AREA DESCRIPTION

1. POPULATION:  
   a. Increasing  
   b. Class and Occupation: White collar workers, movie & radio employees, service workers, artisans, etc.  
   c. Foreign Families 15% Nationalities Oriental & Mexicans  
   d. Negro  
   e. Shifting or Infiltration: Infiltration of Orientals, increasing encroachment of business & industry also a threat

2. BUILDINGS:  
   a. Type and Size  
   b. Construction  
   c. Average Age  
   d. Repair  
   e. Occupancy  
   f. Owner-occupied  
   g. 1935 Price Bracket  
   h. 1937 Price Bracket  
   i. 1939 Price Bracket  
   j. Sales Demand  
   k. Predicted Price Trend (next 6-12 months)  
   l. 1935 Rent Bracket  
   m. 1937 Rent Bracket  
   n. 1939 Rent Bracket  
   o. Rental Demand  
   p. Predicted Rent Trend (next 6-12 months)  

3. NEW CONSTRUCTION (past yr.)  
   4. OVERHANG OF HOME PROPERTIES:  
   a. HOLC  
   b. Institutions  

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

6. MORTGAGE FUNDS: Limited  

7. TOTAL TAX RATE PER $1000 (1938-1939) $82.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level with no construction hazards. Land improved 90%. Deed restrictions, if any, have expired. Zoning is mixed, but generally permits multi-family structures. Conveniences are all readily available. This area was subdivided about 1912 as a low rental workingmen's district. Construction ranges from standard to "jerry built". Maintenance is generally of poor quality and population is extremely heterogeneous and includes many subversive racial and social elements. Multiple family structures, of which there are many, are generally of low grade and poor character; some of them located in the lower eastern section are said to be operated on a "bawdy house" basis. Japanese and Filipinos are scattered throughout the area with a concentration of them on streets north of Hollywood Cemetery, which is also an unfavorable influence. Mexicans are located in the blocks adjoining the cemetery on both its east and west borders. The section north of Santa Monica Blvd. and west of Gower St., known as the Cola Estate Tract, is of much better character than the rest of the area, and prices and rentals are materially higher. Were it not for a scattering of Japanese and Filipino residents this section would be entitled to a higher grade. The area as a whole is assigned a "mediocre" grade.

9. LOCATION: Hollywood  
   SECURITY GRADE: 4th  
   AREA NO.: D-29  
   DATE: 2/24/39