AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: 
   a. Increasing  
   b. Class and Occupation: workers, skilled artisans, etc. Income $1200-2500 
   c. Foreign Families: None subversive 
   d. Negro: 0 %

2. BUILDINGS: 
   a. Type and Size: 5-6 room bungalows 
   b. Construction: Frame & stucco 
   c. Average Age: 30 years 
   d. Repair: Poor to good 
   e. Occupancy: 99%
   f. Owner-occupied: 65%
   g. 1935 Price Bracket: $2500-1000 
   h. 1937 Price Bracket: $2500-1500 
   i. 1939 Price Bracket: $2500-1500 
   j. Sales Demand: Poor to fair 
   k. Predicted Price Trend: Static 
   l. 1935 Rent Bracket: $20-75.50 
   m. 1937 Rent Bracket: $25-15.00 
   n. 1939 Rent Bracket: $25-15.00 
   o. Rental Demand: Good 
   p. Predicted Rent Trend: Static

3. NEW CONSTRUCTION (past yr.): 
   a. Type & Price: 5-6 room $5000-6000 
   b. How Selling: Moderately

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

5. SALE OF HOME PROPERTIES: 
   a. HOLC: 5 
   b. Institutions: Many

6. MORTGAGE FUNDS: Limited and 

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

8. DESCRIPTION AND CHARACTERISTICS OF AREA: 
   Terrain: Level to rolling; no construction hazards. Land improved 90%. Deed restrictions have expired and zoning is mixed. Conveniences are all readily available. This is South Pasadena's oldest district and was formerly a high grade area, but has been on the decline for 20 years or more. It is still well considered and largely homes are owned. Construction is generally standard to extra quality. Maintenance is extremely spotted but is usually fairly good. Population, improvements and upkeep is growing more and more heterogeneous. The northeast and southwest sections are of somewhat lower grade with Mission Road definitely trending to a residential income thoroughfare. Indications are that area from standpoint of single-family residential will slowly decline and that more and more it will become a residential income area. The proposed Freeway Arterial is routed through the area and should be of material benefit to it if it materializes. The area is accorded a "medial yellow" grade.

9. LOCATION: South Pasadena SECURITY GRADE: 3rd AREA NO.: 3-34 DATE: 11-39