1. POPULATION:  
   a. Increasing  
   b. Class and Occupation: Laborers, artisans & WPA workers  
   c. Foreign Families: 5% of population. Nationalities: Japanese 90%, American-born Mexicans 10%.  
   d. Shifting or Infiltration: None, apparent.  

2. BUILDINGS:  
   a. Type and Size: PREDOMINATING 90%.  
   b. Construction: Frame - many shacks.  
   c. Average Age: 40 or 50 years.  
   d. Repair: Poor.  
   e. Occupancy: 98%.  

3. NEW CONSTRUCTION (past yr.) No. Type Price How Selling.  

4. OVERHANG OF HOME PROPERTIES:  
   a. HOLC: 0  

5. SALE OF HOME PROPERTIES (3 yr.)  
   a. HOLC: 0  

6. MORTGAGE FUNDS: 0.  

7. TOTAL TAX RATE PER $1000 (1937-1938) $52.10  

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   Terrain: Level. No construction hazards. Land improved 60%. Zoning is negligible. Conveniences are all readily available. This is the original San Gabriel settlement which was established at the time the Mission of that name was built in 1776. As it was in the beginning the neighborhood is distinctly Mexican and some of the descendants of the original inhabitants still reside in the area. With the exception of a few residences occupied by these old families, there is no apparent pride of occupancy or ownership. The vast majority of the population, while American-born, are still "peon Mexicans", and constitute a distinctly subversive racial influence. Many of the Mexican-born inhabitants were repatriated during the depression years and their places in many cases are said to have been taken by hybrid Mexicans of American birth who are a distinctly less desirable type. Construction and maintenance are uniformly of poor quality and the area has an extremely shabby and ill-kept appearance. This area is considered a menace to this whole section and pressure is being exerted to confine the population and keep it from infiltrating into other districts. The area is accorded a "medial red" grade.  

9. LOCATION: San Gabriel  
   SECURITY GRADE: 4th  
   AREA NO. D-13  
   DATE: 4/17/39