AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: motion picture & radio studio employees, Income $1800-$2500
   c. Foreign Families: 0%
   d. Shifting or Infiltration: Infiltration of subversive racial elements from area to north a threat.

2. BUILDINGS:
   a. Type and Size: 6 & 6 rooms
   b. Construction: Frame & stucco
   c. Average Age: 16 years
   d. Repair: Fair to good
   e. Occupancy: 99%
   f. Owner-occupied: 60%
   g. 1935 Price Bracket: $4250-$5000
   h. 1937 Price Bracket: $5000-$6000
   i. 1939 Price Bracket: $6000-$7000
   j. 1935 Rent Bracket: $45-$55
   k. Predicted Price Trend: Static to downward
   l. 1937 Rent Bracket: $55-$65
   m. 1939 Rent Bracket: $60-$70
   n. Sales Demand: Fair
   o. Rental Demand: Good
   p. Predicted Rent Trend: Static to downward

3. NEW CONSTRUCTION (past yr.):
   a. Type & Price: $5500-$7000

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

5. SALE OF HOME PROPERTIES (past yr.):
   a. HOLC: 4
   b. Institutions: Many

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1938-9): $58.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with favorable grades and no construction hazards. Land improved 90%. There are no deed restrictions and zoning varies from single-family to multiple-family residential. Conveniences are all readily available. This area was subdivided some 20 years ago and has developed into a district of medium priced one-story homes. Construction is generally of standard quality but there is evidence of some "jerry building" in the older residence. Maintenance is generally good, particularly in the southern portion and section west of Arden Ave., where pride of ownership is quite evident. The presence of a number of 4 family dwellings and some large apartment houses detract from the general appearance of the area. There are some scattered "island" developments where improvements are of higher quality and more desirable; these, however, are too small to segregate. Population of area is mixed and is only homogeneous in sections. The motion picture studios on the northern boundary favorably affect values and rentals. The recent location of a radio center in the vicinity has also been a favorable influence. Adjacence to the "red" area to the north constitutes a trend of an infiltration of subversive racial elements. While definitely declining as a whole, many parts of this area are still desirable and for this reason it is assigned a "high yellow" grade.

9. LOCATION: Hollywood)

SECURITY GRADE 3rd AREA NO. 0-86 DATE/25/39