AREA DESCRIPTION
Security Map of LOS ANGELES COUNTY

b. Class and Occupation Business & professional men, white collar workers, radio & movie employees, etc. Income $1800-$3000 & up
c. Foreign Families 5 % Nationalities: None subversive known
d. Negro 0 %
e. Security Infiltration of subversive racial elements and encroachment of business a threat.

2. BUILDINGS:
   PREDOMINATING 80 % OTHER TYPE 20 %
a. Type and Size 5-7 room bungalows Multi-family dwellings 15%
b. Construction Stucco and frame Large old 5%
c. Average Age 28 years

d. Repair Fair to good

e. Occupancy 97%
f. Owner-occupied 50%
g. 1935 Price Bracket $3750-6000 % change $ % change
h. 1937 Price Bracket $4500-7000 % $ %
i. 1939 Price Bracket $4500-7000 % $ %
j. Sales Demand Good

k. Predicted Price Trend (next 6-12 months) Static
l. 1935 Rent Bracket $35-50 % change $ % change
m. 1937 Rent Bracket $40-55 % $ %
n. 1939 Rent Bracket $40-55 % $ %
o. Rental Demand Good (particularly in east of area) Static to upward

3. NEW CONSTRUCTION (past yr.) No. 15 Type & Price $6000-$3000 How Selling Owner built

4. OVERHANG OF HOME PROPERTIES: a. HOLC 2 b. Institutions Many

5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC 10 b. Institutions Many

6. MORTGAGE FUNDS ample

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. south to Fountain Ave. between Wilcox Blvd. & Highland Ave. there is a strong Catholic concentration which favorably influences prices and demand in that neighborhood. 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. Adjacence 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-94 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. 265