# AREA DESCRIPTION

Security Map of Los Angeles County

## 1. POPULATION:
- **a. Increasing**: Moderately
- **Decreasing**: Static
- **Business & professional men, white collar** Income $1500-2000
- **Class and Occupation**: workers, skilled artisans, etc.
- **Foreign Families**: Few%
- **Nationalities**: None subversive
- **d. Negro**: 0 %
- **e. Shifting or Infiltration**: None apparent

### 2. BUILDINGS:
- **Type and Size**: 1 & 5 rooms
- **Construction**: Frame & stucco
- **Average Age**: 8 years
- **Repair**: Fair to good
- **Occupancy**: 96%
- **Owner-occupied**: 75%
- **g. 1935 Price Bracket**: $2000-3250
- **% change**: $________ % change
- **h. 1937 Price Bracket**: $2250-3500
- **% change**: $________ % change
- **i. 1939 Price Bracket**: $2250-3500
- **% change**: $________ % change
- **j. Sales Demand**: Fair
- **k. Predicted Price Trend (next 6-12 months)**: Static
- **l. 1935 Rent Bracket**: $20 - 30
- **% change**: $________ % change
- **m. 1937 Rent Bracket**: $22.50-35.00
- **% change**: $________ % change
- **n. 1939 Rent Bracket**: $22.50-35.00
- **% change**: $________ % change
- **o. Rental Demand**: Fair
- **p. Predicted Rent Trend (next 6-12 months)**: Static

### 3. NEW CONSTRUCTION (past yr.): 23
- **Type & Price**: $3250-4000
- **How Selling**: Moderately

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

### 5. SALE OF HOME PROPERTIES (3 yr.):
- **a. HOLC**: 0
- **b. Institutions**: Few

### 6. MORTGAGE FUNDS: Ample

### 7. TOTAL TAX RATE PER $1000 (1939): 7.60

### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level to slightly rolling. Heavy adobe soil constitutes slight construction hazard. Land improved 60%. Deed restrictions are said to be moderately effective and protect against racial hazards. Conveniences are all reasonably available. Many streets are unplatted. This is the best residential section of Monterey Park and the northern part is some 15 years old. Development has been fairly active during past 2 or 3 years. Construction, maintenance and architectural designs, while not of the best, are of fair quality. A few FHA Title I homes were built in the district, but this type of improvement was discontinued. Population and improvements are fairly homogeneous and district gives the impression of being on the upgrade. This is a fairly good medium priced area which should remain desirable for the next 10 or 15 years. It is therefore assigned a "low blue" grade.

### 9. LOCATION: Monterey Park  SECURITY GRADE: 2nd  AREA NO: B-100  DATE: 1-26-39