AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION: a. Increasing  Slowly  Decreasing  Static
b. Class and Occupation  Business / professional men and retired people
c. Foreign Families  Nationalities  d. Negro  0 %
  Possible increase of residential income
e. Shifting or Infiltration  structures and encroachment of business

2. BUILDINGS: PREDOMINATING  70 %  OTHER TYPE  20 %
   a. Type and Size  5, 6 & 7 rooms  6 to 10 rooms & up
   b. Construction  Frame, stucco & masonry  Frame, stucco & masonry
   c. Average Age  20 years  30 years
   d. Repair  Fair to good  Fair to good
   e. Occupancy  90%  90%
   f. Owner-occupied  80%  90%
   g. 1935 Price Bracket $ 3000-$4500  $ 4000-$5500
   h. 1937 Price Bracket $ 3250-$4750  $ 4250-$5750
   i. 1939 Price Bracket $ 3250-$4750  $ 4500-$6000
   j. Sales Demand  Fair  Fair at bargain prices
   k. Predicted Price Trend  Static  Static to lower
   l. 1935 Rent Bracket $ 20 - 40  $ 35 - 45
   m. 1937 Rent Bracket $ 25 - 50  $ 40 - 50
   n. 1939 Rent Bracket $ 25 - 50  $ 40 - 50
   o. Rental Demand  Good  Fair
   p. Predicted Rent Trend  Static  Static (next 6-12 months)

3. NEW CONSTRUCTION (past yr.) No. 25 Type & Price $4500-$7000 How Selling Moderately

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC  8  b. Institutions  Few

5. SALE OF HOME PROPERTIES (3 yr.)
   a. HOLC  13  b. Institutions  Few

6. MORTGAGE FUNDS:
   a. Average 7
   b. TOTAL TAX RATE PER $1000 (1938) $15.80
      County $36.90  City $11.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with distinct grade down from north to south. No construction hazards. Land improved 90%.
   Deed restrictions as to character of improvements have generally expired but racial restrictions in many cases are still in force. Zoning is mixed: 5/8 single-family residential; 2/8 permits duplexes; and 1/8 commercial. Regardless of zoning, however, area is preponderantly single-family residential and pattern is definitely established. Conveniences are all readily available. This section was subdivided many years ago and was a popular district 20 years ago and is still highly regarded. Many of the large old residences are still occupied by original owners, who are people of means. Construction is generally superior standard and quality of maintenance is excellent. In fact, this is a chief characteristic of the area. Architectural designs are representative of many periods and consequently lack harmony and give the area a somewhat heterogeneous aspect. Population is generally substantial, although not altogether homogeneous in character.

9. LOCATION: No. Pasadena  SECURITY GRADE  3rd  AREA NO. C-27  DATE  6-29