AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing Moderately
   b. Class and Occupation: Local business & professional men, citrus fruit growers, agricutural workers. Income $1200-3000
   c. Foreign Families 0
   d. Negro 0
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Site
      - Predominating: 5 & 6 rooms 90%
      - Other Type: 4 rooms 10%
   b. Construction
      - Predominating: Frame, stucco & masonry
      - Other Type: Larger types 5%
   c. Average Age
      - Predominating: 5 years
   d. Repair
      - Predominating: Good
   e. Occupancy
      - Predominating: 90%
   f. Owner-occupied
      - Predominating: 70%
   g. 1935 Price Bracket
      - Predominating: $3250-4250 % change
      - Other Type: $3250-4250 % change
   h. 1937 Price Bracket
      - Predominating: $3500-4500 % change
      - Other Type: $3500-4500 % change
   i. 1939 Price Bracket
      - Predominating: $3500-4500 % change
   j. Sales Demand
      - Predominating: Fair
   k. Predicted Price Trend (next 6-12 months)
      - Predominating: Static
      - Other Type: Static
   l. 1935 Rent Bracket
      - Predominating: $ Not a % change
      - Other Type: $ Not a % change
   m. 1937 Rent Bracket
      - Predominating: $ rental % change
      - Other Type: $ rental % change
   n. 1939 Rent Bracket
      - Predominating: $ district % change
      - Other Type: $ district % change
   o. Rental Demand
      - Predominating: -
      - Other Type: -
   p. Predicted Rent Trend (next 6-12 months)
      - Predominating: -

3. NEW CONSTRUCTION (past yr.)
   a. Type & Price
      - Predominating: 5 rooms
      - Other Type: 5 rooms
   b. How Selling
      - Predominating: Owner built

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

5. SALE OF HOME PROPERTIES
   a. HOLC 1
   b. Institutions Few

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1937-38) $1.62

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level. No construction hazards. Land improved 30%. Deed restrictions provide wide latitude for improvements but protect against racial hazards. Schools, churches and shopping centers conveniently available. No local transportation. Bus service to Los Angeles. No sewers, and many streets not fully improved. This small rural community known as "Rivera" is of comparatively recent origin and has been largely developed in the past several years under stimulus of FHA Title II financing. Construction and maintenance are of standard quality and architectural designs are above average for a community of its size. While there is a wide spread in income levels, population is harmonious. The soil is a sandy loam and before subdivision, was planted to citrus and walnuts. Most improvements occupy generous homesites which include garden tracts and small orchards. Indications are that development will continue and, in time, the area should be broken down; but, at present, it can only be treated as a whole and a "medial yellow" grade is therefore accorded.

9. LOCATION: Rivera SECURiy GRADE: 3rd AREA NO.: C-1 DATE: 5-1-39