### AREA DESCRIPTION

Security Map of Los Angeles County

1. **POPULATION:**
   - a. Increasing: Rapidly
   - c. Foreign Families: Nationalities
   - d. Negro: 0%
   - e. Shifting or Infiltration: None apparent

2. **BUILDINGS:***
   - a. Type and Size: 1½-6 rooms
   - b. Construction: Frame & stucco
   - c. Average Age: 3 years
   - d. Repair: Good
   - e. Occupancy: 95%
   - f. Owner-occupied: 95%
   - g. 1935 Price Bracket: $...
   - h. 1937 Price Bracket: $2750–5000, 9%
   - i. 1939 Price Bracket: $2750–5000, 9%
   - j. Sales Demand: Good
   - k. Predicted Price Trend: Static (next 6-12 months)
   - l. 1935 Rent Bracket: $...
   - m. 1937 Rent Bracket: $450–600, 9%
   - n. 1939 Rent Bracket: $450–600, 9%
   - o. Rental Demand: Good
   - p. Predicted Rent Trend: Static (next 6-12 months)

3. **NEW CONSTRUCTION (past yr.):**
   - a. Type & Price: 1½-6 rooms, stucco bung. $2750–5000, How Selling: Good

4. **OVERHANG OF HOME PROPERTIES:**
   - a. HOLC: 1
   - b. Institutions: 0

5. **SALE OF HOME PROPERTIES (.3 yr.):**
   - a. HOLC: 1
   - b. Institutions: 0

6. **MORTGAGE FUNDS:** Ample (FHA) 7.

7. **TOTAL TAX RATE PER $1000 (1937):** $51.40

8. **DESCRIPTION AND CHARACTERISTICS OF AREA:**

Terrain: Level with no construction hazards. Land improved 10%. Deed restrictions cover improvements and provide racial protection. Zoning is single-family residential. Conveniences are all readily available, sewerage system not fully installed as yet. This area was subdivided in sections between 1920 and 1923 and some street improvements such as curbs and walks were installed; however, development was begun too late to catch the building boom of that period. Most of the area was subsequently acquired by the institutions which financed the subdividers, and development was not resumed until the creation of the FHA. With the willing cooperation of the institutional owners and stimulus of FHA Title II financing, speculative builders became active in the area and it has been one of the "hot spots" during the past 2 or 3 years. While the area has been highly promoted, construction, although of the speculative variety, is generally of a good standard grade and maintenance shows pride of ownership. Architectural designs, while not wholly uniform, are attractive. The population while as yet unregimented is inclined to be homogeneous. Growth of the area has been so rapid and highly promotional that, although 10% developed, it is not felt the pattern of the district is definitely established, and for that reason a "low blue" grade is assigned.

9. **LOCATION:** Burbank  SECURITY GRADE: 2M  AREA NO: 8-13  DATE 3-31-39