AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION:
a. Increasing: Moderate
b. Decreasing: Static
c. Class and Occupation: white-collar clericals, income $1500-$3000 & up
d. Foreign Families: None
e. Shifting or Infiltration: None

2. BUILDINGS:
   a. Type and Size: 4, 5 & 6 rooms
   b. Construction: Frame & stucco
   c. Average Age: 14 years
   d. Repair: Fair to good
   e. Occupancy: 99%
   f. Owner-occupied: 85%
   g. 1935 Price Bracket: $2750-4500
   h. 1937 Price Bracket: $3000-4750
   i. 1938 Price Bracket: $3000-4750
   j. Sales Demand: Good
   k. Predicted Price Trend: Static (next 6-12 months)
   l. 1935 Rent Bracket: $25-45
   m. 1937 Rent Bracket: $30-50
   n. 1939 Rent Bracket: $30-50
   o. Rented Demand: Good
   p. Predicted Rent Trend: Static (next 6-12 months)

3. NEW CONSTRUCTION (past yr.):
   a. Type & Price: 4-6 rooms $3500-6000

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

5. SALE OF HOME PROPERTIES (3 yr.):
   a. HOLC: 0
   b. Institutions: Few

6. MORTGAGE FUNDS: Selective

7. TOTAL TAX RATE PER $1000 (1937): $41.80

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with no construction hazards or flood threats. Land improved 60%.
   Deed restrictions have expired. Zoning mixed but generally single-family residential.
   Schools, churches and trading centers are readily available. Local transportation facilities are adequate but interurban service to Pasadena and Los Angeles is ample. This area is some 25 to 30 years old, and its development has been gradual, and largely without direction. Numerous acreage tracts scattered throughout are devoted to citrus groves and poultry raising. FHA financing has stimulated building and the past five years have probably been the most active in the area’s history. Improvements are heterogeneous as to age, type and construction. Maintenance is generally of good character and indicates pride of occupancy. Although there is a wide spread in income, population is largely homogeneous. New construction is of good quality and architectural designs are attractive. The location of the area south of Huntington Blvd. and its proximity to Santa Anita Park and race track is a favorable influence. Price brackets shown above are nominal only, as size of homesites vary greatly and are a material price factor. All things considered it is felt that the area is entitled to a "high yellow" grade.

9. LOCATION: Arcadia
   SECURITY GRADE: 3rd +
   AREA NO.: C-44
   DATE: 2/2/39