AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing Slowly b. Class and Occupation Professional & business men, retired people c. Foreign Families Few d. Negro 0 % e. Shifting or Infiltration Possible threat of encroachment of apartment houses, etc.

2. BUILDINGS: PREDOMINATING 85 % OTHER TYPE %
   a. Type and Size 5, 6 & 7 rooms
   b. Construction Frame, stucco & masonry
   c. Average Age 12 years
   d. Repair Good
   e. Occupancy 92%
   f. Owner-occupied 90%
   g. 1935 Price Bracket $3500-$5500 $ change $ change
   h. 1937 Price Bracket $3750-$5750 $ change $ change
   i. 1939 Price Bracket $3750-$5750 $ change $ change
   j. Sales Demand Good
   k. Predicted Price Trend Static (next 6-12 months)
   l. 1935 Rent Bracket $30-$50 $ change $ change
   m. 1937 Rent Bracket $35-$55 $ change $ change
   n. 1939 Rent Bracket $35-$60 $ change $ change
   o. Rental Demand Good
   p. Predicted Rent Trend Static (next 6-12 months)

3. NEW CONSTRUCTION (past yr.) No.100 Type & Price $1500-$5500 How Selling Moderately

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

5. SALE OF HOME PROPERTIES (2 yr.) a. HOLC 1 b. Institutions Few

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1937-) $46.60 1938

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level to hills and hilltop. No construction hazards. Land improved 11% Zoning is mixed. Largely single-family (30%) and duplexes (10%); multiple-family (20%) and apartment houses (10%). Regardless of zoning, however, the area is predominantly single-family and pattern is well established. Conveniences are all readily available, including interurban transportation to Los Angeles. Development of this section has been under way in an orderly fashion for a number of years, but it is believed that it has experienced its greatest activity during the past 2 or 3 years under stimulus of FHA Title II financing. Construction runs from standard to extra standard quality; maintenance is of excellent character. Architectural designs are individually attractive and collectively harmonious. Population and improvements are homogeneous. This area stood up particularly well during the depression and rentals continued in demand during this period. Residential lot values range between $20 and $25 per front foot. Due to rental demand a number of large old houses have been converted into rental units and a number of small multiples have been constructed. This area is favorably influenced by other high grade areas in nearby cities to the north. The area is accorded a "medial blue" grade.

9. LOCATION Northwest Alhambra SECURITY GRADE 2d AREA NO. B-77 DATE 1-18-39
   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.