AREA DESCRIPTION

Security Map of Los Angeles County

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

2. BUILDINGS:
   a. Type and Size 5 & 6 rooms 7 to 10 rooms 15 %
   b. Construction Frame & stucco Multiples 3 %
   c. Average Age 8 years 4 rooms 2 %
   d. Repair Fair to good
   e. Occupancy 98 %
   f. Owner-occupied 80 %
   g. 1935 Price Bracket $ 3250-4500 % change
   h. 1937 Price Bracket $ 3500-5000 % change
   i. 1939 Price Bracket $ 3500-5000 % change
   j. Sales Demand Good
   k. Predicted Price Trend Static (next 6-12 months)
   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 Static (next 6-12 months)

3. NEW CONSTRUCTION (past yr.) No
   Type & Price $4250-$5750 How Selling Readily

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

5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC 1 b. Institutions Few

6. MORTGAGE FUNDS: 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 hetero-
   geneous. 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 sparsely built sub-
   standard 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. 29 DATE 4/13/39