AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation
      - Income $1500-$3000
   c. Foreign Families
   d. Negro

2. BUILDINGS:
   a. Type and Size
      - Predominating: No predominant type (see line 8)
      - Other Type: 3-8 rooms
   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 (next 6-12 months)
   l. 1935 Rent Bracket
   m. 1937 Rent Bracket
   n. 1939 Rent Bracket
   o. Rental Demand
   p. Predicted Rent Trend (next 6-12 months)

3. NEW CONSTRUCTION (past yr.):
   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. Ample FHA
   b. Other

7. TOTAL TAX RATE PER $1000 (1937-1938): $4.60

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level. No construction hazards but possible threat of flood along a wash which runs between 8th and 10th Avenues. Land improved 35% based upon 1/2 acre homesites. Deed restrictions have expired and zoning is mixed; however, area is predominantly single-family residential. Conveniences are available but not readily so. Sewers are lacking and a majority of the streets are not yet platted. The area is some 30 years old and was developed as an orchard district. It has gradually grown into a sustenance homestead section, with lands selling from $1000 to $1500 per acre. There are few, if any, homesites of less than 1/2 acre. Scattered throughout are numerous poultry farms, citrus and walnut groves of various sizes. While price ranges are not feasible, nominal values run from $1800 for an 18-year old 3-room cottage and 1/2 acre to $6000 for an 18-year old 8-room 2-story residence and 1/2 acre of land. Needless to say population, improvements, age, architectural styles, construction and maintenance are all of a heterogeneous nature. New construction, which is largely confined to the district west of Second Avenue and south of Valnott Avenue is of good quality, having, with few exceptions, been financed with FHA Title II loans and built under FHA supervision. While the area has many detrimental factors, the volume of new and better improvements seem to warrant assigning a "moderale yellow" grade.

9. LOCATION: East Arcadia
   SECURITY GRADE: 3rd
   AREA NO.: C-45
   DATE: 5/4/39