AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION:
   a. Increasing Rapidly
   b. Class and Occupation. Business & professional men, public employees, skilled labor, white collar workers & retired people. Income $1,500 to $3,000 & up
   c. Foreign Families % Nationalities None subversive
   d. Negro 0%
   e. Shifting or Infiltration None apparent

2. BUILDINGS:
   a. Type and Size 85% 6 & 7 rooms
   b. Construction Frame, stucco & masonry
   c. Average Age 5 years
   d. Repair Good
   e. Occupancy 98%
   f. Owner-occupied 85%
   g. 1935 Price Bracket $1,000 - $5,000 % change $%
   h. 1937 Price Bracket $1,500 - $6,000 % change $%
   i. 1939 Price Bracket $1,000 - $6,000 % change $%
   j. Sales Demand Good
   k. Predicted Price Trend (next 6-12 months) Static
   l. 1935 Rent Bracket $25 - $50 % change $%
   m. 1937 Rent Bracket $30 - $50 % change $%
   n. 1939 Rent Bracket $30 - $50 % change $%
   o. Rental Demand Good
   p. Predicted Rent Trend (next 6-12 months) Static

3. NEW CONSTRUCTION (past yr.) 175 Type $25,000 - $75,000 How Selling Readily

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

5. SALE OF HOME PROPERTIES (past yr.)
   a. HOLC 2
   b. Institutions Few

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1937) County $36.90 - City $11.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with favorable grades and no construction hazards. Land improved by 100%. Dens restrictions which cover important parts of area are ample, well enforced and protect against racial hazards. Conveniences are available but are not all readily so. This far-flung and irregular area is largely of recent development. In the past few years under stimulus of FHA Title II financing it has been, and currently is, very active in the construction of small to medium sized homes. Along East Orange Grove Avenue the improvements are more pretentious and really lend a background to the more modest improvements on the side and other streets. Construction is of standard to better quality. Maintenance is of good character and indicates high pride of occupancy. Architectural designs, while individually appealing, lack somewhat in uniformity of design, being a mixture of one and two-story structures, which gives to some parts of the area a somewhat heterogeneous aspect. The "red" area to the east has no influence upon this area as the two areas separated by the "Eaton Wash" which is quite wide at this point. This area is by no means fully developed and should not be disassociated from the "green" area which it surrounds, as it is probable that in time parts of this area will be joined with the "green" area. This area is more than "still desirable" but can currently only be assigned a "moderately blue" grade.

9. LOCATION Pasadena

SECURITY GRADE 2nd
AREA NO. 8-31
DATE 11-11-39