AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Farm laborers, railroad common labor, WPA workers, etc.
   c. Foreign Families: 50% Mexican, (mostly American citizens)
   d. Negro 20%
   e. Shifting or Infiltration: Shifting of subversive elements toward western part near business district.

2. BUILDINGS:
   a. Type and Size
      - Predominating: 3 & 4 rooms
      - Other Type: Shacks 10%
   b. Construction
      - Mostly frame
   c. Average Age
      - 25 years
   d. Repair
      - Poor
   e. Occupancy
      - 100%
   f. Owner-occupied
      - 50%
   g. 1935 Price Bracket
      - $1000-2000
   h. 1937 Price Bracket
      - $1000-2250
   i. 1939 Price Bracket
      - $1000-2500
   j. Sales Demand
      - Poor
   k. Predicted Price Trend
      - Static
   l. 1935 Rent Bracket
      - $12.50-17.50
   m. 1937 Rent Bracket
      - $15.00-20.00
   n. 1939 Rent Bracket
      - $15.00-22.50
   o. Rental Demand
      - Good
   p. Predicted Rent Trend
      - Static

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

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

5. SALE OF HOME PROPERTIES (past yr.)
   a. HOLC
   b. Institutions

6. MORTGAGE FUNDS: 0

7. TOTAL TAX RATE PER $1000 (1937-) $49.20

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level. Land improved 50%. Conveniences are all available. This is an old Mexican orchard laborers district, with as nondescript a lot of dwellings as can be imagined. Construction runs from "shack" to substandard with a very few standard 5 room cottages. The best homes are generally owned by Negroes, who constitute a large portion of the home owners. These are usually railroad laborers. Maintenance is notable by its absence. This heterogeneous and blighted area, on account of high percent of home ownership and fairly good loan record, is accorded a "medial red" grade.

9. LOCATION: Monrovia
   SECURITY GRADE: 4th
   AREA NO.: D-14
   DATE: 5/2/39

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