AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing ________ Decreasing ________ Static ________ Yes.
   Business and professional men, white collar
   b. Class and Occupation ________ workers, skilled artisans, etc. Income $1200-2500
   c. Foreign Families ________ Nationalities ________ None subversive
   d. Negro ________
   e. Shifting or Infiltration ________ None apparent

2. BUILDINGS:
   a. Type and Size ________ PREDOMINATING ________ 80 %
      5-6 room bungalows
   b. Construction ________ Income, 7-9 rm 2 story
      Frame & stucco
   c. Average Age ________ New old mansion type
      30 years
   d. Repair ________ along Monterey Road
      Poor to good
   e. Occupancy ________
      93%
   f. Owner-occupied ________
      65%
   g. 1935 Price Bracket ________
      $2250-1000 ________ % change
   h. 1937 Price Bracket ________
      $2500-1500 ________ % change
   i. 1939 Price Bracket ________
      $2800-1500 ________ % change
   j. Sales Demand ________
      Poor to fair
   k. Predicted Price Trend ________
      (next 6-12 months) Static
   l. 1935 Rent Bracket ________
      $20-27,50 ________ % change
   m. 1937 Rent Bracket ________
      $25-40 ________ % change
   n. 1939 Rent Bracket ________
      $25-40 ________ % change
   o. Rental Demand ________
      Good
   p. Predicted Rent Trend ________
      (next 6-12 months) Static

3. NEW CONSTRUCTION (past yr.) ________ No ________
   Type & Price ________ 5-6 room bungalows ________
   Selling ________ How Selling ________ Moderately

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

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

6. MORTGAGE FUNDS ________
   Limited ________ and
   Selective ________

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

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 generall standard to extra quality. Maintenance is extremely spotted but is usually fairly good. Population, improvements and upkeep is growing more and more heterogenous. 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. ________ 6-31 ________ DATE ________ 11-39