**AREA DESCRIPTION**

Security Map of Los Angeles County

1. **POPULATION:**
   a. Increasing, Decreasing, Static: Yes
   b. Class and Occupation: Business & professional men, artisans, white collar workers and some retired people. Income $1200-2100 and up
   c. Foreign Families: Few
   d. Negro: 0%
   e. Shifting or Infiltration: Indication of drift to lower income levels

2. **BUILDINGS:**
   a. Type and Size:
      - Predominating: 1-2 rooms
      - Other Type: 3, 4, 5, 6 rooms
   b. Construction:
      - Frame and stucco
   c. Average Age:
      - 20 years
   d. Repair:
      - Poor to fair
   e. Occupancy:
      - Poor to fair
   f. Owner-occupied:
      - 97%
   g. 1935 Price Bracket:
      - $3000-5000, % change: 10%
   h. 1937 Price Bracket:
      - $3500-5500, % change: 20%
   i. 1939 Price Bracket:
      - $3500-5500, % change: 20%
   j. Predicted Price Trend:
      - Static
   k. Predicted Rent Trend:
      - Static
   l. 1935 Rent Bracket:
      - $35 - 50, % change: 15%
   m. 1937 Rent Bracket:
      - $35 - 50, % change: 15%
   n. Rental Demand:
      - Good
   o. Rental Trend:
      - Static

3. **NEW CONSTRUCTION (past yr.):**
   - Predominating: 5 & 6 room
   - Other Type: 5 & 6 room
   - How Selling: Moderately

4. **OVERHANG OF HOME PROPERTIES:**
   a. HOLC: 10
   b. Institutions: Few

5. **SALE OF HOME PROPERTIES (past 3 yr.):**
   a. HOLC: 4
   b. Institutions: Few

6. **MORTGAGE FUNDS:**
   - Ample but selective
   - County $37,500 - City $11,900

7. **TOTAL TAX RATE PER $1000:**
   - 1935: $1.40
   - 1937: $1.40

8. **DESCRIPTION AND CHARACTERISTICS OF AREA:**
   Terrain: Level with moderate grade from south to north. No construction hazards. Land improved 95%. Zoning permits multi-family north of California St., but improvements are generally limited to single-family dwellings in southern part. Conveniences are all readily available; area is outstanding in this respect. This is the old medium class residential section. While there are still many owner occupied dwellings it is rapidly losing its desirability as a single-family residential district, and "best use" is rapidly running to residential income structures. It is one of the best rental areas in the city and 20% of structures are already of this type. These, however, are all located in the northern part of the area and consist of medium grade small apartment houses, bungalow courts, 4-family flats and old residences converted to multi-family use. Improvements are heterogeneous as to age, type, size and maintenance. Population is mixed both as to incomes and social levels. The southern part of area largely on account of zoning will, it is thought, have a prolonged period of decline, and some parts of it might be assigned a higher grade. However, the area is a natural entity and is accorded a "low yellow" grade.

9. **LOCATION:**
   - Pasadena
   - Security Grade: 3rd
   - Area No.: C-31
   - Date: 7-32