## AREA DESCRIPTION

**Security Map of LOS ANGELES COUNTY**

### 1. POPULATION:
- **a.** Increasing: Moderately
- **b.** Decreasing: Static
- **c.** Income: $1800-$3000 & up
- **d.** Negro: 0%
- **e.** Foreign Families: 5% Nationalities: None subversive known

### 2. BUILDINGS:

#### a. Type and Size
- Predominating: 80% 5-7 room bungalows
- Other Type: 20% Multi-family dwellings

#### b. Construction
- Stucco and frame

#### c. Average Age
- 38 years

#### d. Repair
- Fair to good

#### e. Occupancy
- 97%

#### f. Owner-occupied
- 50%

#### g. 1935 Price Bracket
- $3750-$6000

#### h. 1937 Price Bracket
- $4500-$7000

#### i. 1939 Price Bracket
- $4500-$7000

#### j. Sales Demand
- Good

#### k. Predicted Price Trend
- Static

#### l. 1935 Rent Bracket
- $35-$50

#### m. 1937 Rent Bracket
- $40-$55

#### n. 1939 Rent Bracket
- $40-$55

#### o. Rental Demand
- Good (particularly in east of area)

#### p. Predicted Rent Trend
- Static to upward

### 3. NEW CONSTRUCTION (past yr.):
- **Type & Price** $6000-$30000
- **How Selling** Owner built

### 4. OVERHANG OF HOME PROPERTIES:
- **a.** HOLC
- **b.** Institutions

### 5. SALE OF HOME PROPERTIES (past yr.):
- **a.** HOLC
- **b.** Institutions

### 6. MORTGAGE FUNDS:
- **Type & Price** $35-$50

### 7. TOTAL TAX RATE PER $1000 (1939) $52.70

### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:
- **Terrain:** Level with favorable grades and no construction hazards. Land improvement of 90% precludes upward trend of desirability for single family dwellings. Deed restrictions, which are far from adequate, are rapidly expiring and zoning permits multiple family housing in many parts of area. Conveniences are all readily available. This area is one of the older parts of Hollywood proper and was subdivided some 20 years or more ago. It has since been built up with 5, 6 and 7 room dwellings. Since deed restrictions began to expire the trend has been strongly to multiple family dwellings; in fact, single family dwellings in this area are considered an under-improvement. From Sunset Blvd.
- **Proximity to industry** on the south and business on the north, while decreasing desirability of single family dwellings, has a stimulating effect on land values. Adjacency to the center of the growing radio broadcasting industry has been a favorable factor, particularly upon rentals. Construction is of good quality and maintenance, while somewhat spotted, is generally good. Improvements as a whole are harmonious. Population is inclined to be heterogeneous, (15% being American born Jews) with indications of increasing number of lower class residents. La Brea Avenue, which traverses the area, is a business street and a traffic hazard. The area is accorded a "low yellow" grade.

### 9. LOCATION:
- **Hollywood SECURITY GRADE** 3rd
- **AREA NO.** C-34
- **DATE** 2/24/39

**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.