AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing Moderately Decreasing Static
   b. Class and Occupation
      Small merchants, skilled & semi-skilled artisans, WPA
   c. Foreign Families 2% Nationalities Mexican d. Negro 0%
   e. Shifting or Infiltration None apparent

2. BUILDINGS:
   a. Type and Size
      Predominating 85% 4-5 room
      Other Type
   b. Construction
      Frame & stucco
   c. Average Age
      12 years (new to 30 yrs.)
   d. Repair
      Poor to good
   e. Occupancy
      98%
   f. Owner-occupied
      70%
   g. 1935 Price Bracket $1750-2250 % change
      $ % change
   h. 1937 Price Bracket $2000-2500 %
      %
   i. 1939 Price Bracket $3000-3500 %
      %
   j. Sales Demand Moderate
   k. Predicted Price Trend
      (next 6-12 months) Static
   l. 1935 Rent Bracket $17.50-25 % change
      $ % change
   m. 1937 Rent Bracket $20-30 %
      %
   n. 1939 Rent Bracket $20-30 %
      %
   o. Rental Demand Active
   p. Predicted Rent Trend
      (next 6-12 months) Static

3. NEW CONSTRUCTION (past yr.) No. 75 Type & Price $5000-$6250 How Selling Fair

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

5. SALE OF HOME PROPERTIES (3 yr.)
   a. HOLC 2
   b. Institutions Few

6. MORTGAGE FUNDS (Ample (FHA))

7. TOTAL TAX RATE PER $1000 (1937-8) $49.20 1938

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain level - no construction hazards. 60% developed. Flood hazard at extreme east side of area. Extremely heterogeneous area - shacks to well-maintained and modern dwellings. Considerable acreage plots devoted to citrus fruits and poultry raising. Many of improvements are very cheaply built - typical property would not rate above average. Included in the area are a small number of Mexican families concentrated along 2nd St. south of St. Joseph. Conveniences at hand but transportation is poor. Schools and stores are limited in southeast portion of area. New construction of better type concentrated on Floral, Forest and Haven Avenues although new construction grouped close to Huntington Dr. and along 1st St. south of Huntington. Some Mexican concentration along Alice, Genoa and Dulcile Sta., extends between Santa Anita and 1st Ave. 20 miles from downtown Los Angeles.

9. LOCATION Arcadia SECURITY GRADE 3rd AREA NO. 0-43 DATE 5/2/39