toward Santa Monica and the Pacific Ocean. The San Rafael Hills have turned into the San Fernando Valley much of the development which would have normally followed the San Gabriel range eastward into Pasadena and the San Gabriel Valley. The San Gabriel and Santa Susanna ranges effectively block development farther north, although there are evidences of the gay subdivision activity of the 1880's still visible on the northern slopes of the San Gabriel range overlooking the Mojave desert. These plotted subdivisions naturally died aborning being completely unscorn from any viewpoint.

The second physical characteristic of the Los Angeles housing market which has had important ramifications in determining the trend of residential development is the variance of climatic conditions. Pasadena, for instance, is away from the chill winter fog and wind belt and hence has attracted those persons seeking a warmer winter climate. By the same token, Pasadena and the whole of the San Gabriel and San Fernando Valleys are notably warmer in the summer than the rest of the metropolitan area and, therefore, are not attractive to those seeking escape from summer heat. One of the factors contributing to the recent extensive development in the Inglewood and southwest Los Angeles area has been the fact that the area falls within the fog belt and the zone of cooling Pacific breezes leading to summer temperatures markedly lower than are to be found in other sections of Los Angeles.

The third physical factor, though less important from a residential real estate standpoint, is the scarcity of water. As stated in the economic section of this report, this is a problem of diminishing intensity and with the completion of the aqueduct from Boulder Dam, the difficulties of the inadequate water supply will be solved for years to come. However, for years this factor did influence trends of development. For example, lack of water, in addition to excessive heat, was in large part responsible for retarding the development of San Fernando Valley.

b. The second characteristic of the over-all real estate market relates to the type, size, construction and tenure of the improvements.

The Los Angeles residential area is made up predominantly of single family residences and over eighty percent of the families in 1930 resided in dwellings of this type according to the U. S. Census for that year. The ratio of single family dwellings to total dwellings is even more pronounced now. The great wave of apartment and smaller multiple family building construction which characterized the boom period of building from 1923 to 1929 has had no revival in the recent period of heavy building activity, while building during the depression years was confined principally to single-family dwellings.

The typical Los Angeles single-family dwelling is a 5 to 6 room frame or frame and stucco structure on a 50 x 120 foot lot with a current value of $2,500 to $5,000. This typical home is situated in an area notable for the absence of shade trees, shrubbery, and landscaping. Maintenance is fair to good and pride of ownership is evidenced only in the better areas. Architectural harmony is not prevalent except in recent developments and in the better class older sections. Construction is just fair. In this respect, credit must be given to the Federal Housing Administration program in this area, for this agency has definitely been responsible for a great improvement in architectural appearance and quality of construction in new residential developments (save for the Title I dwellings).

There are not a few slum or near slum sections in the area, these sections being inhabited in nearly every case by the lower class of Mexicans. In contrast, however, there are several extensive areas of mansion type dwellings, most of which are concentrated along the base of the Santa Monica Mountains from Beverly Hills to Santa Monica, in the Arroyo Seco section of Pasadena, portions of San Marino and the Santa Anita development, and the Palos Verdes Estates development. Older developments of this type are to be found in northwest Pasadena, in the Fremont Place, Victoria Circle and Berkeley Square sections of Los Angeles City, at the foot of the Verdugo Mountains in Glendale and in northwest Santa Monica. With the exception of the Fremont Place area and the Verdugo Hills area in Glendale, these older areas have deteriorated rapidly. The large number of both slum and mansion type areas is further indication of the great extremes of incomes in Los Angeles.

Home ownership in 1930 was below average for the State of California and for the country as a whole. Families classified as home owners during that year represented 42 percent of the total number of families as against 45 percent for the state and 47 percent for the United States. This condition derives largely from the low prevailing wage scales in the area on the one hand, and on the other