1. POPULATION:  
a. Increasing  
   Rapidly  
   
   Decreasing  
   
   Static  
   
   Business & professional men, retired people, clerical  
   
   Class and Occupation  
   
   employees & minor executives. Income $2000-5000 & up  
   
   c. Foreign Families  
   
   Nationalities  
   
   d. Negro  
   
   e. Shifting or Infiltration  
   
   None apparent  

2. BUILDINGS:  
   a. Type and Size  
   
   5-7 rm bungalows  
   
   Few multiples & 8, 9, 10  
   
   b. Construction  
   
   Stucco - some frame  
   
   rm. 2 story  
   
   c. Average Age  
   
   6 years  
   
   Repair  
   
   Fair to good  
   
   d. Occupancy  
   
   97%  
   
   e. Owner-occupied  
   
   80%  
   
   f. 1935 Price Bracket  
   
   $1,000-5,500  
   
   % change  
   
   $  
   
   % change  
   
   g. 1937 Price Bracket  
   
   $1,500-6,000  
   
   $  
   
   % change  
   
   h. 1939 Price Bracket  
   
   $1,500-6,000  
   
   $  
   
   % change  
   
   i. Sales Demand  
   
   Fair to good  
   
   % change  
   
   k. Predicted Price Trend  
   
   (next 6-12 months)  
   
   Static  
   
   l. 1935 Rent Bracket  
   
   $10 - 50  
   
   % change  
   
   $  
   
   % change  
   
   m. 1937 Rent Bracket  
   
   $15 - 60  
   
   $  
   
   % change  
   
   n. 1939 Rent Bracket  
   
   $15 - 60  
   
   $  
   
   % change  
   
   o. Rental Demand  
   
   Fair to good  
   
   % change  
   
   p. Predicted Rent Trend  
   
   (next 6-12 months)  
   
   Static  
   
   6-7 room  
   
   3. NEW CONSTRUCTION (past yr.) No. 175  
   
   Type & Price $6000-7500  
   
   How Selling Readily  
   
   4. OVERHANG OF HOME PROPERTIES:  
   
   a. HOLC  
   
   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  
   
   1938  
   
   8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   
   Terrain: Level canyon floor to steep hillside with some construction, drainage, and flood hazards. Land improved 60% of possible 65%. Deed restricted in part but provisions loosely drawn. 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, thus 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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