AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION:  
a. Increasing  Moderately  Decreasing  Static  
   White collar workers, skilled artisans, hospital and railroad employees. Income $1500-2200
b. Class and Occupation  
   Foreman, carpenter

c. Foreign Families  Few  Nationalities  None  subversive  d. Negro  0  

e. Shifting or Infiltration  
   None apparent

2. BUILDINGS: 
   PREDOMINATING  85  %  OTHER TYPE  15  %

a. Type and Size  
   4-5 room

b. Construction  
   Frame & stucco

c. Average Age  
   20 years

d. Repair
   Fair

e. Occupancy  
   98%

f. Owner-occupied  
   50%

g. 1935 Price Bracket  
   $1750-2500  % change

h. 1937 Price Bracket  
   $2000-2750  % change

i. 1939 Price Bracket  
   $2250-3000  % change

j. Sales Demand  
   Poor to fair

k. Predicted Price Trend  
   Static (next 6-12 months)

l. 1935 Rent Bracket  
   $15 - 25  % change

m. 1937 Rent Bracket  
   $20 - 30  % change

n. 1939 Rent Bracket  
   $20 - 30  % change

o. Rental Demand
   Good

p. Predicted Rent Trend
   Static (next 6-12 months)

3. NEW CONSTRUCTION (past yr.)  
   No  25  Type & Price  $1,000-$4,000  How Selling  Moderately

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

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

6. MORTGAGE FUNDS
   Ample on selective basis

7. TOTAL TAX RATE PER $1000 (1937-)  
   $52.70  1938

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level. No construction hazard or flood threat. Land improved 30%.
Zoning: Single family residential. Conveniences are all readily available.
This area which is some 50 years old includes the older section of San Fernando which is a separately incorporated community. The town is the center of an extensive agricultural district, which is its chief economic support. The County Tuberculosis Sanatorium and the Veterans Hospital, which are located in close proximity, also contribute to the support of the community, and it is the trading point for the farmers and miners of the Antelope Valley.
The area has had a steady growth but owing to its age is characterized by obsolescence. There has been quite a little new construction in the area in the past few years, much of it having been financed through FHA Title I Class 3 loans. Large grounds with many citrus trees minimize the heterogeneous aspect of the area, which is accorded a "low yellow" grade.

9. LOCATION  San Fernando  SECURITY GRADE  3rd  AREA NO. 8-3  DATE 3-25-39