AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION:
   a. Increasing  Fairly rapid
   b. Class and Occupations:
      Business & professional men, skilled artisans, white collar,
      agriculture & WPA workers. Income $900-$2600
   c. Foreign Families  Few
      Nationalities  Non-subversive
      d. Negro  0
   e. Shifting or Infiltration
      Infiltration of subversive races a threat but not apparent
      at this time.

2. BUILDINGS:
   a. Type and Size
      3-5 room bungalows
      Larger dwellings
   b. Construction
      Frame - few stucco
      Shacks
   c. Average Age
      9 years
   d. Repair
      Poor to good
   e. Occupancy
      95-98%
   f. Owner-occupied
      65-70%
   g. 1935 Price Bracket
      $1000-2000  % change
   h. 1937 Price Bracket
      $1200-3500  % change
   i. 1939 Price Bracket
      $1250-3500  % change
   j. Sales Demand
      Poor
   k. Predicted Price Trend
      (next 6-12 months)
      Static
   l. 1935 Rent Bracket
      $10-30  % change
   m. 1937 Rent Bracket
      $12.50-35  % change
   n. 1939 Rent Bracket
      $12.50-35  % change
   o. Rental Demand
      Fair
   p. Predicted Rent Trend
      (next 6-12 months)
      Static
      3-5 rm. frame

3. NEW CONSTRUCTION:
   a. Type & Price
      $500-$600  How Selling
      Moderately

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

5. SALE OF HOME PROPERTIES:
   a. HOLC  0
   b. Institutions  0

6. MORTGAGE FUNDS:
   Selective

7. TOTAL TAX RATE PER $1000 (1937) $35.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level. No construction hazards. Threat of flood from washes on eastern
   and western boundaries. Land improved 25% or more according to amount land
   allocated to individual improvements. No deed restrictions and zoning under
   County government only with provision that each family shall occupy minimum of
   5000 sq. ft. Conveniences are all fairly available. No sewers and many streets
   unimproved. This area has had a sparse development for some 20 years but it is
   only in the past 5 years that it has had any noticeable activity. Development
   has been along "sustenance homestead" lines, and homesites vary from a fraction
   to 20 or more acres. New construction ranges from standard to "jerry built".
   There are also many "homemade" dwellings which have been in course of piece meal
   construction over a period of years. Population, improvements, types, size, age,
   maintenance and quality of construction are all of a heterogeneous character.
   Lack of Restrictions and zoning leaves the area without protection from infiltrat­
   tion of subversive racial elements and nondescript improvements. While FHA
   improvements have been beneficial to the area and has raised its quality, it is
   not deemed sufficient to warrant better than a "low yellow" grade.

9. LOCATION: El Monte
   SECURITY GRADE 3rd
   AREA NO. 3-48
   DATE 5/4/39
   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.