AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION:
a. Increasing
b. Class and Occupation
   Professional men, minor executives, small
   business men, white collar workers, etc.
c. Foreign Families
   Nationalities
   d. Negro

c. Shifting or Infiltration
   None apparent or likely

2. BUILDINGS:
   PREDOMINATING 75% OTHER TYPE %
a. Type and Size
   6-8 rooms 5 rooms
b. Construction
   Frame & stucco Larger dwellings
   5% 5%
c. Average Age
   5 years
d. Repair
   Good
e. Occupancy
   96%
f. Owner-occupied
   80%
g. 1935 Price Bracket
   $1500-6000 % change $ % change
h. 1937 Price Bracket
   $6000-9000 %%
   $ %
i. 1939 Price Bracket
   $5000-9000 %
   $
j. Sales Demand
   Good
k. Predicted Price Trend
   Static
   (next 6-12 months)
l. 1935 Rent Bracket
   $45 - 80 % change $ % change
m. 1937 Rent Bracket
   $50 - 90 %
   $%
n. 1939 Rent Bracket
   $50 - 90 %
   $%
o. Rental Demand
   Good
p. Predicted Rent Trend
   Static
   (next 6-12 months)
   5 to 8 rooms

3. NEW CONSTRUCTION (past yr.)
   No
   Type & Price 3500-6000 How Selling Readily

4. OVERHANG OF HOME PROPERTIES:
a. HOLC
   7
b. Institutions
   Few

5. SALE OF HOME PROPERTIES (.3 yr.)
a. HOLC
   8
b. Institutions
   Few

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1937) $ .52.80
   1938

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

   Terrain: This area occupied a series of hills surrounding Silver Lake. Terrain
   is exceptionally rugged with many precipitous building sites which present many
   construction problems and hazards. Land improved 90% of a possible 80%. Deed
   restricted to single-family dwellings with provision for multiple-family struc­
   tures in stipulated parts. Zoning conforms to deed restrictions. Conveniences
   are all readily available. The major portion of this area was subdivided some
   11 years ago and district has experienced steady growth with activity pronounced
   since the advent of the FHA financing. Construction and maintenance are of good
   quality. Population consists largely of families in moderate circumstances. The
   district directly west of and overlooking Silver Lake is a particularly highly
   location and has been the scene of great activity during the past several years.
   The topography of the area protects it from the subversive elements of adjacent
   lower grade areas. The immediate future of the district appears to be favorable
   but past development has been somewhat rugged indicating a lack of proper direc­
   tion and well planned promotion. While certain scattered parts might bo accorded^ 
   a higher rating the area, as a whole, does not warrant better than a "medium blue" 
   grade. 

   Silver Lake and

9. LOCATION Moreno Highlands SECURITY GRADE 2nd AREA NO. 8-75 DATE 1-1-39

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