AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION:  
   a. Increasing  
   b. Decreasing  
   c. Static  
   d. Yes

   Class and Occupation: White collar workers, skilled artisans & retired people.

   Income $1500-$2500. Higher in northwest section.

   d. Negro 0 %

2. BUILDINGS:  
   a. Type and Size: 5-7 room bungalows
   b. Construction: Frame and stucco
   c. Average Age: 18 years
   d. Repair: Fair to good
   e. Occupancy: 98%
   f. Owner-occupied: 55%
   g. 1935 Price Bracket: $3500-$6000  
      h. 1937 Price Bracket: $4000-$7000
      i. 1939 Price Bracket: $4250-$7250
      j. Sales Demand: Fair
      k. Predicted Price Trend: Static to down
      l. 1935 Rent Bracket: $40 - 50
      m. 1937 Rent Bracket: $45 - 55
      n. 1939 Rent Bracket: $45 - 55
      o. Rental Demand: Poor to fair
      p. Predicted Rent Trend: Static to down

3. NEW CONSTRUCTION (past yr.):  
   Type & Price: 5-6-7 rooms

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

5. SALE OF HOME PROPERTIES:  
   a. HOLC: 1
   b. Institutions: 5

6. MORTGAGE FUNDS:  
   Available

7. TOTAL TAX RATE PER $1000 (193-9): $52.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   Terrain: Level with favorable grades and no construction hazards. Land improved 90%.
   Zoning is somewhat spotted, being generally single family, however, with multi-family construction permitted in stated locations. Conveniences all readily available and proximity to downtown business district is also a favorable influence. This area was subdivided some 20 odd years ago and its development was rapid. It is one of the oldest sections of Hollywood and the trend is quite decidedly toward residential income properties. Many sections of the area are entirely built up with 5 and 7 room bungalows which are well constructed and maintained. This is particularly true in the northwest section. Mortgage lenders report an unfavorable lending experience in this district with a number of foreclosures upon which losses were taken. It will be noted that the P.E. Ry. runs diagonally thru the area and while this adds to transportation conveniences, it is said to be distinctly detrimental so far as sales are concerned. This area presents a border-line case and in many respects is entitled to a "low blue" grade. However, there is very little opportunity for further development and it is thought that the area is already slowly declining. Therefore, a "high yellow" grade is assigned.

9. LOCATION: Hollywood  
   SECURITY GRADE: 3rd
   AREA NO.: C-79
   DATE: 5/24/39