AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing ᴬ SLOWLY ᴬ Decreasing ᵇ Static ᵇ
   b. Class and Occupation: Business & professional men, railroad employees, retired people and white collar workers. Income $2,000-1,000
   c. Foreign Families 0 % Foreign Nationalities 0 % Negro 0 %
   d. Shifting or Infiltration None apparent

2. BUILDINGS:
   a. Type and Size 5 to 8 rooms
   b. Construction Frame-stucco & masonry
   c. Average Age 10 years
   d. Repair Fair to good
   e. Occupancy 95%
   f. Owner-occupied 85%
   g. 1935 Price Bracket $3,500-6,750 % change
   h. 1937 Price Bracket $1,000-7,500 % change
   i. 1939 Price Bracket $1,000-7,500 % change
   j. Sales Demand Fair
   k. Predicted Price Trend Static
   l. 1935 Rent Bracket $ not a % change
   m. 1937 Rent Bracket $ rental % change
   n. 1939 Rent Bracket $ district, difficult % change
   o. Rental Demand to establish a rental
   p. Predicted Rent Trend (next 6-12 months) 6 & 7 rooms

3. NEW CONSTRUCTION (past yr.) No 15 Type & Price $5,500-6,500 How Selling Owner built

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC 2
   b. Institutions 0

5. SALE OF HOME PROPERTIES (3 yrs.)
   a. HOLC 7
   b. Institutions Few

6. MORTGAGE FUNDS: Limited

7. TOTAL TAX RATE PER $1000 1938-4 $ .5275 1939

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Series of hills and dales, with many sightly view locations. There are some sharp grades causing a certain amount of construction hazard. Land improved 5%. Zoning is very largely single-family residential. Convenience to schools, churches, trading centers and transportation varied, but generally inadequate. Very few streets improved. This area has been subdivided at various intervals during the past 25 years, and growth has been slow. In the past few years, under stimulus of FHA Title II financing, activity has increased considerably. There are some seven hills within the area and improvements are scattered in groups of 10 or more dwellings throughout. The smaller dwellings are usually in the valleys while the more imposing structures occupy the hillsides view locations. While some of the improvements are old they are generally of good quality construction with satisfactory maintenance. Population varies greatly and there is very little cohesion between the various small settlements. The area is adjacent to two street car lines, and bus service is also available. Numerous arterials permit quick (10 minute) auto transportation to Los Angeles Civic Center. Climatic conditions are favorable and topography lends itself to view location homesites. With its many favorable influences, and absence of detrimental factors, the area seems ideal for intelligent development. However, there is no indication of any such activity at this time. Upon the basis of the present scattered improvements and seemingly favorable possibilities, the area is accorded a provisional hatched "low blue" grade.

9. LOCATION Mt. Washington SECURITY GRADE 2nd AREA NO. B-76 DATE 3-6-39