AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION: a. Increasing   Moderately   Decreasing   Static
b. Class and Occupation: Business & professional men, executives & retired
c. Foreign Families 0 %  Nationalities  —  d. Negro 0 %
e. Shifting or Infiltration  —  None apparent

2. BUILDINGS: PREDOMINATING OTHER TYPE
   a. Type and Size  5 & 6 room  7 & 8 room & up to
   b. Construction  Frame, stucco & masonry  mansions
   c. Average Age  8 years  —
   d. Repair  Good  —
   e. Occupancy  98%  —
   f. Owner-occupied  95%  —
   g. 1935 Price Bracket  $1500-5000  % change  $  
   h. 1937 Price Bracket  $5250-5750  %  $  
   i. 1939 Price Bracket  $5250-5750  %  $  
   j. Sales Demand  Fair  —
   k. Predicted Price Trend (next 6-12 months)  Static  —
   l. 1935 Rent Bracket  $ No levels  % change  $  
   m. 1937 Rent Bracket  $ established  %  $  
   n. Rent Bracket  $  %  $  
   o. Rental Demand  —  —
   p. Predicted Rent Trend (next 6-12 months)  —  —
   q. New Construction (past yr.)  No  —
   r. Type & Price  $5000-6500  How Selling  Readily

3. NEW CONSTRUCTION (past yr.) No. 125
   Type & Price  $5000-6500  How Selling  Readily

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: Angle (FHA) 7. TOTAL TAX RATE PER $1000 1939 $ 56.25

7. DESCRIPTION AND CHARACTERISTICS OF AREA: Terrain: Rolling and sloping from base of Verdugo Mountains, with high altitude above fog belt, and favorable grades. No construction hazards. Land improved including hatched portion 10%. Many subdivisions are included in this area, all of which are said to have favorable deed restrictions which include protection from racial hazards. Transportation is generally inadequate and is largely dependent upon private conveyance. Buses make schools readily available. Churches and trading centers are generally remote. This large area, which is more like a "countryside" than a residential district, started to develop in the early 20's. A majority of streets or thoroughfares are paved roads without sidewalks, and there is no sanitary sewerage system. Construction is of standard quality or better and maintenance indicates high pride of ownership. Population although of wide income range is homogeneous. Architectural designs are generally individually attractive. FHA Title II financing has been very stimulating and there is no evidence of high pressure promotional effort. However, indications are that activity will be slower from now on. The northern part of this area south of Fairmount Place and Hacienda Drive along Alta Canada Blvd. is developing rapidly and gives evidence of developing into a first grade area. This whole "countryside" gives evidence of an upward trend and, as a whole, seems to warrant a provisional "high blue" grade.

La Canada
North Chevy Chase

9. LOCATION North Flintridge SECURITY GRADE 2nd AREA NO. B-26 DATE 5-39