AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: White collar workers, skilled artisans, etc. Income $1200
   c. Foreign Families: None believed subversive
   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: 90%
   f. Owner-occupied: 75%
   g. 1935 Price Bracket: $ Pattern not made
   h. 1937 Price Bracket: $3500-$4000
   i. 1939 Price Bracket: $3750-$4500
   j. Sales Demand: Good
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $ Pattern not made
   m. 1937 Rent Bracket: $30 - $35
   n. 1939 Rent Bracket: $30 - $35
   o. Rental Demand: Good
   p. Predicted Rent Trend (next 6-12 months): Static

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

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

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

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1939): $0.40

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Low lying level. Adobe soil and swampy spots create slight construction hazards. Land improved 90%. 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: Low - AREA NO. B-106 DATE: 2-99

161