AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION:  
a. Increasing  Slightly  Decreasing  Static  
   Business & professional men, skilled artisans,  
b. Class and Occupation  white collar & clerical workers, etc. Income $1500-3600 & up  
c. Foreign Families  Few  Nationalities  None subversive known  
d. Negro 0%  
   Some Mexican & Japanese in business section  
e. Shifting or Infiltration  along Lankershim constitutes a threat.  

2. BUILDINGS:  
   PREDOMINATING  85%  OTHER TYPE  15%  
a. Type and Size  
   5-6 rooms  
b. Construction  
   Frame & stucco  
c. Average Age  
   5 years  
d. Repair  
   Fair to good  
e. Occupancy  
   92%  
f. Owner-occupied  
   10%  
g. 1935 Price Bracket  
   $1400-5700  
h. 1937 Price Bracket  
   $1900-6200  
i. 1939 Price Bracket  
   $2650-5500  
j. Sales Demand  
   Poor  
k. Predicted Price Trend  
   Static  
l. 1935 Rent Bracket  
   $35 - 45  
m. 1937 Rent Bracket  
   $40 - 50  
n. 1939 Rent Bracket  
   $40 - 50  
o. Rental Demand  
   Good  
p. Predicted Rent Trend  
   Static  

3. NEW CONSTRUCTION (past yr.)  
   Type & Price  
   $21250-5500  
   How Selling  
   Poor  

4. OVERHANG OF HOME PROPERTIES:  
a. HOLC  
   2  
b. Institutions  
   Few  

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

6. MORTGAGE FUNDS:  
   Limited  
   7. TOTAL TAX RATE PER $1000 (1937)  
   $55.50  
   1938  

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
Terrain: Level. No construction hazards but flood threat (see below). Land improved 35%. Deed restrictions are said to be generally ample. Conveniences are all readily available. Development of this area began some 15 or 20 years ago and there are a number of homes in the northern part along Bloomfield St. and Valley Spring Road which are 15 or more years old and are showing a downward tendency. This is also true in the part south of Ventura Blvd. The floods of 1938 did real damage to the newest and best part of the district, lying between Victory Wash and the Los Angeles River. Part of this district is still more or less isolated on account of washed out bridges which have not yet been replaced. The best part of area includes Brooks View Drive and Bluffsido Drive and intermediate thoroughfares. Construction in this section is now of excellent quality, with harmonious architectural designs. Prior to the floods of 1938 this particular portion would probably have rated first grade. However, physical damage and mental hazard which it caused has seriously affected the area's desirability, and, while it may come back owing to its excellent location and flood control work that is being done, under existing conditions a provisional "yellow" grade is all that seems justified.  

9. LOCATION Universal City  SECURITY GRADE 3rd - AREA NO. 6-8  DATE 3-30-39  
   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.  

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