



Photograph 14 shows middle-class housing in the City of San Fernando.



A delicately balanced home in Kagel Canyon is shown in Photograph 15.

The zone is socially and ethnically mixed. The black population ranges from 0% in some tracts to 16.2% in others. The Spanish-speaking population is large compared to other zones, with individual tracts ranging from 4.2% to 30.8%. The median education level is 12.2 years of school, but sections of the zone are more well-educated, with a median of fifteen years. Few other zones have tracts with as wide an educational range as this one.

Raymond Hill

The Raymond Hill zone runs through South Pasadena, a low-income, predominantly Hispanic area; Monrovia, an upper middle-class region; and San Marino, an area of large, expensive housing. The data show that great tract contrasts exist in the percentage of Spanish-speaking, blue-collar workers and education levels in this zone. The proportion of Spanish-speaking persons ranges from 3.1% to 33.9%; for blue-collar workers, it is 8.4% to 59.8%. The median education ranges from 11.7 to 15.4 years of school completed.

The median income in 1970 was slightly higher than the state median of \$8,277, with a range of \$4,318 to \$21,612. 1970 housing values were high: between \$18,300 and \$49,000. 1981 estimates place this range as \$55,000 to \$429,000. Sixty-three percent of the housing is owner-occupied, close to the composite median of 70.9%. For renters, the 1970 median contact rent began at \$90 in one tract and ranged to a high of \$290 in another.

Photographs 16 and 17 depict housing that is typical of South Pasadena where values range from \$100,000 to \$159,000. Photograph 16 shows structural damage occurring to the stucco. Photograph 18 shows a house in San Marino, an area of high-priced housing.

Northern Newport-Inglewood (Beverly Hills/West Los Angeles/Inglewood)

This zone extends approximately 45 miles through the most densely populated sections of Los Angeles. In order to more easily interpret the data, this zone was divided into three regions. The northern section encompasses Beverly Hills, Inglewood and West Los Angeles and is the most diverse area studied. The mean black population is 17.4%, but tracts range from 0.8% to 74.9%. The Spanish-speaking population makes up 7.5%, with little intertract variation. The range of blue-collar workers is 2.9% to 48.6%, and the proportion of persons who have completed fewer than eight years of school ranges from 7% to 27.6%.

The range of median housing values in 1970 was from \$19,500 to more than \$50,000, one of the highest of all zones, as was the median value of \$29,000. Current estimates range from \$45,000 in Inglewood to over \$1 million for housing in West Los Angeles. The zone barely scrapes the southern tip of Beverly Hills, where the current range is between \$295,000 and \$750,000. A great deal of the housing observed