AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing: Rapidly
   c. Foreign Families: Few
   d. Negro: 0
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: 4 & 5 room cottages
   b. Construction: Frame & stucco
   c. Average Age: 3 years
   d. Repair: Good
   e. Occupancy: 90%
   f. Owner-occupied: 90%
   g. 1935 Price Bracket: $ Pattern not established
   h. 1937 Price Bracket: $2500-4000
   i. 1939 Price Bracket: $2500-4000
   j. Sales Demand: Good
   k. Predicted Price Trend: Static
   l. 1935 Rent Bracket: $ —
   m. 1937 Rent Bracket: $20-30
   n. 1939 Rent Bracket: $20-30
   o. Rental Demand: Fair
   p. Predicted Rent Trend: Static

3. NEW CONSTRUCTION (past yr.): 0
   a. Type & Price: $2500-$4000
   b. 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: None

7. TOTAL TAX RATE PER $1000: 1938 $47.58

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 substandard construction, have a crowded aspect and are not architecturally attractive. Adjacency 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: 2-132
   DATE: 4/26/39