AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing Moderately Decreasing Static
   Business & professional men, executives, retired people,
   Class and Occupation: White collar workers, etc. Income $2000-4000 and up
   Foreign Families: Few Nationalities: None subversive
   Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size 5-6 rooms
   b. Construction Stucco, frame & masonry
   c. Average Age 8 years
   d. Repair Fair to good
   e. Occupancy 91%
   f. Owner-occupied 80%
   g. 1935 Price Bracket $3000-4500 % change $
   h. 1937 Price Bracket $4000-5000 % change $
   i. 1939 Price Bracket $4000-5000 % change $
   j. Sales Demand Fair
   k. Predicted Price Trend (next 6-12 months) Static
   l. 1935 Rent Bracket $30-40 % change $
   m. 1937 Rent Bracket $35-45 % change $
   n. 1939 Rent Bracket $35-45 % change $
   o. Rental Demand Fair
   p. Predicted Rent Trend (next 6-12 months) Static

3. NEW CONSTRUCTION (past yr.) No. 75 Type & Price $4,700-5,000 How Selling Fair

4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions Few

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

6. MORTGAGE FUNDS: Ample (FHA) 7. TOTAL TAX RATE PER $1000 (1939) $50.64

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Rolling to hillside and hill-top. Some steep grades increase construction costs. Land improved 35%. Deed restrictions are quite moderate in their provisions, but afford racial protection. Zoning: single-family residential. Conveniences are all available but transportation is dependent upon bus service. This area was subdivided some 15 years ago, but owing to rugged nature of terrain did not prove popular. In the past 2 or 3 years, however, under stimulus of promotional effort and FHA financing, activity has greatly increased. Construction, particularly the new improvements, is of good character. Maintenance in general indicates pride of occupancy, and population is homogeneous. Architectural designs and "set backs" lack uniformity and this with widely varying age tends to give the area a somewhat heterogenous aspect. Proximity to Forest Lawn Cemetery affects adjacent property adversely. It is thought area will remain desirable for some time to come and it is accorded a "low blue" grade.

9. LOCATION Glendora SECURITY GRADE 2nd = AREA NO. B-24 DATE 12-23-39