AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Decreasing
   c. Static
   - Yes
   - Small business men, white collar workers, skilled
   - Class and Occupation: and unskilled labor, WPA workers, Income $700-1500
   - Foreign Families: Few
   - Nationalities: None subversive
   - Negro: 0%
   - Shifting or Infiltration: None apparent

2. BUILDINGS:
   - Type and Size:
     - 1-6 room bungalows
     - 8-10 room, 2 story
   - Construction:
     - Frame & stucco
     - Duplex & other multiples
   - Average Age:
     - 25 years
   - Repair:
     - Poor to fair
   - Occupancy:
     - 95%
   - Owner-occupied:
     - 40%
   - 1935 Price Bracket:
     - $1750-3250
     - 1937 Price Bracket:
     - $2000-3500
     - 1939 Price Bracket:
     - $2000-3500
   - Sales Demand:
     - Poor
   - Predicted Price Trend
     - (next 6-12 months):
       - Static
   - 1935 Rent Bracket:
     - $15 - 30
     - 1937 Rent Bracket:
     - $15 - 30
     - 1939 Rent Bracket:
     - $20 - 35
   - Rental Demand:
     - Fair to good
   - Predicted Rent Trend
     - (next 6-12 months):
       - Static
   - Predominating Type: 80%
   - Other Type: 20%
   - 5 rm bungalows

3. NEW CONSTRUCTION (past yr.):
   - Type & Price: $8000-$1500
   - How Selling: Moderately

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC:
     - 2
   b. Institutions:
     - Few

5. SALE OF HOME PROPERTIES (past yr.):
   a. HOLC:
     - 10
   b. Institutions:
     - Many

6. MORTGAGE FUNDS:
   - Limited

7. TOTAL TAX RATE PER $1000 (1937-1938): $51.50

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Rolling to hillside; no construction hazards. Land improved 60%. Zoning is mixed usually permitting multi-family structures and business on certain streets. Conveniences are all readily available. This is an old area and it is not thought that development was ever a directed one. As a consequence population, improvements, maintenance and architectural designs are all highly heterogeneous. Construction ranges from substandard to standard quality. Maintenance is spotted and only fair at best. Although adjacent to Pasadena, it is separated from it by a range of low vacant hills and is within the city limits of Los Angeles. New construction in the area was largely along Avenues 65, 61, 65 and northern part of Ave. 66, which constitutes the best part of the area. While there are still many home owners in the area, it is rapidly becoming a lower class rental district. Infiltration of subversive racial elements is believed to be remote, and gradual decline will continue over a long period. The area is accorded a "low yellow" grade.

9. LOCATION: Highland Park
   SECURITY GRADE: 3rd
   AREA NO.: 0-33
   DATE: 11-32
   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.