AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Business and professional men, artisans, white collar
   c. Foreign Families: None subversive
   d. Negro: 0
   e. Shifting or Infiltration: Very gradually trending to lower income groups

2. BUILDINGS:
   a. Type and Size: 7, 8 and 9 room
   b. Construction: Frame, stucco & masonry
   c. Average Age: 40 years
   d. Repair: Fair to good
   e. Occupancy: 98%
   f. Owner-occupied: 50%
   g. 1935 Price Bracket: $2500-5000
   h. 1937 Price Bracket: $2500-5000
   i. 1939 Price Bracket: $2500-5000
   j. Sales Demand: Fair
   k. Predicted Price Trend: Static
   l. 1935 Rent Bracket: $25 - $40
   m. 1937 Rent Bracket: $30 - $45
   n. 1939 Rent Bracket: $30 - $45
   o. Rental Demand: Good
   p. Predicted Rent Trend: Static

3. NEW CONSTRUCTION (past yr.):
   Type & Price: 5 & 6 room
   How Selling: Owner
   $1450-1550

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

5. SALE OF HOME PROPERTIES (past yr.):
   a. HOLC: 8
   b. Institutions: Many

6. MORTGAGE FUNDS: Limited

7. TOTAL TAX RATE PER $1000 (1938) $19.14
   County $37.56 - City $11.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with favorable grade. No construction hazards. Land improved 95%
   Deed restrictions protecting against subversive racial elements cover property in
   certain parts. These were placed voluntarily by property owners a few years ago
   to prevent infiltration of Negro families. Zoning permits multiple family dwellings.
   Conveniences are all readily available. This area is 50 years old and was
   developed as a medium income district. While there is still considerable home
   ownership it is more and more becoming a rental area. Its proximity to the down-
   town business district is therefore a Favorable factor, which outweighs the
   threat of business encroachment. The eastern part of the area is outside the
   City of Pasadena and is under County government. Population, improvements and
   architectural designs are heterogeneous. Maintenance, while spotted, is generally
   of good quality. Many of the large old residences have been converted into board-
   ing houses and multi-family dwellings. Apartments and bungalow courts in the area
   are largely of medium class. It is believed that further decline will be very
   gradual and it is assigned a "low yellow" grade.

9. LOCATION: Pasadena
   SECURITY GRADE: 3rd - AREA NO.: C-29
   DATE: 10-39
   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.

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