AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing    Moderately    Decreasing    Static
   b. Class and Occupation: From skilled artisans to business & professional men
   c. Foreign Families    Nationalities    -
   d. Negro    
   e. Shifting or Infiltration    None apparent

2. BUILDINGS:
   a. Type and Size
      Predominating 85 %
      Other Type 15 %
   b. Construction
   c. Average Age
   d. Repair
   e. Occupancy
   f. Owner-occupied
   g. 1935 Price Bracket
   h. 1937 Price Bracket
   i. 1939 Price Bracket
   j. Sales Demand
   k. Predicted Price Trend (next 6-12 months)
   l. 1935 Rent Bracket
   m. 1937 Rent Bracket
   n. 1939 Rent Bracket
   o. Rental Demand
   p. Predicted Rent Trend (next 6-12 months)

3. NEW CONSTRUCTION (past yr.)
   a. HOLC
   b. Institutions

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

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

6. MORTGAGE FUNDS (FHA)

7. TOTAL TAX RATE PER $1000 (1937) $ 56.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level canyon bottom with favorable grade; no construction hazards. Land improved 50%. Zoning is mixed but mainly single-family with limited multi-family. Conveniences are all fairly available. This area has developed from an early beginning as a summer semi-mountain resort and has developed slowly during the past 25 years to a year-round residential neighborhood. Flood hazards were formerly a distinct retardant but, with commencement of a permanent flood control program in 1935, fear of this menace has subsided and remains largely as a mental unfavorable influence. Under the stimulus of FHA financing and its glen-like charm the area has experienced a distinct upward trend during the past several years. With the background outlined it can be readily seen that improvements, population and maintenance, while greatly improved, are still very heterogeneous in character. Conflicting influences make it extremely difficult to predict the future trend of this area. The heavy rainfall and many floods of last year affected this district adversely. Natural charm and conveniences to Glendale Junior College are favorable influences offsetting to some extent the negative factors indicated. Despite the popularity attained by the area in 1937 it is felt that it reached its peak at that time and that it will experience an offsetting decline which will continue. It is therefore accorded a "low yellow" grade.

9. LOCATION: Verdugo Knolls

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.