AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Deaeasing
   c. Static
   
   Professional men, minor executives, small business men, white collar workers, etc. Income $1800-5000

2. BUILDINGS:
   a. Type and Size
      - 6-8 rooms
      - 5 rooms
      - Larger dwellings
   
   b. Construction
      - Frame & stucco
      - Larger dwellings
   
   c. Average Age
      - 5 years
   
   d. Repair
      - Good
   
   e. Occupancy
      - 90%
   
   f. Owner-occupied
      - 80%
   
   g. 1935 Price Bracket
      - $1500-8000
      - $ change
   
   h. 1937 Price Bracket
      - $5000-9000
      - $ change
   
   i. 1939 Price Bracket
      - $5000-9000
      - $ change
   
   j. Sales Demand
      - Good
   
   k. Predicted Price Trend
      - Static
   
   l. 1935 Rent Bracket
      - $45 - 80
      - $ change
   
   m. 1937 Rent Bracket
      - $50 - 90
      - $ change
   
   n. 1939 Rent Bracket
      - $50 - 90
      - $ change
   
   o. Rental Demand
      - Good
   
   p. Predicted Rent Trend
      - Static
   
3. NEW CONSTRUCTION (past yr.)
   - 100 Type & Price $3500-5000
   - How Selling
   - Readily

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

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

6. MORTGAGE FUNDS:
   - Ample

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

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 50% of a possible 80%. Deed restricted to single-family dwellings with provision for multiple-family structures in stipulated parts. Zoning conforms to deed restrictions. Conveniences are all readily available. The major portion of this area was subdivided some 14 years ago and district has experienced a 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 sightly 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 ragged indicating a lack of proper direction and well planned promotion. While certain scattered parts might be accorded a higher rating the area, as a whole, does not warrant better than a "medius blue grade.

9. LOCATION Moreno Highlands
   SECURITY GRADE 2nd
   AREA NO. 8-75
   DATE 7-1-39