AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Moderately Decreasing
   c. Static
   d. Small business & professional men, artisans, laborers &
   e. White collar workers, Income $1200-$3000 & up
   f. Nationalities
   g. None subversive
   h. Negro 1%
   i. None apparent

2. BUILDINGS:
   a. Type and Size
   b. Predominating
   c. Old 7 rooms & up 20%
   d. Frame & stucco
   e. Apts. & multi-family 5%
   f. Average Age
   g. 15 years
   h. Repair
   i. Fair to good
   j. Occupancy
   k. 97%
   l. Owner-occupied
   m. 50%
   n. 1935 Price Bracket
   o. $2500-$4500
   p. $2250-4500
   q. % change
   r. % change
   s. 1937 Price Bracket
   t. $2500-$5000
   u. $2500-5000
   v. % change
   w. % change
   x. 1939 Price Bracket
   y. $2500-$5000
   z. % change
   aa. % change
   bb. 1935 Rent Bracket
   cc. $25-40
   dd. $25-40
   ee. % change
   ff. % change
   gg. 1937 Rent Bracket
   hh. $30-45
   ii. $30-45
   jj. % change
   kk. % change
   ll. 1939 Rent Bracket
   mm. $30-45
   nn. $30-45
   oo. % change
   pp. % change
   qq. Predicted Price Trend
   rr. Static
   ss. (next 6-12 months)
   tt. Sales Demand
   uu. Fair
   vv. Predicted Rent Trend
   ww. Static
   xx. (next 6-12 months)

3. NEW CONSTRUCTION (past yr.)
   a. Type & Price:
   b. $4250-$5000
   c. How Selling
   d. Readily

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

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

6. MORTGAGE FUNDS:
   a. Ample
   b. TOTAL TAX RATE PER $1000 (1937-38)
   c. $.46
   d. 1938
   e. $46.59

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   a. Terrain
   b. Level to rolling
   c. Construction hazards
   d. Land improved
   e. 85%
   f. Deed restrictions have expired
   g. Zoning is mixed
   h. Approximately 20% single-family
   i. 40% duplexes
   j. 40% multi-family and apartments
   k. Minimum per family ground coverage
   l. Single-family 5,000 sq. ft.
   m. Duplexes 2,500 sq. ft.
   n. Multiples 600 to 1000 sq. ft.
   o. Regardless of zoning the area is overwhelmingly single-family dwellings
   p. Conveniences are all readily available
   q. Including inter-urban service to Los
   r. Angeles
   s. This is the original residential section of the city of Alhambra
   t. And in many sections is quite heavily built up
   u. Construction runs from substandard to standard
   v. And maintenance, while spotted, is generally of good quality
   w. Population
   x. Improvements and architectural designs are strongly inclined to be heterogeneous
   y. The eastern part of area is more sparsely settled
   z. And the greater part of the new
   aa. Construction has been in this section
   bb. While there is still a heavy percent
   cc. Of home ownership there is a strong tendency toward rental properties
   dd. There are four blocks east of Garfield north of Mission Road
   ee. Which contain 12 Negro families
   ff. Who have lived in this location for many years
   gg. This is the only Negro concentration
   hh. In the city and informed opinion is that this small settlement detrimentally
   ii. Affects only abutting blocks to the north and east
   jj. The area is so small that it
   kk. Was thought best to treat it in this way rather than by setting up a separate
   ll. Area as a whole is well regarded
   mm. And is assigned a "medial yellow"
nn. Grade

9. LOCATION
   a. Alhambra
   b. SECURITY GRADE
   c. 3rd
   d. AREA NO
   e. C-97
   f. DATE 4/18/39

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