AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION:
   a. Increasing
   b. Class and Occupation: All types of occupation - Income $1000-$3000 & up
   c. Foreign Families: None
   d. Negro: None
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: 5-6 room
   b. Construction: Frame - some stucco
   c. Average Age: 22 years
   d. Repair: Fair to good
   e. Occupancy: 95%
   f. Owner-occupied: 70%
   g. 1935 Price Bracket: $2250-3000
   h. 1937 Price Bracket: $2500-3250
   i. 1939 Price Bracket: $2500-3250
   j. Sales Demand: Fair
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $15 - 20
   m. 1937 Rent Bracket: $20 - 30
   n. 1939 Rent Bracket: $20 - 30
   o. Rental Demand: Fair
   p. Predicted Rent Trend (next 6-12 months): Static

3. NEW CONSTRUCTION (past yr.):
   a. Type & Price: Diversified types
   b. HOLC: 1
   c. Institutions: Few

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: None
   b. Institutions: Few

5. SALE OF HOME PROPERTIES (past 3 yr.):
   a. HOLC: None
   b. Institutions: Few

6. MORTGAGE FUNDS:
   a. Ample but selective

7. TOTAL TAX RATE PER $1000 (1937): $50.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with no construction hazards or flood threat. Land improved 75%.
   This area comprises the entire town of Covina which, because of its small size,
   prohibits breaking down area into degrees of desirability. The town itself is
   static as to growth and future, being another Valley citrus center. Dwellings are
   heterogeneous but streets are well laid out - set backs are uniform and there is
   a generally pleasing aspect to the entire community. Business section is well
   laid out and handy to entire area as are schools. Absence of zoning has not harmed
   the residential areas and city is not growing fast enough to make this a future
   hazard. Better type dwellings are scattered throughout but are largely concentrat-
   ted west of the City Park. Lot values run from $6 to $10 per front foot. There
   are no Mexicans in this community and there is an unwritten law prohibiting their
   presence.

9. LOCATION: Covina
   SECURITY GRADE: 3rd
   AREA NO.: C-67
   DATE: 5/3/39