AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation
      Business & professional people, white collar workers, skilled artisans, etc. Income $1500-$2400
   c. Foreign Families
      Nationalities None subversive
   d. Negro 0%
   e. Shifting or Infiltration
      None apparent

2. BUILDINGS:
   a. Type and Size
      Predominating 80%
      5-room bungalows
   b. Construction
      Stucco
   c. Average Age
      10 years
   d. Repair
      Fair
   e. Occupancy
      99%
   f. Owner-occupied
      65%
   g. 1935 Price Bracket
      $2000-$3500
   h. 1937 Price Bracket
      $2500-$4000
   i. 1939 Price Bracket
      $3500-$4250
   j. Sales Demand
      Fair to good
   k. Predicted Price Trend
      Static
   l. 1935 Rent Bracket
      $25-$30
   m. 1937 Rent Bracket
      $30-$35
   n. 1939 Rent Bracket
      $30-$35
   o. Rental Demand
      Good
   p. Predicted Rent Trend
      Steady

3. NEW CONSTRUCTION
   No
   Type & Price
   Moderately

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC 2
   b. Institutions 4

5. SALE OF HOME PROPERTIES
   a. HOLC 5
   b. Institutions 4

6. MORTGAGE FUNDS
   Applegreen
   7. TOTAL TAX RATE PER $1000
      1937 62.70
      1938

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level; no construction hazards. Land improved 75%. Zoning restrictions limit improvements to single-family dwellings and protect against racial hazards. The provision relative to type of improvement seems to have been honored in the breach rather than in performance, as 20% of improvements are of multi-family types.) Conveniences are all available, but with the exception of school and shopping center, they are not readily so. This subdivision was placed on the market some 15 years ago, but its greatest activity has been in the last 5 years largely under stimulus of FHA financing. There has been a great deal of speculative building in the area and this, together with a rather large spread in age, is responsible for the mixed quality of construction, which ranges from substandard plus to standard plus. There is, however, no evidence of "jerry building". Maintenance is spotted and will average only fair. Both population and improvements are inclined to heterogeneity. Architectural designs of new improvements are of good quality, but such improvements lose much of this appeal by being mixed in with older structures, making a rather inharmonious whole. Lot values are around $15 per front foot. The area is more or less hedged in by business and industry and a large milk distributing plant adjoins it on the north. The area is accorded a "medial yellow" grade.

9. LOCATION
   Robertson-Adams
   SECURITY GRADE 3rd
   AREA NO. 0-111
   DATE 3/13/39