## Area Description

### Security Map of Los Angeles County

#### 1. Population:
- **a. Increasing:** Slowly
- **b. Class and Occupation:** Skilled artisans, white-collar workers, civic employees, etc.
- **c. Foreign Families:** 5%
- **d. Nationalities:** Italians & Jews
- **e. Shifting or Infiltration:** Infiltration of Japanese & Negroes is a threat

#### 2. Buildings:

<table>
<thead>
<tr>
<th>Predominating</th>
<th>Other Type</th>
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<tbody>
<tr>
<td>85%</td>
<td>10%</td>
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- **a. Type and Size:** 5 & 6 rooms
- **b. Construction:** Frame & stucco
- **c. Average Age:** 17 years
- **d. Repair:** Fair
- **e. Occupancy:** 96%
- **f. Owner-occupied:** 40%
- **g. 1935 Price Bracket:** $3000-$3800
- **h. 1937 Price Bracket:** $3300-$4200
- **i. 1939 Price Bracket:** $3000-$3800
- **j. Sales Demand:** Poor
- **k. Predicted Price Trend:** Downward
- **l. 1935 Rent Bracket:** $25-$35
- **m. 1937 Rent Bracket:** $27.50-$32.50
- **n. 1939 Rent Bracket:** $25-$35
- **o. Rental Demand:** Poor
- **p. Predicted Rent Trend:** Downward

#### 3. New Construction:

- **Type & Price:** $4500-$6000
- **Selling:** Moderately

#### 4. Overhang of Home Properties:
- **a. HOLC:** 0
- **b. Institutions:** Many

#### 5. Sale of Home Properties:
- **a. HOLC:** 1
- **b. Institutions:** Many

#### 6. Mortgage Funds:
- **Limited**

#### 7. Total Tax Rate per $1000:
- **1935:** $0.52
- **1939:** $0.55

#### 8. Description and Characteristics of Area:

Terrain: Hilltops and slopes with steep grades, some running as high as 20%. Land improved 70% out of a possible 80%. Deed restrictions and zoning provide largely for single family dwellings with multi-family permitted in parts. Conveniences are all readily available. This area was subdivided some 23 years ago to provide homes for people of modest means who desired close-in hillside properties. The area was popular during the building boom of the middle 20's and developed rapidly. Construction is generally good and maintenance, while spotted, is fair. Architectural designs are unattractive, being largely of the flat roof box design. Most of the streets are narrow and winding, many of them terminating at the crest of the bluff on the northern boundary. The population is said to be homogeneous. There are a number of multi-family dwellings in the lower parts of the area. While there has been building activity since the advent of FHA financing, the area is definitely declining and, as more attractive locations of similar character are now available, it is not believed that a grade higher than "medial yellow" is warranted.

#### 9. Location:
- **East Hollywood**
- **Security Grade:** 3rd
- **Area No.: 9-80**
- **dates:** 1/3/39