AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Retired, public employees, white collar workers & skilled artisans. Income $1800-$2600
   c. Foreign Families: 0%
   d. Nationalities: None subversive
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: 5-6 room bungalows
   b. Construction: Stucco & frame
   c. Average Age: 5-6 months
   d. Repair: Good
   e. Occupancy: 100% of available
   f. Owner-occupied: 100%
   g. 1935 Price Bracket: $Not improved
   h. 1937 Price Bracket: $Not improved
   i. 1939 Price Bracket: $4000-5500
   j. Sales Demand: Good
   k. Predicted Price Trend: Static
   l. 1935 Rent Bracket: $All owner
   m. 1937 Rent Bracket: $occupied
   n. 1939 Rent Bracket: $occupied
   o. Rental Demand: __
   p. Predicted Rent Trend: __

3. NEW CONSTRUCTION (past yr.) No. 89
   a. Type & Price: 5 & 6 rooms $4000-$5500
   b. How Selling: Readily

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

5. SALE OF HOME PROPERTIES (3 yr.)
   a. HOLC
   b. Institutions

6. MORTGAGE FUNDS: (FHA) None

7. TOTAL TAX RATE PER $1000 (1938-1939) None

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level valley with gentle slope from north to south and hillside slopes on east and west. No construction hazards. Land improved 70%. Deed restrictions limit improvements to minimum cost of $3500 provides for architectural supervision and racial protection. Zoning permits single-family and duplexes, but there is only single-family at present. Conveniences are all readily available, including cheap rapid transit of Los Angeles City Center. This is a new subdivision recently placed on the market by the Huntington Land & Improvement Co., who originally purchased it for a short interurban route from Pasadena to Los Angeles. This route was discarded and it lay dormant as a swampy tract until it was included in a WPA project, cleared and drained. (How this was accomplished was not researched). After this improvement the area was platted and placed upon the market as a high grade "commuters" subdivision. Under the stimulus of promotional effort and FHA Title II financing, great progress has been made in its development. Construction runs from standard or better grade. Architectural designs are individually attractive and harmonious as a whole. Population bids fair to be homogeneous. Owing to the convenience of the location to the new Los Angeles City Civic Center the area is a popular one with City, County, State and Federal employees. Land values are not stabilized but run from $10 to $15 per front foot. Because of the speculative nature of the enterprise and low ownership equity (Continued on next page)


Los Angeles