AREA DESCRIPTION

1. POPULATION: a. Increasing Moderately Decreasing Static
b. Class and Occupation: white collar workers, executives, business & professional men, retired people, executives,
c. Foreign Families: 0 % Nationalities -
d. Negro: 0 %
e. Skid Row Infiltration of more stable population

2. BUILDINGS: PREDOMINATING 80 % OTHER TYPE 20 %
   a. Type and Size 5 & 7 room 4 & 5 room bungalows
   b. Construction Frame, stucco & masonry Frame
   c. Average Age 10 years 15 years
   d. Repair Fair to good Poor to fair
   e. Occupancy 96 / 96 %
   f. Owner-occupied 90 % 90 %
   g. 1935 Price Bracket $3500-6000 % change Nominal (see below)
   h. 1937 Price Bracket $1500-6500 % $2500-2750 %
   i. 1939 Price Bracket $1500-6500 % $2500-2750 %
   j. Sales Demand Poor Poor
   k. Predicted Price Trend (next 6-12 months) Static Static
   l. 1935 Rent Bracket $35 - 55 % change $17.50-22.50 %
   m. 1937 Rent Bracket $40 - 60 $20 - 25 %
   n. 1939 Rent Bracket $40 - 60 % $20 - 25 %
   o. Rental Demand Poor to fair Fair
   p. Predicted Rent Trend (next 6-12 months) Static Static

3. NEW CONSTRUCTION (past yr.) No 35 Type & Price $6500-8000 House Selling Owner built & up

4. OVERHANG OF HOME PROPERTIES: a. HOLC 1 b. Institutions Few
5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC 3 b. Institutions Few

6. MORTGAGE FUNDS: Ample (FHA). 7. TOTAL TAX RATE PER $1000 (1937) $56.32
   We, $11.90 1938

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Hillside and hilltop. Some construction hazards. Land improved 100%.
   There are no deed restrictions. Zoning is single-family residential. Convenience are available but not readily so. Transportation is by bus. Most streets are improved but are generally short dead-end thoroughfares emanating from Linda Vista Avenue. This area was originally a chicken ranch district, and its transition to a residential section began about 1925. Street and other improvements were financed through an issue of Ad valorem Tax Bonds, popularly known as Mattoon District Bonds. This indebtedness in conjunction with the depression retarded development, and it was not until the bond issue was refunded and the advent of the FHA that activity was resumed. Population, improvements, maintenance and architectural designs are all of a heterogeneous character. Many of the old 4 and 5 room ranch type bungalows are still in existence and in spite of many new well constructed dwellings they give the area a spotted appearance. Distance from conveniences, poor transportation facilities and lack of deed restrictions are also unfavorable factors. Favorable influences are: large number of high grade improvements, rapid increase of better quality inhabitants, and indications of continuance of building activity. While future is somewhat enigmatic, and will not permit of first grade designation at this time, it is believed that progress has been sufficient to warrant a "medial blue" grade.
   Linda Vista

9. LOCATION: Pasadena SECURITY GRADE 2nd AREA NO. Be27 DATE 4-4-39
   CAUTION: This area is currently affected in whole or in part by an Ad valorem Tax District. Individual properties should be checked for this hazard.