  ...  b. Decreasing  ...  c. Static  ...  
Skilled artisans, public employees, white collar workers,
Motion picture employees. Income $800-2000

c. Foreign Families  
   a. Percent  
   b. Nationalities  
   c. None subversive

c. Shifting or Infiltration  
   None apparent

2. BUILDINGS:  
   a. Type and Size  
      PREDOMINATING  ...  OTHER TYPE  
      5 & 6 room

   b. Construction  
      Frame & stucco

   c. Average Age  
      5 years

   d. Repair  
      Fair to good

   e. Occupancy  
      98%

   f. Owner-occupied  
      70%

   g. 1935 Price Bracket  
      $2500-5000  
      % change

   h. 1937 Price Bracket  
      $3000-5500  
      % change

   i. 1939 Price Bracket  
      $3000-5500  
      % change

   j. Sales Demand  
      Fair to good

   k. Predicted Price Trend  
      (next 6-12 months)

   l. 1935 Rent Bracket  
      $25 - 50  
      % change

   m. 1937 Rent Bracket  
      $27.50 - 55  
      % change

   n. 1939 Rent Bracket  
      $27.50 - 55  
      % change

   o. Rental Demand  
      Good

   p. Predicted Rent Trend  
      (next 6-12 months)

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

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

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

6. MORTGAGE FUNDS:  
   Amount

7. TOTAL TAX RATE PER $1000 (1937-1938)  
   $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 are 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. Maintenance 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 2nd  
   AREA NO. 8-9  
   DATE 2-23-39

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.