AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing  
   b. Decreasing  
   c. Static
   d. Yes
   Business & professional men, retired people, minor
   e. Foreign Families 0%  
   f. Nationalities  0%  
   g. Negro 0%
   h. Shifting or Infiltration  None apparent

2. BUILDINGS:
   a. Type and Site
      - 5 to 7 rooms
   b. Construction
      - Frame & stucco
   c. Average Age
      - 3 years
   d. Repair
      - Good
   e. Occupancy
      - 97%
   f. Owner-occupied
      - 80%
   g. 1935 Price Bracket
      - $1000-7000
   h. 1937 Price Bracket
      - $1500-7500
   i. 1939 Price Bracket
      - $1000-7000
   j. Sales Demand
      - Poor (see below)
   k. Predicted Price Trend
      - Static
      - (next 6-12 months)
   l. 1935 Rent Bracket
      - $35 - 50
   m. 1937 Rent Bracket
      - $40 - 60
   n. 1939 Rent Bracket
      - $35 - 50
   o. Rental Demand
      - Poor (see below)
   p. Predicted Rent Trend
      - Static
      - (next 6-12 months)

3. NEW CONSTRUCTION (past yr.)
   - No

4. OVERHANG OF HOME PROPERTIES
   a. HOLC
   b. Institutions

5. SALE OF HOME PROPERTIES (last yr.)
   a. HOLC
   b. Institutions

6. MORTGAGE FUNDS
   - Limited

7. TOTAL TAX RATE PER $1000 (1937) $5.10
   1938

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Hilltop and slopes. No construction hazards. Land improved 35%. Deed restrictions govern improvements and protect against subversive racial elements. Conveniences are only reasonably available. Street paving is substandard and sewers are lacking. This is a post-depression subdivision, occupying a low hill overlooking a city park and golf links. It was quite popular and was developing rapidly until drilling for oil commenced just east of this area. This stopped activity and caused a slump in values. It is said that very recently the well "came in dry". If further drilling is abandoned it will favorably affect the district. Construction is of high standard quality and maintenance is of good character. Population is homogeneous, and architectural designs are harmonious. Pending definite determination of oil well development the area is accorded a provisional "medium blue" grade with indications that this grade may be increased with future favorable development.

9. LOCATION
   - Hyde Park

SECURITY GRADE
   - 2nd

AREA NO.
   - B-116

DATE
   - 5-4-39

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