AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  
   a. Increasing       Moderately       Decreasing       Static  
      Business & professional men, executives, retired people,  
   b. Class and Occupation: white collar, clerical, etc. Income $2,000-5000 and up  
   c. Foreign Families: Peaceful. Nationalities: None subversive  
   d. Negro: 0%  
   e. Shifting or Infiltration: None apparent  

2. BUILDINGS:  
   a. Type and Size: 8 to 10 rooms  
   b. Construction: Frame, stucco & masonry  
   c. Average Age: 22 years  
   d. Repair: Good  
   e. Occupancy: 95%  
   f. Owner-occupied: 95%  
   g. 1935 Price Bracket: $6,750-9,000  
   h. 1937 Price Bracket: $7,500-10,000  
   i. 1939 Price Bracket: $7,500-10,000  
   j. Sales Demand: Fair  
   k. Predicted Price Trend (next 6-12 months): Static  
   l. 1935 Rent Bracket: $50 - 75  
   m. 1937 Rent Bracket: $75 - 90  
   n. 1939 Rent Bracket: $75 - 95  
   o. Rental Demand: Fair to good  
   p. Predicted Rent Trend (next 6-12 months): Static - Slightly better in winter season  

3. NEW CONSTRUCTION (past yr.): No.  
   Type & Price: 5 & 6 rms $6,000  
   How Selling: Moderately. 

4. OVERHANG OF HOME PROPERTIES:  
   a. HOLC: 0  

5. SALE OF HOME PROPERTIES (past yr.):  
   a. HOLC: 1  
   1938  

6. MORTGAGE FUNDS: Ample.  

7. TOTAL TAX RATE PER $1000 (1939): $4.80  
   County $36.90  City $11.90  

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   Terrain: Level bench land situated along east bank of Arroyo Seco. No construction hazards. Land improved 90%.  
   Deed restrictions have largely expired except provisions protecting against subversive racial elements. Zoning is single-family residential. Conveniences are all readily available. This area has been slowly developing, without high pressure salesmanship, for the past 30 years. Many original owners are still residents, occupying the palisades overlooking the "Arroyo Seco" in which is located the far-famed "Rose Bowl" and less known but important "Municipal Golf Course". This area is popular with retired people and visitors seeking winter quarters. Improvements, while heterogeneous on account of age, are splendidly maintained. Under stimulus of FHA Title II financing there has been quite a little activity in new construction during the past few years. This has been of good quality and has been largely concentrated in two comparatively small sections - one located between Canada Blvd. and Howard St. east of Channing Way, and the other between Sanga and Westgate Sts, east of Amanda Drive. These new improvements have had a favorable influence upon the area. Unfavorable factors are the fourth grade areas to the west, which are heavily infiltrated with subversive racial elements. Deed protection against these racial hazards protect this area from direct contamination but are, nevertheless, a bad influence. Efforts are being made to overcome this hazard. In many respects this area has first grade qualifications but age and the racial situation precludes assigning better than a median blue grade.  

9. LOCATION: East side of SECURITY GRADE.  
   AREA NO. B-28 DATE: 1-5-39  
   Arroyo