### AREA DESCRIPTION

**Security Map of Los Angeles County**

1. **POPULATION:**
   - a. Increasing
   - b. Class and Occupation: employees, Income $1000-$1500
   - c. Foreign Families: None subversive
   - d. Negro: 0%
   - e. Shifting or Infiltration: Probable future trend will be to residential income properties.

2. **BUILDINGS:**
   - **PREDOMINATING** 75%
   - **OTHER TYPE** 25%
   - a. Type and Size: 4-5 room bungalows
   - b. Construction: Frame & Stucco
   - c. Average Age: 25 years
   - d. Repair: Poor to fair
   - e. Occupancy: 99%
   - f. Owner-occupied: 50%
   - g. 1935 Price Bracket: $1500-$2500
   - h. 1937 Price Bracket: $2500-$3750
   - i. 1939 Price Bracket: $2500-$3750
   - j. Sales Demand: Poor
   - k. Predicted Price Trend: Static
   - l. 1935 Rent Bracket: $15-$30
   - m. 1937 Rent Bracket: $17.50-$32.50
   - n. 1939 Rent Bracket: $17.50-$32.50
   - o. Rental Demand: Good
   - p. Predicted Rent Trend: Static

3. **NEW CONSTRUCTION (past yr.)**
   - No

4. **OVERHANG OF HOME PROPERTIES:**
   - a. HOLC: 0
   - b. Institutions: 0

5. **SALE OF HOME PROPERTIES (past yr.)**
   - a. HOLC: 0
   - b. Institutions: 0

6. **MORTGAGE FUNDS:**
   - Limited & Selective

7. **TOTAL TAX RATE PER $1000 (1932-3):** $52.23

8. **DESCRIPTION AND CHARACTERISTICS OF AREA:**

   **Terrain:** Level to hillside. No construction hazards. Land improved 60%.
   - Zoning is largely single-family with some duplexes and larger multiples permitted along Huntington Drive. Conveniences are all readily available, including interurban to downtown Los Angeles. This is the better part of El Sereno from which it is separated by a hill. It is from 35 to 40 years old and has never been "high grade". Construction is low standard grade. Maintenance is spotted and at best only fair. Population, improvements and architectural designs are heterogeneous. Lot values run from $10 to $12 per front foot. Owing to convenience to Los Angeles City Center it is a good rental location and future development should be along that line. The area is accorded a "low yellow" grade.

9. **LOCATION:** El Sereno-East

   **SECURITY GRADE:** 3rd

   **AREA NO.:** C-37

   **DATE:** 5/3/39

   **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. 218