AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing  Increasing  Decreasing  Static  Yes
   b. Class and Occupation  Skilled artisans, letter carriers, laborers, & TPA workers
   c. Foreign Families  Foreign Nationalities  Mexican & Italians  d. Negro 5%
   e. Shifting or Infiltration  Indications of increasing subversive racial influences

2. BUILDINGS:
   a. Type and Size 5 & 6 room
   b. Construction  Frame & stucco
   c. Average Age 18 years
   d. Repair Fair
   e. Occupancy 96%
   f. Owner-occupied 80%
   g. 1935 Price Bracket $3000-4000  % change $  % change
   h. 1937 Price Bracket $2750-3750  %  $  %
   i. 1939 Price Bracket $2750-3750  %  $  %
   j. Sales Demand Poor
   k. Predicted Price Trend Downward (next 6-12 months)
   l. 1935 Rent Bracket $25-35  % change $  % change
   m. 1937 Rent Bracket $25-35  %  $  %
   n. 1939 Rent Bracket $25-35  %  $  %
   o. Rental Demand Fair
   p. Predicted Rent Trend (next 6-12 months) Static

3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price -- How Selling --

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

5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC 1 b. Institutions Few

6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER $1000 (1937) $ .50.27
   County $11.90-City $38.37 1938

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level with favorable grades. No construction hazards or flood threats. Land improved 85%. Zoned single family residential. All conveniences. This area is favorably located but is detrimentally affected by 10 owner occupant Negro families located in center of area north and south of Bell St. between Marvista and Catalina Aves. Although the Negroes are said to be of the better class their presence has caused a wave of selling in the area and it seems inevitable that ownership and property values will drift to lower levels. Construction, maintenance and architectural designs while not of the highest type are generally of good quality. The area is accorded a "high red" solely on account of racial hazards. Otherwise a medial yellow grade would have been assigned.

9. LOCATION  Pasadena  SECURITY GRADE  4th  AREA NO. D-7  DATE 4/6/39