AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing  Slightly  Decreasing  Static
   Business & professional men, skilled artisans, white collar & clerical workers, etc. Income $1500-3600 & up
   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:
   a. Type and Size: 5-6 rooms  PREDOMINATING: 95 
   Frame & stucco  Bungalow Courts  15 
   Larger residences  10 
   b. Construction: 5 years  Repair: Fair to good  Owner-occupied: 90 
   Type and Size: 5-6 rooms  
   Frame & stucco  Larger residences  
   c. Average Age: Repair: Occupancy: 5 years  Fair to good
   Average Age: Repair: Occupancy: 90 
   d. 1935 Price Bracket: $1400-5700  Price Trend: Static
   $ change: 5-6 room
   e. 1937 Price Bracket: $1900-6200  Rent Bracket: \( \text{a. HOLC} \) 2
   $ change: 5-6 room
   f. 1939 Price Bracket: $1250-5500  Rent Bracket: 5-6 room
   g. 1935 Rent Bracket: $1400-5700  Rent Trend: Static
   h. 1937 Rent Bracket: $1900-6200  How Selling: Poor
   i. 1939 Rent Bracket: $1250-5500
   j. Sales Demand: Poor  Predicted Price Trend: Static
   k. Rental Demand: Good  Predicted Rent Trend: Static
   l. 1935 Rent Bracket: $1400-5700
   m. 1937 Rent Bracket: $1900-6200
   n. 1939 Rent Bracket: $1250-5500
   o. 5-6 room  How Selling: Poor
   p. Predicted Rent Trend: (next 6-12 months) Static
   q. 5-6 room  How Selling: Poor

3. NEW CONSTRUCTION (past yr.): Type & Price $1250-5500
   How Selling: Poor

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

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

6. MORTGAGE FUNDS: Limited  7. TOTAL TAX RATE PER $1000 (1937): $35.50
   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 Bluffs Park Drive and intermediate thoroughfares. Construction in this section is now and 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.