AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  
   a. Increasing  
   b. Class and Occupation: Income $700-$1800  
   c. Foreign Families 5% Nationalities: Italians - Possibly few Mexican  
   d. Negro 0% families  
   e. Shifting or Infiltration: Infiltration of subversive racial elements a possibility

2. BUILDINGS:  
   a. Type and Size: 5 & 6 rooms  
   b. Construction: Frame & stucco  
   c. Average Age: 12 years  
   d. Repair: Fair  
   e. Occupancy: 98%  
   f. Owner-occupied  
   g. 1935 Price Bracket: $2000-$4000  
   h. 1937 Price Bracket: $2250-$4250  
   i. 1939 Price Bracket: $2250-$4250  
   j. Sales Demand: Poor  
   k. Predicted Price Trend: Static (next 6-12 months)  
   l. 1935 Rent Bracket: $20-$35  
   m. 1937 Rent Bracket: $25-$40  
   n. 1939 Rent Bracket: $25-$40  
   o. Rental Demand: Good  
   p. Predicted Rent Trend: Static (next 6-12 months)

3. NEW CONSTRUCTION (past yr.): No  
   a. Type & Price: $3500-$5000  

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

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

6. MORTGAGE FUNDS: Limited  

7. TOTAL TAX RATE PER $1000 (1937-): $48.30  

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  

Terrain: Generally level, with some grades. No construction hazards. Land improved 50%. Zoning is mixed and inadequate. Conveniences are all readily available. Some streets not improved. This is one of the older sections of San Gabriel and has developed into a nondescript "buffer" area, of mixed single-family dwellings, low-grade multi-family structures, bungalow courts and auto camps. Construction is inclined to be substandard, although there are some standard quality improvements. Population is heterogeneous as is also general appearance of area. The favorable influence of better areas to the north is more than offset by the detrimental influence of the main line of the Southern Pacific Railroad just below its southern border and proximity of the large Mexican settlement. Although not blighted there is little future prospect for the area and it is accorded a "low yellow" grade.

9. LOCATION: San Gabriel  
   SECURITY GRADE: 3rd - AREA NO: C-38  
   DATE: 4/17/39

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