AREA DESCRIPTION
Security Map of Los Angeles County

b. Class and Occupation: Business & professional men, retired people, clerical employees & minor executives, Income $2000-5000 & up
c. Foreign Families: 0. Nationalities:
d. Negro: 0.%
e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: 5-7 rm bungalows
   b. Construction: Stucco - some frame
   c. Average Age: 6 years
   d. Repair: Fair to good
   e. Occupancy: 97%
f. Owner-occupied: 80%
g. 1935 Price Bracket: $1000-5500
   h. 1937 Price Bracket: $1500-6000
   i. 1939 Price Bracket: $1500-6000
   j. Sales Demand: Fair to good
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $40 - 50
   m. 1937 Rent Bracket: $15 - 60
   n. 1939 Rent Bracket: $15 - 60
   o. Rental Demand: Fair to good
   p. Predicted Rent Trend (next 6-12 months): Static

3. NEW CONSTRUCTION (past yr.): 175. Type & Price: $6000-7500

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: 1
   b. Institutions: Few

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

6. MORTGAGE FUNDS: Ample (FHA). TOTAL TAX RATE PER $1000 (1937) $52-50

7. DESCRIPTION AND CHARACTERISTICS OF AREA:
Terrain: Level canyon floor to steep hillside with some construction, drainage and flood hazards. Land improved 60% of possible 85%. Zoning is mostly single-family with multi-family permitted in parts. Availability of conveniences varies with location, from fair to good. Development of this area, which began some 20 years ago, has been irregular, then distinct waves of activity having been experienced, the last of these beginning in 1936 under stimulus of FHA financing, has been the most intense and is still under way. This intermittent activity has resulted in a spotted and more or less inharmonious aspect. New construction is of much better quality than the old, being of standard quality or better. This has had the effect of raising the grade of the whole area. Maintenance indicates pride of occupancy and architectural designs are generally attractive. There are many scattered blocks located near arroyos or below steep hillsides where there are real flood or landslide hazards. However, well conceived control

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