### AREA DESCRIPTION

**Security Map of Los Angeles County**

1. **POPULATION:**
   - **Increasing**
   - **Decreasing**
   - **Static**

   - **b. Class and Occupation:** WPA workers, laborers, and small tradesmen
     - **Income:** $700-$1500
   - **c. Foreign Families:** 20%
     - **Nationalities:** Mexicans & Japanese
     - **d. Negro:** Few%
     - **e. Shifting or Infiltration:** None apparent

2. **BUILDINGS:**
   - **a. Type and Size:** Predominating 90% 4-6 rooms
   - **b. Construction:** Frame - some stucco
   - **c. Average Age:** 18 years
   - **d. Repair:** Poor to fair
   - **e. Occupancy:** 98%
   - **f. Owner-occupied:** 60%
   - **g. 1935 Price Bracket:** $1500-$2800
   - **h. 1937 Price Bracket:** $1850-$3000
   - **i. 1939 Price Bracket:** $1850-$3000
   - **j. Sales Demand:** Poor to fair
   - **k. Predicted Price Trend (next 6-12 months):** Static
   - **l. 1935 Rent Bracket:** $15.00-$27.50
   - **m. 1937 Rent Bracket:** $18.00-$30.00
   - **n. 1939 Rent Bracket:** $18.00-$30.00
   - **o. Rental Demand:** Good
   - **p. Predicted Rent Trend (next 6-12 months):** Static

3. **NEW CONSTRUCTION (past yr.)**
   - **Type & Price:** 3 rm. cottage
   - **Selling:** Fair

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

5. **SALE OF HOME PROPERTIES (past yr.)**
   - **a. HOLC:** 4
   - **b. Institutions:** 0

6. **MORTGAGE FUNDS:** Limited

7. **TOTAL TAX RATE PER $1000 (1937):** $49.50

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. P-16
   - **DATE:** 5/4/39
   - **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.

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