AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Skilled artisans and white-collar workers. Income $1200-$2500
   c. Foreign Families: 5% 
   d. Negro: 0%
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: 4 to 6 rooms
   b. Construction: Frame & stucco
   c. Average Age: 20 years
   d. Repair: Fair
   e. Occupancy: 97%
   f. Owner-occupied: 40%
   g. 1935 Price Bracket: $2000-4000
   h. 1937 Price Bracket: $2250-4500
   i. 1939 Price Bracket: $2750-4500
   j. Sales Demand: Fair
   k. Predicted Price Trend: Slightly upward
   l. 1935 Rent Bracket: $20-35
   m. 1937 Rent Bracket: $25-40
   n. 1939 Rent Bracket: $25-40
   o. Rental Demand: Fair
   p. Predicted Rent Trend: Static

3. NEW CONSTRUCTION (past yr.):
   Type & Price: 5 rms. $4000 Selling Moderately

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

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

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1938-1939): $53.30

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Rolling to steep hillside. Some construction hazards. Land improved 55% out of possible total of 80%. Deed restrictions, if they ever existed, have expired. Zoning permits multiple-family structures. Conveniences all readily available. This area was subdivided some 25 years ago and marketed as a medium priced workingmen's district. It was more or less static for a number of years but has recently experienced renewed activity. Improvements are principally modest single-family dwellings, but there are a number of small apartment houses, bungalow courts and multi-family dwellings largely along Echo Park Ave. The mixture of old and new construction causes a wide range in age and architectural types and gives the district a heterogeneous aspect. Maintenance is of fair quality, obsolescence is nevertheless quite noticeable. Population is largely native born Russians of American parentage with but little probability of subversive infiltration. Recent new construction has been of substantial amount and distinctly better quality and design, and indicates an upward trend; and, for this reason, the area is accorded a "low yellow" grade.

9. LOCATION: Elysian Park
   SECURITY GRADE: 3rd
   AREA NO.: C-31
   DATE: 2/27/39