AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing... Decreasing... Static... Yes...
   b. Class and Occupation... Business & professional men, white collar workers, skilled artisans, etc. Income $1800-$3600 & up
   c. Foreign Families... 0% Nationalities... d. Negro... 0%
   e. Shifting or Infiltration... None apparent

2. BUILDINGS:
   a. Type and Size... 5-7 rooms
   b. Construction... Frame & stucco
   c. Average Age... 20 years
   d. Repair... Fair to good
   e. Occupancy... 98%
   f. Owner-occupied... 50%
   g. 1935 Price Bracket... $4000-6500 $ change $%
   h. 1937 Price Bracket... $4750-7250 $ change $%
   i. 1939 Price Bracket... $5000-7500 $ change $%
   j. Sales Demand... Poor
   k. Predicted Price Trend (next 6-12 months)... Static
   l. 1935 Rent Bracket... $40-60 $ change $%
   m. 1937 Rent Bracket... $45-65 $ change $%
   n. 1939 Rent Bracket... $45-70 $ change $%
   o. Rental Demand... Good
   p. Predicted Rent Trend (next 6-12 months)... Softening in upper bracket

3. NEW CONSTRUCTION (past yr.)
   Type & Price... How Selling

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

5. SALE OF HOME PROPERTIES (3 yr.):
   a. HOLC... l
   b. Institutions...

6. MORTGAGE FUNDS: Very limited
7. TOTAL TAX RATE PER $1000 (1938-1939)... $52.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Side slopes and bottom of a canyon. No construction hazards. Land improved 65% out of a possible 90%. Conveniences are all reasonably available, including proximity to downtown Hollywood. Street improvements are adequate in southern part of area, but in northern section many of the thoroughfares are dirt roads. This area was subdivided about 25 years ago and its greatest development was prior to 1925. Since that time Mulholland Dam at the northern boundary of the area has proved a definite hazard to desirability, for while engineers pronounce the dam safe there is a wide spread popular feeling to the contrary. Construction is generally of high grade and maintenance shows pride of occupancy. Population is fairly homogeneous, and many original owners still occupy their homes. Improvements are characterized by age and obsolescence. There is a wide divergence of opinion among authorities regarding the grade of this area. However, the psychological hazard of the Mulholland Dam is thought to be a prime factor and, in order to "flag" this influence, the area is accorded a "high red". If however, as some contend, the reservoir is discarded with the establishment of the water supply from Boulder Dam, there will be a sharp upturn in the grade of the area.

9. LOCATION Hollywood... SECURITY GRADE 4th AREA NO. D-28 DATE 2/23/39