AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Professional & business men, retired people, white collar
   c. Foreign Families: None subversive
   d. Negro: 0%

2. BUILDINGS:
   a. Type and Size: 5 to 9 rooms
   b. Construction: Frame
   c. Average Age: 25 years
   d. Repair: Fair to good
   e. Occupancy: 98%
   f. Owner-occupied: 80%
   g. 1935 Price Bracket: $3000-9000
   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
   m. 1937 Rent Bracket: $27-80
   n. 1939 Rent Bracket: $30-85
   o. Rental Demand: Good
   p. Predicted Rent Trend: Static
      (next 6-12 months)

3. NEW CONSTRUCTION
   a. Type & Price: $6000-$8000

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

5. SALE OF HOME PROPERTIES:
   a. HOLC: 2
   b. Institutions: Few

6. MORTGAGE FUNDS: Adequate

7. TOTAL TAX RATE PER $1000 (1937) $32.30
   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%. Deed 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: 11/26/38