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: None

c. Foreign Families Few % Nationalities None non-subversive d. Negro 0 %

e. Shifting or Infiltration: None apparent

2. BUILDINGS:

<table>
<thead>
<tr>
<th>Predominating</th>
<th>Other Type</th>
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<tr>
<td>85 %</td>
<td>15 %</td>
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a. Type and Size
   4-5 room

b. Construction
   Frame & stucco

c. Average Age
   30 years

d. Repair
   Fair

e. Occupancy
   95%

f. Owner-occupied
   50%

g. 1935 Price Bracket
   $1750-2500 7% change

h. 1937 Price Bracket
   $2000-2750 7% change

i. 1939 Price Bracket
   $2250-3000 7% change

j. Sales Demand
   Poor to fair

k. Predicted Price Trend
   Static

l. 1935 Rent Bracket
   $15 - 25 7% change

m. 1937 Rent Bracket
   $20 - 30 7% change

n. 1939 Rent Bracket
   $20 - 30 7% change

o. Rental Demand
   Good

p. Predicted Rent Trend
   Static 3-4-5 rm stucco

3. NEW CONSTRUCTION (past 3 yr.) No. 25 Type & Price $1600-$4000 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 (1937-38) $52.70

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 Tubercular 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. 6-3 DATE 3-25-39

1941