

AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing Slowly Decreasing Static
 Skilled artisans, white collar workers, small business and
 b. Class and Occupation professional men. Income \$1200-\$3500
 c. Foreign Families 5 % Nationalities None considered subversive d. Negro None known %
 e. Shifting or Infiltration A threat of subversive racial infiltration from nearby areas.

2. BUILDINGS:	<u>PREDOMINATING</u>	<u>80 %</u>	<u>OTHER TYPE</u>	<u>%</u>
a. <u>Type and Size</u>	<u>5 & 6 rooms</u>			
b. <u>Construction</u>	<u>Frame & stucco</u>			
c. <u>Average Age</u>	<u>20 years</u>			
d. <u>Repair</u>	<u>Fair</u>			
e. <u>Occupancy</u>	<u>97%</u>			
f. <u>Owner-occupied</u>	<u>35%</u>			
g. <u>1935 Price Bracket</u>	<u>\$ 3500-5000</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
h. <u>1937 Price Bracket</u>	<u>\$ 3750-5500</u>	<u>%</u>	<u>\$</u>	<u>%</u>
i. <u>1939 Price Bracket</u>	<u>\$ 3750-5500</u>	<u>%</u>	<u>\$</u>	<u>%</u>
j. <u>Sales Demand</u>	<u>Fair</u>			
k. <u>Predicted Price Trend (next 6-12 months)</u>	<u>Static</u>			
l. <u>1935 Rent Bracket</u>	<u>\$ 35-45</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
m. <u>1937 Rent Bracket</u>	<u>\$ 35-50</u>	<u>%</u>	<u>\$</u>	<u>%</u>
n. <u>1939 Rent Bracket</u>	<u>\$ 35-50</u>	<u>%</u>	<u>\$</u>	<u>%</u>
o. <u>Rental Demand</u>	<u>Good</u>			
p. <u>Predicted Rent Trend (next 6-12 months)</u>	<u>Static</u>			

3. NEW CONSTRUCTION (past yr.) No. 100 Type & Price \$5000-\$6000 How Selling Moderately
 4. OVERHANG OF HOME PROPERTIES: a. HOLC 17 b. Institutions Many
 5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC 19 b. Institutions Many
 6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (1938-) \$ 52.70
 1939

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, while mainly single-family, also permits all types of multi-family residential structures in different parts and is also "spot zoned" for business and provides for numerous institutional developments. Two of the largest hospitals in the city are located within the area. Conveniences are all readily available. This area was originally largely occupied by the old Sullivan Farm and was subdivided approximately 25 years ago. Divided by and surrounded with business thoroughfares this far-flung area contains a miscellaneous array of multi-family residential development; however, the predominating type of residence is 5 & 6 room dwellings which are generally of standard construction and fairly well maintained. It is said to be one of the community's best rental districts. Rumors of scattered Japanese and Negro residents were not confirmed as none were located except upon the business thoroughfares. There is a concentration of Jewish families between Melrose and Santa Monica Blvd. east of Western Avenue. The population in general is heterogeneous, as is also the aspects of the improvements. There is a fair percentage of owner occupancy and many homes are still occupied by original owners. There is a decided trend at present toward business and income properties; however, it is thought that the major part of the area will remain predominantly single-family for many years to come. The area is accorded a "medial yellow" grade.

9. LOCATION East Hollywood SECURITY GRADE 3rd AREA NO. C-89 DATE 2/28/39

