1. POPULATION:  
   a. Increasing  
   b. Class and Occupation  
      Agricultural laborers, factory & packing house employees,  
      WPA workers, etc.  
   c. Foreign Families  
      80% Nationals  
      20% Mexicans  
   d. Negro  
      0%  
   e. Shifting or Infiltration  
      None

2. BUILDINGS:  
   a. Type and Size  
      2-4 rooms  
   b. Construction  
      Frame  
   c. Average Age  
      25 years  
   d. Repair  
      Poor  
   e. Occupancy  
      99%  
   f. Owner-occupied  
      30%  
   g. 1935 Price Bracket  
      $400-$1200  
   h. 1937 Price Bracket  
      $500-$1500  
   i. 1939 Price Bracket  
      $500-$1500  
   j. Rental Demand  
      Poor  
   k. Predicted Price Trend  
      (next 6-12 months)  
      Static  
   l. 1935 Rent Bracket  
      $7.50-$12.50  
   m. 1937 Rent Bracket  
      $7.50-$15.00  
   n. 1939 Rent Bracket  
      $7.50-$15.00  
   o. Rental Demand  
      Good  
   p. Predicted Rent Trend  
      (next 6-12 months)  
      Static

3. NEW CONSTRUCTION  
   (past yr.)  
   Type & Price  
   3 rm. $1500  
   How Selling  
   Owner built

4. OVERHANG OF HOME PROPERTIES:  
   a. HOLC  
      1  
   b. Institutions  
      0

5. SALE OF HOME PROPERTIES  
   (3 yr.)  
   a. HOLC  
      1  
   b. Institutions  
      0

6. MORTGAGE FUNDS  
   None

7. TOTAL TAX RATE PER $1000  
   (1938)  
   County $33.60  
   City $16.80  
   1939

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   Terrain; Level with no construction hazards or flood threats. Land improved 70%
   Mixed zoning. Conveniences are all reasonably available. This is an old area
   which was developed as a Mexican district. Improvements are substandard, many of
   them being nothing but shacks. There is very little attempt at maintenance.
   Homesites are generally large permitting chickens, goats and garden tracts. Many
   of the Mexican families are old residents and a number are home owners. The area
   is a hazardous one and is accorded "medium red" grade.
   There are also a number of Mexican families living in the business and
   industrial section north of Foothill Blvd.

9. LOCATION  
   South Azusa  
   SECURITY GRADE  
   4th  
   AREA NO. 2-17  
   DATE 5/39