AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Business & professional men, skilled artisans, white-collar workers, etc. Income $1500-$2400 & up
   c. Foreign Families: Few % Nationalities: few Mexican families
   d. Negro: 0 %
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size
      i. 5 & 6 rooms 80 %
      ii. 7 to 10 rooms 20 %
   b. Construction
      i. Frame & stucco
      ii. Multiples
   c. Average Age
      i. 8 years
      ii. 4 rooms
   d. Repair
      i. Fair to good
   e. Occupancy
      i. 98%
   f. Owner-occupied
      i. 80%
   g. 1935 Price Bracket
      i. $3250-4500
   h. 1937 Price Bracket
      i. $3500-5000
   i. 1939 Price Bracket
      i. $3500-5000
   j. Sales Demand
      i. Good
   k. Predicted Price Trend
      i. Static
   l. 1935 Rent Bracket
      i. $25-40
   m. 1937 Rent Bracket
      i. $30-45
   n. 1939 Rent Bracket
      i. $30-45
   o. Rental Demand
      i. Good
   p. Predicted Rent Trend
      i. Static

3. NEW CONSTRUCTION (past yr.):
   a. Type & Price
      i. $4250-$5750
   b. How Selling
      i. Readily

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

5. SALE OF HOME PROPERTIES (past yr.):
   a. HOLC
      i. 1
   b. Institutions
      i. Few

6. MORTGAGE FUNDS:
   a. Ample (FHA)

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

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with favorable grades; no construction hazards. Land improved 80%. Deed restrictions have expired. Zoning permits multiple family structures in all but ten blocks, which are limited to single-family; structures limited to 2500 sq. ft. of ground space. Conveniences are all readily available, including cheap rapid transit to Los Angeles. Parts of this area was subdivided over 25 years ago. It had its greatest growth, however, in the boom period of the middle 20's. It was moribund during the depression but with the advent of FHA financing, activity began again. Construction ran from poor substandard to good standard quality. Population, improvements, maintenance and architectural designs are all heterogeneous. Structures range in age from new to 25 years or more. The section east of Garfield Ave. is largely small bungalows from Garfield to 6th St. There are a number of large outmoded residences which, while old, are well maintained and show high pride of ownership. From 6th St. west improvements are newer and more modern and include a number of small apartment houses and other multi-family structures. On 6th and 7th Sts. are a number of speculatively built substandard bungalows, some of them financed through FHA Title I loans. Lot values are quite reasonable, running from $10 to $15 per sq. ft. Individual blocks and small sections even will rate all the way from "low C" to "medial B" and it is possible that in time the area should be regraded. At present, however, it is believed that a "medial yellow" grade is a true reflection.

9. LOCATION
   Alhambra

SECURITY GRADE:
   3rd

AREA NO. C-28

DATE 4/18/39