AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing Moderately Decreasing Static
   Retired people, small business men, skilled & clerical labor.
   b. Class and Occupation
   Income $1200-$2800 & up
   c. Foreign Families Few Nationalities None subversive
d. Negro 0%
e. Shifting or Infiltration None apparent

2. BUILDINGS:
   a. Type and Size
      PREDOMINATING 85 %
      4, 5 & 6 room
      LARGER SIZE HOMES
   b. Construction
      Frame & stucco
   c. Average Age
      12 years
   d. Repair
      Fair
   e. Occupancy
      97%
   f. Owner-occupied
      85%
   g. 1935 Price Bracket $2500-4500 * %change $%
   h. 1937 Price Bracket $3000-5000 * %change $%
i. 1939 Price Bracket $3000-5000 * %change $%
j. Sales Demand
   *Includes ½ acre homesite
   k. Predicted Price Trend
      (next 6-12 months) Static
   l. 1935 Rent Bracket
      $20-35 %change $%
m. 1937 Rent Bracket
      $25-40 %change $%
n. 1939 Rent Bracket
      $25-40 %change $%
o. Rental Demand
      Good
   p. Predicted Rent Trend
      (next 6-12 months) Static
      4-6 rm. & ⅓ acre homesite

3. NEW CONSTRUCTION (past yr.)
   No 200 Type & Price $3500-$6500 How Selling Moderately

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC 1
   b. Institutions Few

5. SALE OF HOME PROPERTIES (3 yr.)
   a. HOLC 6
   b. Institutions Few

6. MORTGAGE FUNDS Selective

7. TOTAL TAX RATE PER $1000 (1937-38) $.41.80

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with no construction hazards. Flood Control Board now working to
   eliminate flood threat in southwest portion. Land improved 40% including citrus
   groves as part of homesites. This area is under county government and zoning is
   limited to requiring minimum of 5000 sq. ft. of land per family. Conveniences
   are all available but not readily so. This area consists of an unincorporated
   community known as Temple City, which has slowly developed over the past 25 or 30
   years. Under the stimulus of FHA financing and the elimination of a "Mattoon
   Bonded Dept," it has had its period of greatest activity within the past few years.
   There are many poultry farms, citrus and walnut groves of varying sizes scattered
   throughout the area. Population, improvements, age, architectural design, main-
   tenance and quality of construction are all of a heterogeneous character. New
   construction, which is largely under FHA supervision, has been in considerable
   volume and has bettered grade of area and increased its desirability. The small
   section of this area lying to the west of San Gabriel Blvd. is of slightly better
   quality, being developed in small homesites interspersed with citrus groves, but
   this small neighborhood suffers from dead-end streets to the west and the hazard
   of the high-speed traffic artery, San Gabriel Blvd. to the east. However, it is
   not thought feasible to accord better than a "moderately yellow" grade.

9. LOCATION Temple City SECURITY GRADE 3rd AREA NO. 2-46 DATE 5/3/39
   CAUTION: This area is currently affected in whole or in part by an Ad valorem
   Tax District. Individual properties should be checked for this hazard.