AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing Moderately Decreasing Static
   Pensioners and retired people; local business men
   b. Class and Occupation and white collar workers. Income $1500-5000 and up
   c. Foreign Families Percent Nationalities None subversive d. Negro 0%
   e. Shifting or Infiltration None apparent

2. BUILDINGS:
   a. Type and Size
      5 room bungalow
   b. Construction
      Frame & stucco
   c. Average Age
      8-10 years
   d. Repair
      Fair
   e. Occupancy
      97%
   f. Owner-occupied
      65%
   g. 1935 Price Bracket
      $2250-2700
   h. 1937 Price Bracket
      $2500-3000
   i. 1939 Price Bracket
      $2800-3000
   j. Sales Demand
      Fair
   k. Predicted Price Trend
      Static
   l. 1935 Rent Bracket
      $17.50 - 30
   m. 1937 Rent Bracket
      $20 - 35
   n. 1939 Rent Bracket
      $25 - 35
   o. Rental Demand
      Good
   p. Predicted Rent Trend
      Static

3. NEW CONSTRUCTION (past yr.)
   a. Type & Price
      6 room $2250 FHA Title I
   b. How Selling
      Moderately

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

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

6. MORTGAGE FUNDS: Sample (FHA)

7. TOTAL TAX RATE PER $1000 (1937) $32.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level to hillside; construction hazards in hillside locations. Recent
   flood control projects are said to have overcome flood hazards. Land improved
   in area as a whole 10%; in unhatched portion it is 15%. This area is particu­
   larly popular with those suffering from pulmonary and respiratory afflictions,
   and a hospital for the treatment of such troubles is located in the area.
   Improvements are heterogeneous as to type, size, age and maintenance. Population
   is inclined to be inharmonious. Since the area was cleared of ad valorem bonded
   debt some two years ago, there has been quite a little activity in the area
   largely under stimulus of FHA financing and new improvements are of very much
   better class. In the hatched portion of area are a number of pretentious homes
   of the country estate type which occupy spacious grounds. In time this area will
   undoubtedly have to be broken down into a number of smaller areas and regraded.
   In the meantime it is assigned a "modial" yellow grade.

9. LOCATION Sunland District SECURITY GRADE 3rd AREA NO. 5-9 DATE 3-39