AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Decreasing
   c. Static
   d. Yes

   b. Class and Occupation
      Servants, service workers, artisans & EPA workers

   c. Foreign Families
      10%
      Nationalities: Mexicans & Japanese
      d. Negro
      40%

   c. Shifting or Infiltration
      Both Mexican & Negro population increasing

2. BUILDINGS:
   a. Type and Size
      Predominating 85% 2 & 3 room shacks
      Other Type 15% 6 & 7 room singles
   b. Construction
      Frame & stucco
      Large old outmoded residences
      c. Average Age
      25 years
      35 years
   d. Repair
      Poor to fair
      Generally poor
   e. Occupancy
      25%
   f. Owner-occupied
      20% plus
   g. 1935 Price Bracket
      $1500-2500
   h. 1937 Price Bracket
      $1750-2750
   i. 1939 Price Bracket
      $1750-2750
   j. Sales Demand
      Poor
   k. Predicted Price Trend
      Static to downward
   l. 1935 Rent Bracket
      $20-25
   m. 1937 Rent Bracket
      $25-30
   n. 1939 Rent Bracket
      $25-30
   o. Rental Demand
      Fair
   p. Predicted Rent Trend
      Static

3. NEW CONSTRUCTION
   Type & Price $2750-$3650
   How Selling owner built

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

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

6. MORTGAGE FUNDS
   Limited

7. TOTAL TAX RATE PER $1000
   County $11.90-City $36.89 1938

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level to rolling; no construction hazards. Land improved 80%. Zoning is mixed; single family, multiple family and business. Conveniences are all readily available. This old unrestricted area has long been inhabited by the servant class who were employed by wealthy families in the higher grade areas to the west and south. This district was originally much smaller but constant infiltration into other sections as deed restrictions expired has created a real menace which is greatly concerning property owners of Pasadena and Altadena. Population, improvements and maintenance are all highly heterogeneous. Many parts of the area zoned for business are honeycombed with single family dwellings, many of them of the "shack" variety, which are occupied by Negroes and other subversive racial elements. The adjoining blue area to the west is protected from the subversive elements by deed restrictions. The area is blighted and its future is a matter of concern and doubt. A movement is on foot to re-restrict in perpetuity adjacent areas which are not as yet affected. The area is accorded a "medial red" grade.

9. LOCATION
   Pasadena
   Security Grade 4th
   Area No._ D-6
   Date 4/6/39

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