AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing: Rapidly • Decreasing: Income $1200-$1900
   b. Class and Occupation: Small merchants, white collar clericals, skilled artisans etc
   c. Foreign Families: Few % Nationalities: None subversive d. Negro: 0 %
   e. Shifting or Infiltration: None apparent

2. BUILDINGS: PREDOMINATING OTHER TYPE
   a. Type and Site: 4 & 5 room Older 5-6 rooms
   b. Construction: Stucco Frame
   c. Average Age: 6 mos. to 1 year
   d. Repair: Good
   e. Occupancy: 100% except those vacant for sale
   f. Owner-occupied: 100%
   g. 1935 Price Bracket: $1500-5000 % change $ change
   h. 1937 Price Bracket: $ $ change
   i. 1939 Price Bracket: $2500-5000 $ change
   j. Sales Demand: Poor
   k. Predicted Price Trend: Downward (next 6-12 months)
   l. 1935 Rent Bracket: $ rental % change $ change
   m. 1937 Rent Bracket: $ rental % change $ change
   n. 1939 Rent Bracket: $ rental % change $ change
   o. Rental Demand: Poor
   p. Predicted Rent Trend: Downward (next 6-12 months)

3. NEW CONSTRUCTION (past yr.): Type & Price $3500-5000 How Selling: Slowly

4. OVERHANG OF HOME PROPERTIES: a. HOLC: 1 b. Institutions: 0

5. SALE OF HOME PROPERTIES (3 yr.): a. HOLC: 1 b. Institutions: 0

6. MORTGAGE FUNDS: Ample (FHA) 7. TOTAL TAX RATE PER $1000 (1937) $41.30

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level with no construction hazards or flood threats. Land improved 15%. Deed restrictions exist, but terms are not known. Conveniences are not readily available. Many streets unimproved. This is a recent subdivision with has had a rapid development under stimulus of high pressure promotion, speculative building and FHA financing. Construction is low grade standard. Architectural designs are attractive. Some homesites are oversize permitting sustenance homesteads. Indications are that speculative building has outrun demand and that activity will diminish. It is thought that in some cases four-room structures are being advertised as five rooms. There is a question as to the need for this subdivision and whether the location is a good one. As pattern of area is not established it is only thought possible to accord a provisional hatched "low blue" grade.

(Dorcom Park & Santa Anita Vista developments) Hatched

9. LOCATION: Arcadia SECURITY GRADE: 2nd AREA NO.: B-13 DATE: 2-3-59