### AREA DESCRIPTION

**Security Map of Los Angeles County**

1. **POPULATION:**
   - a. Increasing
   - b. Decreasing
   - c. Static

   b. Class and Occupation: Small business men, white collar workers, skilled & unskilled artisans, laborers, etc. Income $1000-$2400

   c. Foreign Families: 10%

   d. Negro: 1%

2. **BUILDINGS:**
   - a. Type and Size
     - Predominating: 4 & 5 rooms
     - Other Type:
   - b. Construction
     - Frame & shack
     - Average Age: 15 years
     - Repair: Poor
     - Occupancy: 97%
     - Owner-occupied: 35%

   g. 1935 Price Bracket: $2000-$3000
   h. 1937 Price Bracket: $2500-$3500
   i. 1939 Price Bracket: $2500-$3500
   j. Sales Demand: Poor
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $20.00-
   m. 1937 Rent Bracket: $25.00-
   n. 1939 Rent Bracket: $25.00-
   o. Rental Demand: Poor
   p. Predicted Rent Trend (next 6-12 months): Static

3. **NEW CONSTRUCTION (past yr.)**
   - No New Type
   - Roy & Price 5ieces $6000

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

5. **SALE OF HOME PROPERTIES (3 yrs.)**
   - a. HOLC
   - b. Institutions: Many

6. **MORTGAGE FUNDS:** Very limited

7. **TOTAL TAX RATE PER $1000 (1937-1938):** $52.80

8. **DESCRIPTION AND CHARACTERISTICS OF AREA:**

   Terrain is canyon bottom and hillside with rugged contours and many construction hazards. Land improved 40 ft out of a possible single-family but multi-family is permitted in parts. Conveniences are all readily available. This area was subdivided some 25 years ago, but has developed very slowly, and has never shown any great amount of activity. Construction varies from substandard to standard with some shacks in the canyon bottom along the Pacific Electric Railway. Maintenance is spotted but generally of poor quality. Population is heterogeneous and many are of the lower income group. The subversive racial elements are comparatively few in number and are largely in the canyon bottom. While this area is not entirely blighted, it is thought that the trend of desirability will continue downward. The area is accorded a "high red" grade.

9. **LOCATION:**

   **SECURITY GRADE:** 4th
   **AREA NO.:** D-31
   **DATE:** 3/1/39

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