AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  
   a. Increasing: Rapidly  
   b. Class and Occupation: White collar workers, skilled artisans, etc. Income $1200-2100 up  
   c. Foreign Families: Few  
   d. Negro: 0%  
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:  
   a. Type and Size: 5 room bungalows  
   b. Construction: Frame & stucco  
   c. Average Age: 3 years  
   d. Repair: Good  
   e. Occupancy: 98%  
   f. Owner-occupied: 75%  

3. 1935 Price Bracket: $ Pattern not made  
   4. 1937 Price Bracket: $3500-4000  
   5. 1939 Price Bracket: $3750-4150  

4. 1935 Rent Bracket: Long available  
   5. 1937 Rent Bracket: $30 - 35  
   6. 1939 Rent Bracket: $30 - 35  

5. Predicted Price Trend: Static  
   6. Predicted Rent Trend: Static

3. NEW CONSTRUCTION (past yr.):  
   a. Type & Price: 5 room rm $4000 How Selling: Readily

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

5. SALE OF HOME PROPERTIES (last yr.):  
   a. HOLC: 0  
   b. Institutions: 0

6. MORTGAGE FUNDS: Ample  
   7. TOTAL TAX RATE PER $1000 (1938): $40.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   Terrain: Low lying level. Adobe soil and swampy spots create slight construc­
tion hazards. Land improved 100%. Deed restrictions covering cost and time of
improvements and protecting against racial hazards, are apparently enforced.
Conveniences are all readily available, including interurban bus service. There
is no local transportation. Schools are especially good. Many streets are not
improved. This is a workingmen's district evidently developed to meet demand of
white collar clericals and minor executives connected with the Montebello oil
fields located about a mile to the north. This has been fairly active area for
past 3 years, some 150 new homes having been built. Construction is of standard
quality, but architectural designs lack something in appeal. The area is too new
to properly judge character of population and maintenance. Proximity to oil
fields is a favorable rather than detrimental influence. A dairy located to the
east of area is unfavorable factor. The area is still in development stage and,
while indications are that it will be a good workingmen's district, it is thought
wise to assign a provisional "low blue" grade.

9. LOCATION: Montebello  
   SECURITY GRADE: 2nd - AREA NO. B-100 DATED: 26-39