AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Collar Workers. Income $1200-$2500 & up
   c. Foreign Families: 0%
   d. Negro: 0%
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: 4-5 room bungalows
   b. Construction Material: Frame - few stucco
   c. Average Age: 4 years
   d. Repair: Fair to good
   e. Occupancy: 99%
   f. Owner-occupied: 80%
   g. 1935 Price Bracket: $1500-3000
   h. 1937 Price Bracket: $1750-3500
   i. 1939 Price Bracket: $1750-3500
   j. Sales Demand: Fair
   k. Predicted Price Trend: Static
   l. 1935 Rent Bracket: $15-25
   m. 1937 Rent Bracket: $15-30
   n. 1939 Rent Bracket: $15-30
   o. Rental Demand: Fair
   p. Predicted Rent Trend: Static

3. NEW CONSTRUCTION (past yr.): 4-5 room

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): $38.70 Co.

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with no construction hazards. Possible flood threat as area lies between two major washes. Land improved 60%. Being under County government only zoning restriction limits to minimum of 5,000 sq. ft. land occupied by single family. Conveniences are all available but not conveniently so. This area is the newer part of El Monte and has been developed within the past 10 years. Several years ago a U.S. Housing authority low-cost housing project consisting of about 200 small single family dwellings were located here. This is a secluded area with well laid out and shaded streets, which add charm to the neighborhood. The area was originally developed under high pressure promotional efforts and construction is very largely of substandard character. Newer construction, however, is of better grade and maintenance indicates pride of occupancy. Population is homogeneous as to type and architectural designs are fairly uniform. The low tax rate shown is a favorable factor but lack of deed restrictions and proper zoning is a detrimental influence. Owing to poor location and substandard construction it is not thought that higher than a "medial yellow" grade is justified.

9. LOCATION: El Monte SECURITY GRADE: 3rd AREA NO. C-47 DATE: 5/3/39