AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Farm laborers, WPA, relief. Income $700-$1200
   c. Foreign Families 80% Nationalities: Mexican
d. Negro 0%
e. Shifting or Infiltration: Area is definitely Mexican (peon type) now.

2. BUILDINGS:
   a. Type and Size: 2-4 rooms 90% 5 & 6 rooms 10%
   b. Construction: Frame
   c. Average Age: 25 years
   d. Repair: Poor
   e. Occupancy: 93%
   f. Owner-occupied: 25%
   g. 1935 Price Bracket: $400-$1200 % change
   h. 1937 Price Bracket: $600-$1200 %
   i. 1939 Price Bracket: $600-$1200 %
   j. Sales Demand: Poor
   k. Predicted Price Trend: Static (next 6-12 months)
l. 1935 Rent Bracket: $7.50-$12.50 % change
   m. 1937 Rent Bracket: $7.50-$15.00 %
   n. 1939 Rent Bracket: $7.50-$15.00 %
   o. Rental Demand: Good
   p. Predicted Rent Trend: Static (next 6-12 months)

3. NEW CONSTRUCTION (past yr.) No Type & Price — How Selling —

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

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

6. MORTGAGE FUNDS: 0

7. TOTAL TAX RATE PER $100 (1938) $90.40

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level. No construction hazard or flood threat. Land improved 65%.
Zoning is mixed. All conveniences are reasonably available. This old area was developed as the Mexican section of Glendora and all inhabitants of that nationality are confined to this district. Construction runs from "shack" to substandard. Many of the Mexican families are old residents and a number of them are home owners. The area is extremely heterogeneous both as to population and improvements, with very little effort at maintenance. Most of the homesites have a garden patch and chicken yard. The area is a hazardous one and is assigned a "medial rod" grade.


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