1. POPULATION:  
   a. Increasing:  
      WPA workers, laborers, and small tradesmen  
      Income $700-$1500  
   b. Decreasing:  
      Class and Occupation:  
      Workers, laborers, and small tradesmen  
      Nationalities: Mexicans & Japanese  
      18% 2%  
   c. Static:  
      Shifting or infiltration: None apparent

2. BUILDINGS:  
   a. Type and Size  
      Predominating 90%  
      Other Type  
      4-6 rooms  
   b. Construction  
      Predominating  
      Frame - some stucco  
   c. Average Age  
      18 years  
   d. Repair  
      Predominating  
      Poor to fair  
   e. Occupancy  
      95%  
   f. Owner-occupied  
      Predominating  
      60%  
   g. 1935 Price Bracket  
      $1500-$2800  
      % change:  
   h. 1937 Price Bracket  
      $1800-$3000  
      % change:  
   i. 1939 Price Bracket  
      $1800-$3000  
      % change:  
   j. Sales Demand  
      Predominating  
      Poor to fair  
   k. Predicted Price Trend  
      Static (next 6-12 months)  
   l. 1935 Rent Bracket  
      $15.00-$27.50  
      % change:  
   m. 1937 Rent Bracket  
      $18.00-$30.00  
      % change:  
   n. 1939 Rent Bracket  
      $18.00-$30.00  
      % change:  
   o. Rental Demand  
      Predominating  
      Good  
   p. Predicted Rent Trend  
      Static (next 6-12 months)  

3. NEW CONSTRUCTION (past yr.)  
   No. 75  
   Type:  
   Price $1750-$4000  
   Selling:  
   Fair

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

5. SALE OF HOME PROPERTIES (3 yr.)  
   a. HOLC  
      4  
   b. Institutions  
      0

6. MORTGAGE FUNDS:  
   Limited  
   1938 $42.50

7. TOTAL TAX RATE PER $1000 (1937):  
   $130.80

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   Terrain: Level  
   30% developed  
   Fair poultry section with good water facilities. Many people in area are employed in citrus groves and large rock crushing plants adjacent to community. A limited number of residents are employed in Los Angeles. Improvements are generally heterogeneous in character with a general lack of suitable maintenance. Area has a vastly superior rental than sales history. Values in the town for homes are low because of low-income earning ability of its residents. Many small acreage tracts are scattered throughout the hatched area. No uniformity of improvements is apparent. Mexicans are scattered throughout area. Improvements generally of substandard construction.

9. LOCATION:  
   Baldwin Park  
   SECURITY GRADE:  
   4th +  
   AREA NO.:  
   D-16  
   DATE:  
   1938

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.