AREA DESCRIPTION

Security Map of Los Angeles County


1.a. Class and Occupation:
Agricultural laborers, factory & packing house employees,
WPA workers, etc.

1.b. Income:
$700-$1200

1.c. Foreign Families:
80% Nationalities: Mexicans
0% Negro

1.d. Shifting or Infiltration: None

2. BUILDINGS:

2.a. Type and Size:
2-4 rooms

2.b. Construction:
Frame

2.c. Average Age:
25 years

2.d. Repair:
Poor

2.e. Occupancy:
89%

2.f. Owner-occupied:
30%

2.g. 1935 Price Bracket:
$400-$1200 % change $ change

2.h. 1937 Price Bracket:
$500-$1500 % change $ change

2.i. 1939 Price Bracket:
$500-$1500 % change $ change

2.j. Sales Demand:
Poor

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

2.l. 1935 Rent Bracket:
$7.50-$12.50 % change $ change

2.m. 1937 Rent Bracket:
$7.50-$15.00 % change $ change

2.n. 1939 Rent Bracket:
$7.50-$15.00 % change $ change

2.o. Rental Demand:
Good

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

3. NEW CONSTRUCTION (past yr.):
a. Type & Price:

3.a. 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 (1938-1939):
County $36.60 City $16.80

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. Homesteads 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