AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing __________ Moderately _________ Decreasing _________ Static _________
b. Class and Occupation: White collar workers, skilled labor, aircraft mechanics, factory & WPA workers. Income $700-1800
c. Foreign Families: Few __________ Nationalities: None subversive _________ d. Negro: 0 %
   (Possibly a few Mexican families along N.W.
   boundary)
e. Shifting or Infiltration: None apparent _________

2. BUILDINGS:
   a. Type and Size: 4 - 5 rooms __________ Few 6 room, none
   b. Construction: Frame & Stucco __________ 2 & 3 room cabins
   c. Average Age: 12 years __________
   d. Repair: Poor to good __________
   e. Occupancy: 90% __________
   f. Owner-occupied: 50% __________
   g. 1935 Price Bracket: $1000-2900 __________
   h. 1937 Price Bracket: $1800-3500 __________
   i. 1939 Price Bracket: $1450-3250 __________
   j. Sales Demand: Fair __________
   k. Predicted Price Trend: Static __________
   l. 1935 Rent Bracket: $12.50 - 25 __________
   m. 1937 Rent Bracket: $15 - 27.50 __________
   n. 1939 Rent Bracket: $17.50 - 32.50 __________
   o. Rental Demand: Good __________
   p. Predicted Rent Trend: Static __________

3. NEW CONSTRUCTION (past yr.): No __________ Type & Price: 5 rm stucco & frame

4. OVERHANG OF HOME PROPERTIES: a. HOLC: 1 __________ b. Institutions: Many __________

5. SALE OF HOME PROPERTIES (past yr.): a. HOLC: 2 __________ b. Institutions: Many __________

6. MORTGAGE FUNDS: Limited except FHA __________ TOTAL TAX RATE PER $1000 (1937-1938) $51.60

7. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Low level with no construction hazards. Land improved 50%. Deed restrictions are inadequate and short lived. Zoning in Burbank due to lax building code is questionable. Conveniences are all readily available. There are a number of unimproved streets. This area was subdivided some 15 or 20 years ago and has never been a popular location and is probably seeing its greatest activity at the present time. The construction of older dwellings is of substandard to "shack" construction. New improvements on the contrary are of good quality and pleasing architectural designs, most of the homes being built with FHA Title II financing. This contradictory condition is responsible for the wide spread shown above. There is also a wide variance in both price range and maintenance. As a natural sequence of the foregoing, population is heterogeneous. Proximity to the S.P. RY., Grand Central Airport, and industry to the north and west and business to the south are unfavorable factors. Nearness to employment is a favorable influence and current building activity indicates an upward trend. The industrial progress in Burbank and consequent demand for housing is also a constructive influence. After weighing the pros and cons of the situation it is not thought that the recent improvement in this district is stable and the area is therefore accorded a "low yellow" grade.