AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  
   a. Increasing  
   b. Moderately  
   c. Decreasing  
   d. Static  

   Business, professional and retired people, white collar workers. Income $1800-3600 and up

   e. Class and Occupation  
   f. white collar  
   g. Income $1800-3600 and up

   h. Foreign Families  
   i. None

   j. Nationalities  
   k. None subversive

   l. Negro  
   m. 0%

   n. Shifting or Infiltration  
   o. None apparent

2. BUILDINGS:  
   a. Type and Size  
      PREDOMINATING  80%  
      OTHER TYPE  20%

   b. Construction  
      Frame, stucco & masonry

   c. Average Age  
      3 years

   d. Repair  
      Good

   e. Occupancy  
      98%

   f. Owner-occupied  
      5%

   g. 1935 Price Bracket  
      $ Not established  % change

   h. 1937 Price Bracket  
      $ 6500-12,500  %

   i. 1939 Price Bracket  
      $ 6500-12,500  %

   j. Sales Demand  
      Fair

   k. Predicted Price Trend  
      (next 6-12 months)  
      Static

   l. 1935 Rent Bracket  
      $ Not a  % change

   m. 1937 Rent Bracket  
      $ rental  %

   n. 1939 Rent Bracket  
      $ district  %

   o. Rental Demand  
      -

   p. Predicted Rent Trend  
      (next 6-12 months)  
      $ Not a

3. NEW CONSTRUCTION (past yr.)  
   a. Type & Price  
      Type & Price $1750-15,000

   b. Selling  
      Owner built

4. OVERHANG OF HOME PROPERTIES:  
   a. HOLC  
      0

   b. Institutions  
      Few

5. SALE OF HOME PROPERTIES (past yr.)  
   a. HOLC  
      1

   b. Institutions  
      Few  
      1939

6. MORTGAGE FUNDS:  
   a. Ample

7. TOTAL TAX RATE PER $1000 (1938)  
   County $37.30 - City $22.57

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

   Terrain: Rugged with steep grades and many construction hazards in northwest; level to rolling, no construction hazards in balance of area. Land improved 15%. Deed restrictions regulate improvements and protect against racial hazards. Zoning is single-family residential. Conveniences, while available, are not readily so. This is a comparatively new area, the upper part has a number of large estate type homes and is very sparsely settled. Proximity to the Whittier oil fields is said not to be a detrimental influence, but it is believed will undoubtedly prove a retardant. The balance of the area is improved with 6 to 8 room, 1 and 2 story dwellings with a mixture of 5-room bungalows in the southeast part. Construction, maintenance and architectural designs are of good character. Pattern of area is not yet clearly defined, and will probably, in time, require a further breakdown but, for the present, it is felt the allocation of a provisional "hatched blue" grade will meet requirements.

Hatched

9. LOCATION Whittier  
   SECURITY GRADE 2nd  
   AREA NO. E-105  
   DATE 26-39