AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: 
   a. Increasing _____ Slowly ______ Decreasing ______ Static ______
   b. Class and Occupation: Small tradesmen, white collar & studio workers, skilled 
   c. Foreign Families: None
   d. Negro: 0 %

2. BUILDINGS:
   a. Type and Size: 5 & 6 rooms
   b. Construction: Frame & stucco
   c. Average Age: 15 years
   d. Repair: Poor to good
   e. Occupancy: 98%
   f. Owner-occupied: 50%
   g. 1935 Price Bracket: $3750-5000
   h. 1937 Price Bracket: $4000-5500
   i. 1939 Price Bracket: $4000-5500
   j. Sales Demand: Fair to good
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $30-40
   m. 1937 Rent Bracket: $35-45
   n. 1939 Rent Bracket: $40-50
   o. Rental Demand: Good
   p. Predicted Rent Trend (next 6-12 months): Static to upward

3. NEW CONSTRUCTION (past yr.): No
   a. Type & Price: $5500-$7000
   b. How Selling: Owner built

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

5. SALE OF HOME PROPERTIES (1 yr.):
   a. HOLC: 13
   b. Institutions: Many

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1938) $59.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with no construction hazards. Land improved 90%. Zoning permits multi-family dwellings. Conveniences are all readily available. This area was subdivided some 20 years ago and development was very rapid. Construction ranges from good to substandard with some "jerry building". Maintenance is very spotted, being fair to good west of Las Palmas Ave. and poor to fair in balance of area. This, together with wide range in age of improvements, gives the area a heterogeneous aspect. Population, 15 to 20% of which are Jewish, is inharmonious and indications are that it will become more so. While these are comparatively few multi-family structures, the area being preponderantly single family dwellings, the trend is toward that type of improvement. In fact, with lot values around $40 per front foot, construction of 5 & 6 room cottages is hardly practical, even at prevailing high rentals. This rental situation has been largely the result of increasing employment in the motion picture and broadcasting studios located in close proximity to the area. Regardless of favorable price trends the desirability of the area from the standpoint of single family homes is downward, and, in view of the numerous unfavorable factors, the area is accorded a "low yellow" grade.

9. LOCATION: Hollywood

SECURITY GRADE: 3rd

AREA NO. C-65

DATE: 2/24/39

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