AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  a. Increasing  Moderately  Decreasing  Static
   b. Class and Occupation  Income level $1200-$2000
   c. Foreign Families  5%  Nationalities  Non-subversive  d. Negro  0%
   e. Shifting or Infiltration  None apparent

2. BUILDINGS:
   a. Type and Size  5 & 6 rooms
   b. Construction  Frame & stucco
   c. Average Age  30 years
   d. Repair  Fair
   e. Occupancy  97%
   f. Owner-occupied  40%
   g. 1935 Price Bracket  $2500-$3500  % change
   h. 1937 Price Bracket  $2500-$3750  %
   i. 1939 Price Bracket  $2500-$3750  %
   j. Sales Demand  Poor to fair
   k. Predicted Price Trend (next 6-12 months)  Static
   l. 1935 Rent Bracket  $20-$35  % change
   m. 1937 Rent Bracket  $20-$35  %
   n. 1939 Rent Bracket  $20-$35  %
   o. Rental Demand  Fair to good
   p. Predicted Rent Trend (next 6-12 months)  Static

3. NEW CONSTRUCTION (past yr.) No
   Type & Price $4000-$6000  How Selling Moderately

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

5. SALE OF HOME PROPERTIES (5 yr.)
   a. HOLC  0  b. Institutions Many

6. MORTGAGE FUNDS:  Ample

7. TOTAL TAX RATE PER $1000 (1938-1939) $52.80

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Rolling to hillside and hilltop. Many construction hazards. Land improved 65%. Zoning is single-family residential. Transportation is inadequate. Schools, churches and trading centers are reasonably available. Streets are narrow and lots are irregular in shape. Parts of this area have been subdivided at various intervals over the past 30 years. The hatched section of the area is known as Mt. Washington and has an exceedingly rugged and broken terrain. Not to exceed 10% of this section is improved, although it contains many excellent view locations. The balance of the area has developed much more rapidly. Population of area contains many railroad employees and is inclined to be homogeneous. Architectural designs vary greatly and construction is generally of a low standard quality. Maintenance is spotted but usually of fair character. The area, while not definitely declining, apparently has but little future, although location is favorable. There is a wide variation in grades, running from "low" to "high" yellow in different blocks. It is therefore assigned a "medial yellow" grade.

9. LOCATION Verdugo Canyon  SECURITY GRADE 3rd  AREA NO. 0-28  DATE 3/6/39

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