

FIGURE 2

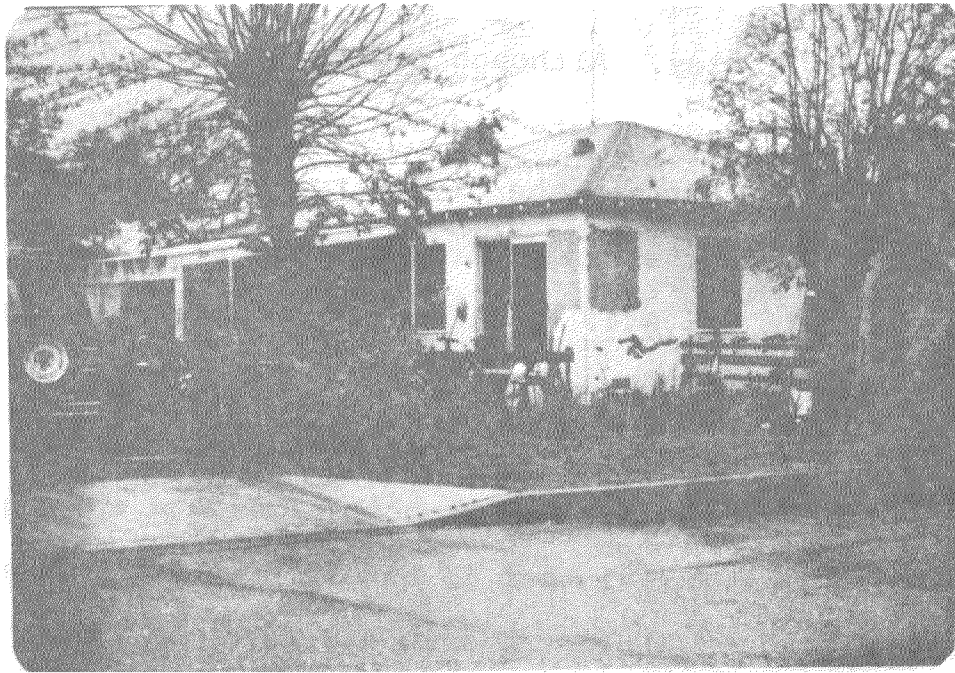
San Fernando

This zone runs through a variety of neighborhoods in the San Fernando Valley. Although the aggregate and median values of the variables correlate closely with the state, the ranges in this zone illustrate the diversity. Median 1970 housing values in the tracts ranged from \$17,800 to \$43,000 and incomes from \$7,250 to \$18,844. 1981 housing values range between \$74,000 and \$350,000.

The low-income area, Sylmar, is a neighborhood of older housing that shows signs of structural damage and repair in the stucco, a material that is highly prone to damage from seismic activity (Photographs 11 and 12). In Sylmar, 1981 estimates of housing values ranged between \$74,000 and \$100,000.

In contrast to Sylmar is Granada Hills, an affluent community adjacent to the Santa Sussanna Mountains. The housing resembles that pictured in Photograph 13. Average 1981 housing values in this region are estimated at \$125,000 but range up to \$900,000. There is also a substantial amount of middle-class housing in this zone.

Photograph 14 was taken in the city of San Fernando, where current housing prices range from \$80,000 to \$125,000. Photograph 15 shows older, poorly maintained Kagel Canyon, a mountainous region northeast of Tujunga. Housing values here average \$135,000, but run as low as \$80,000.



Sylmar is a low-income neighborhood in the San Fernando Valley where the houses resemble those in Photographs 11 and 12. They are stucco and show signs of structural damage or repair.

