AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: 
      Small business & professional men, artisans, laborers & white collar workers. Income $1200-$3000 & up
   c. Foreign Families: None
   d. Negro: 1 %
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: Predominating 4, 5, & 6 rooms
   b. Construction: Frame & stucco
   c. Average Age: 15 years
   d. Repair: Fair
   e. Occupancy: 97%
   f. Owner-occupied: 50%
   g. 1935 Price Bracket: $2250-4500 % change
   h. 1937 Price Bracket: $2500-5000 % change
   i. 1939 Price Bracket: $2500-5000 % change
   j. Sales Demand: Fair
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $25-40 % change
   m. 1937 Rent Bracket: $30-45 % change
   n. 1939 Rent Bracket: $30-45 % change
   o. Rental Demand: Good
   p. Predicted Rent Trend (next 6-12 months): Static

3. NEW CONSTRUCTION (past yr.): No 60

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: 7
   b. Institutions: Few

5. SALE OF HOME PROPERTIES (3 yr.):
   a. HOLC: 10
   b. Institutions: Few

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1937-39): $46.59

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level to rolling; no construction hazards. Land improved 85%. Deed restrictions have expired. Zoning is mixed. Approximately 20% single-family, 40% duplexes, 40% multi-family and apartments. Minimum per family ground coverage: single-family 5,000 sq. ft.; duplexes 2,500 sq. ft.; multiples 600 to 1000 sq. ft. Regardless of zoning the area is overwhelmingly single-family dwellings. Conveniences are all readily available, including inter-urban service to Los Angeles. This is the original residential section of the city of Alhambra and in most sections is quite heavily built up. Construction runs from substandard to standard and maintenance, while spotted, is generally of good quality. Population, improvements and architectural designs are strongly inclined to be heterogeneous. The eastern part of area is more sparsely settled and the greater part of the new construction has been in this section. While there is still a heavy percent of home ownership there is a strong tendency toward rental properties. There are four blocks east of Garfield north of Mission Road which contain 12 Negro families, who have lived in this location for many years. This is the only Negro concentration in the city and informed opinion is that this small settlement detrimentally affects only abutting blocks to the north and east. The area is so small that it was thought best to treat it in this way rather than by setting up a separate area. The area as a whole is well regarded and is assigned a "medial yellow" grade.

9. LOCATION: Alhambra

SECURITY GRADE: 3rd.

AREA NO.: C-97.

DATE: 4/18/39

278