AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Moderately
   c. Decreasing
   d. Static
   Income $1200-2000
   e. Class and Occupation: Skilled artisans, public employees & white collar workers
   f. Foreign Families
   g. Nationalities
   h. None subversive
   i. Negro
   j. Shifting or Infiltration

   Area evidently grading upward in northern & eastern sections.

2. BUILDINGS:
   a. Type and Size
   b. Construction
   c. Average Age
   d. Repair
   e. Occancy
   f. Owner-occupied
   g. 1935 Price Bracket
   h. 1937 Price Bracket
   i. 1939 Price Bracket
   j. Sales Demand
   k. Predicted Price Trend
   l. 1935 Rent Bracket
   m. 1937 Rent Bracket
   n. 1939 Rent Bracket
   o. Rental Demand
   p. Predicted Rent Trend

3. NEW CONSTRUCTION (past yr.)
   a. Type & Price
   b. How Selling

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

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

6. MORTGAGE FUNDS
   a. Selective
   b. Non-selective
   c. Total Tax Rate PER $1000 (1937) $ .55.50

7. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with no construction hazards. Parts of that section between Van Nuys Blvd. and Hazeltino Ave. have heretofore been subject to floods from the Tyrone Wash, but this danger will be minimized it is stated upon completion of flood control project now under construction. Land improved 70%. Deed restrictions are said to have expired. Zoning limits improvements to residential structures, largely single-family. Conveniences are all readily available.
   For background of area see description of B-2. This is the older section of Van Nuys and is heterogeneous as to population, improvements and maintenance. During the 1938 floods the section described above was subject to serious damage and it is practically impossible to secure financing in that part. The improvements along Hayes, Hamlin and Gilmore Sts. east of Hazeltino Ave. are outside of flood district, are new and of much better character than balance of area. On the theory that the flood hazard in the area has been mitigated, it is accorded a provisional "medial yellow" grade.

8. LOCATION
   Van Nuys
   SECURITY GRADE
   AREA NO.
   DATE 23-39