AREA DESCRIPTION

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 Negro 0%
      (Possibly a few Mexican families along N.W.
   d. Shifting or Infiltration None apparent boundary

2. BUILDINGS:
   a. Type and Size 5 - 7 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 $1000-2000 % change $1000
   h. 1937 Price Bracket $1200-3000
   i. 1939 Price Bracket $1450-3250
   j. Sales Demand Fair
   k. Predicted Price Trend Static
   l. 1935 Rent Bracket $12.50 - 25 % change $12.50
   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 $4000 How Selling Moderately

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

5. SALE OF HOME PROPERTIES (.3 yr.)
   a. HOLC. 2
   b. Institutions Many

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

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 improvment in this district is stable and the area is therefore accorded a "low yellow" grade.

8. LOCATION Burbank
   SECURITY GRADE 3rd - AREA NO. 0-13 DATE 4-3-39