AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing Slowly Decreasing Slowly
   Local professional & business men, white collar, oil well
   & WPA workers. Income $700-$1800
b. Class and Occupation
   Foreign Families
   Nationalities None
   Suburbs Located
   Negro 0 %
c. Shifting or Infiltration
   None apparent
   Foreign 2.9%
d. People
   Nationalities
   Income
   $700-$800
   Class &
   WPA workers.
e. Shifting or Infiltration
   Non.
   Non.
   Non.
   Non.
   Non.

2. BUILDINGS:
   a. Type and Size
   Predominating 90 %
   Other Type 10 %
   Rooms & Rooms
   Rooms & Rooms
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   Rooms & Rooms

3. NEW CONSTRUCTION (past yr.)
   a. Type & Price
   b. Type & Price
   c. Type & Price
   d. Type & Price
   e. Type & Price
   f. Type & Price
   g. Type & Price
   h. Type & Price
   i. Type & Price
   j. Type & Price
   k. Type & Price
   l. Type & Price
   m. Type & Price
   n. Type & Price
   o. Type & Price
   p. Type & Price

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

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

6. MORTGAGE FUNDS
   Limited & Selective

7. TOTAL TAX RATE PER $1000 (1937-)
   $55.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level. No construction hazards. Slight danger of floods. Land improved 50%. Many large homesites. There are no deed restrictions and only county zoning. Conveniences are reasonably available. Many streets are not improved. This area covers the unincorporated town of Pico, a little settlement on the State Highway 101. The town is over 25 years old and there is no apparent economic reason for its existence. It is therefore considered a suburb of Whittier, which is its nearest commercial center. There are a few small business houses located on the highway. Construction runs from cheap substandard to standard. Maintenance is spotted with a wide range in quality. Population is fairly homogeneous. Improvements are heterogeneous in aspect. The new construction is largely in the northwest part of area. Indications are that there will be little change in desirability during the next 10 years. The area is accorded a "low yellow" grade.

9. LOCATION
   Pico
   SECURITY GRADE
   3rd - AREA NO. C-131
   DATE 4/26/39