AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION:
   a. Increasing Moderately Decreasing Static
   b. Class and Occupation: Business & professional men, white collar workers, skilled artisans & retired people. Income $1600-3600 & up
   c. Foreign Families: 0 % Nationalities: d. Negro: 0 %
   e. Shifting or Infiltration of subversive racial elements a possibility

2. BUILDINGS:
   a. Type and Size: 5 to 7 rooms
   b. Construction: Frame, stucco & masonry
   c. Average Age: 15 years
   d. Repair: Poor to good
   e. Occupancy: 96%
   f. Owner-occupied: 70%
   g. 1935 Price Bracket: $2750-1500 Nominal, prices vary with $ size of home site
   h. 1937 Price Bracket: $3000-5000 Poor to good
   i. 1939 Price Bracket: $3000-5000 Fair to good
   j. Sales Demand: Fair
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $22.50-35 Static
   m. 1937 Rent Bracket: $25-40
   n. 1939 Rent Bracket: $25-40
   o. Rental Demand: Fair to good
   p. Predicted Rent Trend (next 6-12 months): Static

3. NEW CONSTRUCTION (past yr.): Type & Price: $4500-6000 How Selling: Moderately

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

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

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1937): $36.20 County 1938

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level to rolling with decided slope from north to south. No construction hazards. Land improved 100%, taking into consideration a number of small citrus orchards. Dead restrictions have expired upon about 20% of area and balance expires January 1, 1940. A well coordinated effort is being made to have racial restrictions renewed or extended, in perpetuity. This is unincorporated territory under County government and zoning is inadequate. This area is handicapped by inadequate transportation and shopping facilities. Schools are good and readily available and church facilities are adequate. Many dead end and unimproved streets. Sewers are lacking. Water is furnished by a mutual water system belonging to owners of record. This district was originally a section of small lemon and orange groves. In the early 20's some of these located between Fair Oaks and Olive Aves. and Mariposa and Palm Streets were subdivided by Janss Construction Co., who proceeded to construct a large number of "Jerry built" 5 to 7 room dwellings which were sold upon a second mortgage basis in a "ballyhoo" campaign. These improvements depreciated very rapidly and have given this particular section a "shopworn" appearance and the whole area a bad reputation. During the past several years, under the stimulus of FHA Title II financing, several subdivisions in the northern part of the area have been placed upon the market. Probably 150 of these 5 & 6 rm dwellings have been constructed since 1936 and have greatly improved the aspect of the whole area. It is difficult to predict the future trend of this area, but it is felt that a provisional grade of "moderally" is warranted.