AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Rapidly
   c. Decreasing
   d. Static
   e. Business & professional men, skilled artisans, factory
   f. Officials, white collar workers, etc.
   g. Income $1500-$5000
   h. Foreign
   i. Families Few %
   j. Nationalities None subversive
   k. Negro 0 %

2. BUILDINGS:
   a. Type and Size
      FREDOMINATING 50 %
      OTHER TYPE
   b. Construction
   c. Average Age
   d. Repair
   e. Occupancy
   f. Owner-occupied
   g. 1935 Price Bracket
      $ Pattern not established
   h. 1937 Price Bracket
      $ 3000-5000
   i. 1939 Price Bracket
      $ 3000-5000
   j. Sales Demand
   k. Predicted Price Trend
      Static
   l. 1935 Rent Bracket
      $ 100-200
   m. 1937 Rent Bracket
      $ 30-50
   n. 1939 Rent Bracket
      $ 30-50
   o. Rental Demand
   p. Predicted Rent Trend
      Static

3. NEW CONSTRUCTION (past yr.)
   a. Type & Price
   b. How Selling
   c. Owner built

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

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

6. MORTGAGE FUNDS
   a. Ample
   b. Total Tax Rate Per $1000 (1939) $10.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   a. Terrain: Level with favorable grades.
   b. No construction hazards.
   c. Land improved: unhatched portion 35%; hatched part 5%.
   d. Deed restrictions cover unhatched portion and protect against racial hazards.
   e. Schools, churches, and trading centers conveniently available.
   f. Transportation is by bus and private conveyance.
   g. The section north of Whittier Blvd. is new and highly restricted.
   h. It is built up with attractive 5 and 6 rm bungalows.
   i. Between 9th St. and Whittier Blvd., the area is restricted and has been developed within past 10 years with 4 and 5 rm bungalows.
   j. The hatched portion is unrestricted and but sparsely developed, but indications are that northern portion at least will develop in conformity with unhatched part of area.
   k. To the southwest and east of the lower part of the hatched area and possibly invading it somewhat are scattered shacks, housing families of Mexican agricultural laborers.
   l. The following applies to the unhatched portion of area. Construction is standard high grade.
   m. Maintenance is of good character indicating pride of occupancy.
   n. Architectural designs are attractive and harmonious.
   o. Population and improvements are homogeneous.
   p. Montebello oil field, which lies about one mile to the north, is apparently not considered a detrimental influence.
   q. School facilities covering all grades are particularly good and are a constructive factor.
   r. The future of the hatched portion of area is very nebulous and has not entered into the grading of the area.

9. LOCATION
   a. Montebello - West
   b. Security Grade 2nd
   c. Area No. E-101
   d. Date 9-26-39