AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Business & professional men, white-collar workers, skilled artisans & factory workers. Income $1200-$2400 & up
   c. Foreign Families
   d. Negro
   e. Shifting or Infiltration

2. BUILDINGS:
   a. Type and Size
   b. Construction
   c. Average Age
   d. Repair
   e. Occupancy
   f. Owner-occupied
   g. 1935 Price Bracket
   h. 1937 Price Bracket
   i. 1939 Price Bracket
   j. Sales Demand
   k. Predicted Price Trend
   l. 1935 Rent Bracket
   m. 1937 Rent Bracket
   n. 1939 Rent Bracket
   o. Rental Demand

3. NEW CONSTRUCTION (past yr.) Type & Price
   a. HOLC
   b. Institutions

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

5. SALE OF HOME PROPERTIES (3 yr.)
   a. HOLC
   b. Institutions

6. MORTGAGE FUNDS
   a. FHA

7. TOTAL TAX RATE PER $1000 (1938) $52.10

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level to rolling. No construction hazards. Land improved 50%. Deed restrictions designate types of improvements, provide uniform setbacks, and protection from subversive racial elements. Conveniences are all reasonably and readily available. Some dead and streets. Many poorly and cheaply constructed street improvements. Part of this district was originally subdivided a number of years ago, but was far from successful. During the past 4 years under the stimulus of FHA Title I & Title II financing a number of speculative builders have operated in the area and it has been considered one of the community "hot spots". Construction ranges from substandard to standard quality. Architectural designs are individually attractive and usually harmonious as a whole. Population is inclined to be heterogeneous, and while owner occupancy is high, equity average so low as to threaten the economic stability of the area. Practically all improvements are being constructed by speculative builders whose profits are said to be largely derived from arbitrary increases in land prices. Sales are being affected by "high pressure" methods and there is evidence of increasing sales resistance, as many completed dwellings remain unsold. The section east of San Gabriel Blvd. appears to be the most promising part of the area. The section lying north of Chestnut Ave, west of Del Mar St., known as San Gabriel Village appears to be the most promising part of the area. (Continued on next page)

9. LOCATION & So. San Gabriel SECURITY GRADE 3rd AREA NO. C-40 DATE 4/17/39

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