AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing b. Class and Occupation motion picture executives, etc. Income $4,000-10,000 and up c. Foreign Families 0% Nationalities - d. Negro 0% e. Shifting or Infiltration -

2. BUILDINGS: PREDOMINATING OTHER TYPE 80% 20%
a. Type and Size 7-8 rooms 6, 9, 10 room Frame & stucco b. Construction Frame & stucco Some duplex structures c. Average Age 2 years d. Repair Good e. Occupancy 99% f. Occupancy 80% g. 1935 Price Bracket $ Undeveloped % change $ % change h. 1937 Price Bracket $7500-11,000 and up % $ % i. 1939 Price Bracket $5000-7000 and up % $ % j. 1939 Price Bracket $60 - 75 % $ %
k. Predicted Price Trend (next 6-12 months) Static to down l. 1935 Rent Bracket $ Undeveloped % change $ % change m. 1937 Rent Bracket $ Not a rent area % $ % n. 1939 Rent Bracket $60 - 75 % $ % o. Rental Demand Fair p. Predicted Rent Trend (next 6-12 months) Static

3. NEW CONSTRUCTION (past yr.) Type & Price $10,000 How Selling Owner built

4. OVERHANG OF HOME PROPERTIES: a. HOLC. 0 b. Institutions 0

5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC. 0 b. Institutions 0

6. MORTGAGE FUNDS: Restricted 7. TOTAL TAX RATE PER $1000 (1937-1938) $52.68

8. DESCRIPTION AND CHARACTERISTICS OF AREA: Terrain: Low level. No construction hazards but a definite flood threat (see below). Land improved 50%. Highly dry restricted with perpetual protection against subversive racial hazards. Conveniences are all readily available. This comparatively new area comprises one of the real estate tragedies of Los Angeles. It was placed upon the market some 5 years ago as a high class subdivision and under the stimulus of a well planned promotional effort developed rapidly. At the hey day of its activity, came the floods of 1938 and almost overnight devastated the district and, at least temporarily, blighted its future. Trapped between two major washes it suffered severely and, while actual damages to improvements were comparatively slight, grounds were washed out, in some cases practically to the front door steps of the residences, bringing terror to the inmates. Much control work has been done since and it is believed that the flood danger has been largely overcome. However, the mental hazard remains and will continue until another flood season tests the efficiency of the flood control projects. Construction is of the highest character and architectural designs are works of art. Population is homogeneous and maintenance shows high pride of ownership. The location, in addition to ready accessibility, is heavily wooded and has great natural charm. It is thought possible that the area will experience a renaissance, but under present conditions a provisional "yellow" grade is all that is justified.

9. LOCATION North Hollywood SECURITY GRADE 3rd AREA NO. C-7 DATE=20-39

CAUTION: This area is currently affected in whole or in part by an Ad valorem Tax District. Individual properties should be checked for this hazard.

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