AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing  Rapidly  Decreasing  Static  Local business men, oil workers, artisans, orchardists &
b. Class and Occupation  white collar workers  Income $1200-$2000
c. Foreign Families  Few  Nationalities  None subversive  d. Negro  Q  
c. Shifting or Infiltration  None apparent

2. BUILDINGS:  
   a. Type and Size  4 & 5 room cottages  Old 2-story dwellings
   b. Construction  Frame & stucco
   c. Average Age  3 years
   d. Repair  Good
   e. Occupancy  98%
   f. Owner-occupied  90%
   g. 1935 Price Bracket  $500-1000
   h. 1937 Price Bracket  $2500-4000
   i. 1939 Price Bracket  $2500-4000
   j. Sales Demand  Good
   k. Predicted Price Trend  Static
      (next 6-12 months)
   l. 1935 Rent Bracket  $20-30
   m. 1937 Rent Bracket  $20-30
   n. 1939 Rent Bracket  $20-30
   o. Rental Demand  Fair
   p. Predicted Rent Trend  Static
      (next 6-12 months)

3. NEW CONSTRUCTION (past yr.) No 55  Type & Price 2500-4000  How Selling Moderately

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

5. SALE OF HOME PROPERTIES (3 yr.)  
   a. HOLC  1  b. Institutions  Few

6. MORTGAGE FUNDS:  
   7. TOTAL TAX RATE PER $1000 1937  34.58

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   Terrain; Low lying level. Slight flood threat. Adobe soil creates minor construction hazard. Land improved 75%. Zoning and deed restrictions (if any exist) are inadequate. Conveniences are all readily available. This is an old suburban district of Whittier, which has recently taken on new life under stimulus of speculative building and FHA Title I Class 3 financing, with some FHA Title II dwellings in the old section south of Whittier Blvd. The speculatively built FHA Title I dwellings north of Whittier Blvd. appear to be of sub-standard construction, have a crowded aspect and are not architecturally attractive. Adjacence to the blighted area to the west indicates a misplaced development. The district to the south of Whittier Blvd. is thought to be more stable, although much older. In this district a number of "owner built" 5-room bungalows have been constructed during the past several years. The area will probably have to be divided at some future time but, at present, it is felt that a grade of "high yellow" can be accorded.

9. LOCATION  Whittier Suburb  SECURITY GRADE  3rd +  AREA NO. C-132  DATE 4/26/39