AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
a. Increasing
b. Decreasing
c. Static

b. Class and Occupation: Agricultural and other common labor, skilled & unskilled

and WPA workers. Income $700 to $1500

c. Foreign Families: 40% Nationalities: Mexican
d. Negro: Few

e. Shifting or Infiltration: Continued retrogression

2. BUILDINGS:

PREDOMINATING 85% OTHER TYPE 15%
a. Type and Size: 3, 4 & 5 rooms
b. Construction: Frame
c. Average Age: 22 years
d. Repair: Poor
e. Occupancy: 99%
f. Owner-occupied: 10%
g. 1935 Price Bracket: $600-1200 % change

% change
h. 1937 Price Bracket: $800-1600 % change

% change
i. 1939 Price Bracket: $800-1500 % change

% change
j. Sales Demand: None

k. Predicted Price Trend (next 6-12 months): Static

l. 1935 Rent Bracket: $5.00-15.00 % change

% change
m. 1937 Rent Bracket: $7.50-20.00 % change

% change
n. 1939 Rent Bracket: $7.50-20.00 % change

% change
o. Rental Demand: Fair

p. Predicted Rent Trend (next 6-12 months): Static

4 room frame

3. NEW CONSTRUCTION (past yr.) No.

Type & Price: $2500

How Selling: None vacant

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

b. Institutions: 0

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

b. Institutions: 0

6. MORTGAGE FUNDS: Limited

7. TOTAL TAX RATE PER $1000 (1937) $38.70 Co.

1938

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level. No construction hazards. Threat of flood from Wash on western boundary. Land improved 25%. No restrictions or zoning. Conveniences are all readily available. This is an old Mexican peon laborers district, located adjacent to the El Monte business district. It is wholly heterogeneous and nondescript in character. It is assigned a "low red" grade.


CAUTION: This area is currently affected in whole or in part by an Ad valorem Tax District. Individual properties should be checked for this hazard.