



Street and Avenue Index to Brooklyn

AREA DESCRIPTION - SECURITY MAP OF New York City, N.Y.

1. AREA CHARACTERISTICS:

a. Description of Terrain. Flat

b. Favorable Influences. All city facilities. Good transportation. Ocean bathing beach.

c. Detrimental Influences. Business and residence intermingled. Mixed population. Surrounded by a large amusement center with consequent noise, crowds, and confusion. Congestion in summer.

d. Percentage of land improved 85 %; e. Trend of desirability next 10-15 yrs. Static
Res. 55%

2. INHABITANTS: Merchants, shop

a. Occupation keepers, laborers; b. Estimated annual family income \$ 1800-2500c. Foreign-born families 75 %; Jewish - Italian predominating; d. Negro Yes 5; %e. Infiltration of Jewish - Italian; f. Relief families Manyg. Population is increasing ; decreasing ; static Yes

3. BUILDINGS:

	PREDOMINATING <u>35</u> %	OTHER TYPE <u>35</u> %	OTHER TYPE <u>15</u> %	%
--	---------------------------	------------------------	------------------------	---

a. Type 2-family 4-6 rms 3-4 family 3-4 rms 1 family 6-8 rmsb. Construction Brick-frame Brick-some frame Frame-brickc. Average Age 20 Years 15 Years 20 Yearsd. Repair Good Good Fair to goode. Occupancy 95 % 98 % 98 %f. Home ownership 80 % 80 % 80 %g. Constructed past yr. None None Noneh. 1929 Price range \$ 10,000-16,000 100% \$ 18,000-22,000 100% \$ 7500-10,000 100%i. 1935 Price range \$ 6,000- 8,000 54 % \$ 10,000-12,000 55 % \$ 5000- 6,000 63 %j. 1938 Price range \$ 6,000-8,000 54 % \$ 12,000-14,000 65 % \$ 5000- 6,000 63 %k. Sales demand \$ Poor \$ Fair \$ Poorl. Activity Poor Poor Poorm. 1929 Rent range \$ 65 - 90 100% \$ 75 - 100 100% \$ 55 - 85 100%n. 1934 Rent range \$ 40 - 50 58 % \$ 45 - 55 57 % \$ 40 - 50 64 %o. 1938 Rent range \$ 40 - 55 61 % \$ 50 - 60 63 % \$ 40 - 50 64 %p. Rental demand \$ Fair \$ Good \$ Fairq. Activity. Poor Poor Poor4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited

5. CLARIFYING REMARKS: 15% larger apartment buildings 3-5 rm units renting \$8-12 per room. Majority of buyers do so with the intention of combining home and business in the building, i.e., renting rooms, hair dressing, tailoring, repairing, etc. Considerable amount of congestion in summer months due to renting rooms and suites to summer residents.

6. NAME AND LOCATION Coney Island, Brooklyn SECURITY GRADE D AREA NO. "23"ASSESSED VALUES: 140% of market value.