AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  
   a. Increasing: Slowly    Decreasing: Static
   b. Class and Occupation: Income $300 - $2400  
      Small businesses, skilled and semi-skilled workers.
   c. Foreign Families: Foreign nationals: Mexicans: Negro: 0%
   d. Shifting or Inflation: No further increase of subversive racial groups is anticipated

2. BUILDINGS:
   a. Type and Size: Predominating: 85%  OTHER TYPE: 15%
      5 rooms
   b. Construction: Frames
   c. Average Age: 25 years
   d. Repair: Poor to fair
   e. Occupancy: 97%
   f. Owner-occupied: 65 - 70%
   g. 1935 Price Bracket: $1750 - 2500
   h. 1937 Price Bracket: $2000 - 2750
   i. 1939 Price Bracket: $2000 - 2750
   j. Sales Demand: Weak
   k. Predicted Price Trend: Static (next 6-12 months)
   l. 1935 Rent Bracket: $17.50 - 25
   m. 1937 Rent Bracket: $20 - 30
   n. 1939 Rent Bracket: $20 - 30
   o. Rental Demand: Steady
   p. Predicted Rent Trend: Static (next 6-12 months)
      5 rm. stucco bungalows

3. NEW CONSTRUCTION (past yr.): Type & Price: $3000 - 3750
   How Selling: Owner built

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

5. SALE OF HOME PROPERTIES:  
   a. HOLC: Limited but Few  b. Institutions: Few

6. MORTGAGE FUNDS: Selective

7. TOTAL TAX RATE PER $1000 (1937-38): $32.50

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level to slightly sloping; no construction hazards. 65% developed. This area was originally built as a trading center in the midst of an extensive citrus belt. Construction of dwellings is rated as from cheap to medium quality. There is no concentration of Mexican families in the area. People populating area are responsible types with limited means. Generally the improvements are being maintained in fair condition with only an occasional poorly maintained dwelling. Area is heterogeneous in character. Setbacks not uniform.

9. LOCATION: La Verne  SECURITY GRADE: 3rd AREA NO.: 0-54 DATE: 5-8-39