AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing: Slowly  Decreasing:  Static
   Small business men, white collar workers, skilled
   b. Class and Occupation:  and unskilled labor & WPA workers, income $700-2100
   c. Foreign Families: Few  Nationalities: None  Nationalities: Subversive
   d. Negro: 0%
   e. Infiltration of subversive racial elements is a threat.

2. BUILDINGS
   a. Type and Size
      PREDOMINATING 80 %  OTHER TYPE 20 %
      4 - 6 room
      Income structures, large
   b. Construction
      Frame & some stucco
      Outmoded singles and
   c. Average Age
      20 years
      Few shacks
   d. Repair
      Poor to good
   e. Occupancy
      56%
   f. Owner-occupied
      30%
   g. 1935 Price Bracket
      $1750-2750  % change
      $17.50 - 30  % change
   h. 1937 Price Bracket
      $2000-3000  % change
      $20 - 35  % change
   i. 1939 Price Bracket
      $2000-3000  % change
      $2000-3000  % change
   j. Sales Demand
      Poor to fair
   k. Predicted Price Trend
      (next 6-12 months)
      Static
   l. 1935 Rent Bracket
      $17.50 - 30  % change
      $17.50 - 30  % change
   m. 1937 Rent Bracket
      $20 - 35  % change
      $20 - 35  % change
   n. 1939 Rent Bracket
      $20 - 35  % change
      $20 - 35  % change
   o. Rental Demand
      Good
   p. Predicted Rent Trend
      (next 6-12 months)
      Static
   3. NEW CONSTRUCTION (past yr.)
      No
      Type & Price
      $2500-5000
      How Selling
      Moderately
   4. OVERHANG OF HOME PROPERTIES:
      a. HOLC: 3
      b. Institutions
      Many
   5. SALE OF HOME PROPERTIES (last yr.)
      a. HOLC: 17
      b. Institutions
      Many
   6. MORTGAGE FUNDS: Limited & selective
      7. TOTAL TAX RATE PER $100 (1937): 51.09
      1938
   8. DESCRIPTION AND CHARACTERISTICS OF AREA:
      Terrain: Level to rolling; no construction hazards. Land improved 93%. Deed restrictions have expired or are nearing expiration. Zoning: single-family residential with limited multi-family structures provided for in certain locations. Conveniences are all readily available. This large and somewhat encircling area was subdivided over 25 years ago. It developed slowly and is now declining in the same manner. Construction is mixed, running from substandard to standard. Maintenance is also spotted. Population is naturally heterogeneous, ranging from families of low to medium incomes to those on relief. Improvements differ widely, being somewhat better in that part of the area east of Blagdale. Both Chevy Chase Drive and Verdugo Road are traffic hazards. The area is characterized by age, obsolescence and slow decadence, and is therefore accorded a "low yellow" grade.

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9. LOCATION: Chevy Chase
   SECURITY GRADE: 3rd - AREA NO.: C-19
   Arcadia Dist.
   DATE: 3-29-39
   TRACES
   200