AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  a. Increasing Slowly Decreasing Static
b. Class and Occupation Professional & business men, retired people, white collar
   workers, etc., Income $1500-$3500 & up
c. Foreign Families Pop % Nationalities None subversive d. Negro 0 %
e. Shifting or Infiltration None apparent

2. BUILDINGS:
   a. Type and Size
      5 to 8 rooms Larger single-family
   b. Construction Frame Multi-family
   c. Average Age 25 years
   d. Repair Fair to good
   e. Occupancy 98%
   f. Owner-occupied 80%
   g. 1935 Price Bracket $3000-9000 % change $ % change
   h. 1937 Price Bracket $3500-9500 % $ %
   i. 1939 Price Bracket $4000-10,000 % $ %
   j. Sales Demand Fair
   k. Predicted Price Trend Static
      (next 6-12 months)
   l. 1935 Rent Bracket $25-75 % change $ % change
   m. 1937 Rent Bracket $27.50-80.00 % $ %
   n. 1939 Rent Bracket $30-85 % $ %
   o. Rental Demand Good
   p. Predicted Rent Trend Static
      (next 6-12 months) $5 & 6 rooms

3. NEW CONSTRUCTION (past yr.) No 60 Type & Price $6000-$8000 How Selling Moderately

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

5. SALE OF HOME PROPERTIES (3 yr.)
   a. HOLC 2
   b. Institutions Few

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1937) $37.30
   County $37.30 City $15.00 1938

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with perceptible grades from west to east. No construction
   hazards. Land improved 85%. Dead restrictions are quite generally in force
   and protect against racial hazards. Zoning ranges from single family to multi-
   family residential but pattern is predominantly single-family and will remain so
   indefinitely. Conveniences are all readily available. Public improvements are
   of good character. This is one of the oldest sections of the community and is
   still highly regarded. Whittier College, an outstanding educational institution
   of the State, is located here, which is a matter of great community pride.
   Development has been gradual but consistent. Recent new improvements have been
   largely on Walnut St. as a result of FHA Title II financing. A number of the
   larger old homes have been converted into multi-family units or boarding houses
   to accommodate college students. Construction is of high standard quality.
   Maintenance is usually of good character and architectural designs, while not
   harmonious as a whole, are generally individually attractive. Broad shaded
   streets add to the appeal of the district. Whittier is a stable old community
   and for this reason, as well as other factors indicated, it is thought that
   this area will have a long period decline. Therefore, it is accorded a "high
   yellow" grade.

9. LOCATION Whittier SECURITY GRADE 3rd + AREA NO. C-134 DATE 4/26/39

3.15