AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION:
   a. Increasing Slowly
   b. Decreasing Static
   c. Skilled artisans, white-collar workers, small business and
   d. Class and Occupation: professional men.
   e. Income: $1200-$2400
   f. Foreign Families: 5%
   g. Nationalities: None subversive
   h. Negro: 0%
   i. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: 5 & 6 room
   b. Construction: Frame & stucco
   c. Average Age: 20 years
   d. Repair: Fair to good
   e. Occupancy: 98% (all singles 97%)
   f. Owner-occupied: 50%
   g. 1935 Price Bracket: $2500-$3500
   h. 1937 Price Bracket: $2750-$3750
   i. 1939 Price Bracket: $2750-$3750
   j. Sales Demand: Fair
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $25-$30
   m. 1937 Rent Bracket: $27-$35
   n. 1939 Rent Bracket: $30-$40
   o. Rental Demand: Good
   p. Predicted Rent Trend (next 6-12 months): Static

3. NEW CONSTRUCTION (past yr.):
   a. Type & Price: 5 & 6 rooms
   b. $4000-$5500
   c. Selling: Moderately

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

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

6. MORTGAGE FUNDS: Limited

7. TOTAL TAX RATE PER $1000 (1935-1939): $52.80

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Rolling to hillside and hilltop. No construction hazards. Land improved
   80%. Zoning is mixed but largely single-family residential. Conveniences are all
   readily available. This area was subdivided over 25 years ago, and has always
   been a medium priced district. Construction ranges from standard to substandard,
   Maintenance is spotted but generally of good character. Owing to wide age differ­
   ential improvements have an inharmonious aspect. Population is inclined to be
   heterogeneous. Improvements along Monte Vista St. and south are older than
   balance of area. There is a section between Mesa Ave. and Piedmont, east of
   Ave. 61, which is of better quality and of higher grade. This also might be said
   of several sections in the north and western part of area. In fact, grades run
   from "low" to "high" yellow in different parts. The main line of the Atchison,
   Topeka & Santa Fe Railroad bisects the lower part of area and unfavorably affects
   that section. Location of area is a favorable factor. Figueroa St. is an arterial
   highway and traffic hazard. The area is accorded a "medial yellow" grade.

9. LOCATION: Highland Park
   SECURITY GRADE: 3rd
   AREA NO.: C-96
   DATE: 3/6/39