AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing  Rapidly  Decreasing  Static
   Business & professional men, white collar workers
b. Class and Occupation  and skilled artisans. Income $1500-3600
c. Foreign Families  Few  Nationalities  None subordinate  
   (May be few Mexican families near R.R. tracks)
   d. Negro  0 %
e. Shifting or Infiltration  None apparent

2. BUILDINGS:
   a. Type and Size  5 & 6 room
   b. Construction  Frame & stucco  
   c. Average Age  15 years  
   d. Repair  Fair to good 
   e. Occupancy  98%
f. Owner-occupied  80%
g. 1935 Price Bracket  $3000-4500  % change  
   h. 1937 Price Bracket  $3250-5000  % change  
   i. 1939 Price Bracket  $3250-5000  % change  
   j. Sales Demand  Fair to good 
   k. Predicted Price Trend  (next 6-12 months)  Static  
   l. 1935 Rent Bracket  $25 - $40  % change  
   m. 1937 Rent Bracket  $30 - $45  % change  
   n. 1939 Rent Bracket  $30 - $45  % change  
   o. Rental Demand  Good 
   p. Predicted Rent Trend  (next 6-12 months)  Static  

3. NEW CONSTRUCTION (past yr.) No. 75  Type & Price  $1250-2500  How Selling  Moderately

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

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

6. MORTGAGE FUNDS: Angle (FHA) 7. TOTAL TAX RATE PER $1000 (1937) $1.67-72 1938

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with some low spots, but generally favorable grades. No construction hazards. Land improved 75%. Zoning is mixed; approximately 40% single-family, minimum 5000 sq. ft. per family; 40% duplexes, minimum 2500 sq. ft. per family; 20% larger multi-family, minimum 600 to 1000 sq. ft. per family. Regardless of zoning area is 95% single-family. Conveniences are all readily available including rapid transit to Los Angeles. The western portion from 6th St. and north part from San Marino Ave. were subdivided and is well built up with moderate sized bungalows. The southeast section south of San Marino Ave. and east of 6th St. is the most choice part of area and was put on the market about 10 years ago but developed very slowly until 1937, but has grown rapidly since that time. This is a highly regarded district and, although it is inclined to be heterogeneous both as to population and improvements, it is considered as being still desirable as a place to live. Maintenance, while somewhat spotted, generally indicates pride of occupancy. Owing to its favorable location this is a good rental area. As a consequence a number of small multi-family structures have been built in the western section of area. In 5 years or such a matter this area will probably have to be broken down and part of it given a 3rd grade classification. At present, however, it is deemed reasonable to assign to the area as a whole a "low blue" grade.

9. LOCATION Altman

   SECURITY GRADE  2nd  AREA NO. B-78
   DATE  10-29