AREA DESCRIPTION

Security Map of Los Angeles County

   c. Class and Occupation: and skilled artisans. Income $1500-5000
   d. Negro: 0 %
   e. Shifting: None

2. BUILDINGS:
   a. Type and Size: Predominating 80 % PREDOMINATING OTHER TYPE
      b. Construction: Stucco & frame
      c. Average Age: 15 years
      d. Repair: Fair to good
      e. Occupancy: 98%
      f. Owner-occupied: 70%
      g. 1935 Price Bracket: $2500-4500 % change
      h. 1937 Price Bracket: $5000-5000 % change
      i. 1939 Price Bracket: $5000-5000 % change
      j. 1934 Rent Bracket: $25-50 % change
      k. Predicted Price Trend: Static
      l. 1935 Rent Bracket: $20 - 35 % change
      m. 1937 Rent Bracket: $25 - 40 % change
      n. 1939 Rent Bracket: $25 - 40 % change
      o. Rental Demand: Good
      p. Predicted Rent Trend: Static

3. NEW CONSTRUCTION (post 6-12 months) No. 15

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

5. SALE OF HOME PROPERTIES: a. HOLC: 0 b. Institutions: Few

6. MORTGAGE FUNDS: Limited except FHA

7. TOTAL TAX RATE PER $1000 1937: $ .52,70
   1938

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

   Terrain: Level with no construction or flood hazards. Land improved 35%. Zoning: Mixed residential by practically all single-family. Conveniences are all readily available. This area has been slowly developing in a more or less heterogeneous manner for the past 35 or 40 years. Under the stimulus of FHA financing activity has increased materially in the past 5 years. Construction is mixed, ranging from standard to substandard in quality. Maintenance indicates pride of occupancy. Architectural designs differ widely both as to type and age. Recent improvements are of much better quality and design, giving the area the appearance of being on the upgrade. Population is generally harmonious. Along Brant Avenue, which is the best residential thoroughfare in the city, there are some dwellings of higher quality and appearance than in rest of area, but proximity to area D-1 and P.E. Interurban line offsets the better grade. The north and east sections are the least desirable parts. Some of the new improvements are said to have been financed through Title I Class 3 loans. Although showing some improvement the area has little appeal and is accorded a "medium yellow" grade.

9. LOCATION: SAN FERNANDO SECURITY GRADE 3rd AREA NO. 6-1 DATE: 25-39

   CAUTION: This area is currently affected in whole or in part by an Ad valorem Tax District. Individual properties should be checked for this hazard.