AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation
   c. Foreign Families
   d. Negro
   e. Slating or Infiltration

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
   l. 1935 Rent Bracket
   m. 1937 Rent Bracket
   n. 1939 Rent Bracket
   o. Rental Demand
   p. Predicted Rent Trend

3. NEW CONSTRUCTION
   a. HOLC
   b. Institutions

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

5. SALE OF HOME PROPERTIES
   a. HOLC
   b. Institutions

6. MORTGAGE FUNDS

7. TOTAL TAX RATE PER $1000 (1937) $52.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Rolling to hillsides with some steep grades in foothills causing con­struction hazards. Land improved 35% out of a possible 70%. Deed restrictions cover both improvement costs and racial elements. Zoning is single-family residential. Conveniences are as available as is desirable in a multi-car garage neighborhood. This area was subdivided some 15 years ago, and was engineered and platted to contour resulting in well arranged and improved streets. Construction, maintenance and architectural designs are of the highest quality. Population is of a high character and many of the city's wealthiest citizens reside here. Values shown above are somewhat conjectural as size and location of homesite affects prices. This also applies to rentals as quality of tenant is a large consideration. With a convenient location, ideal building sites and high caliber deed restrictions, this area should continue indefinitely to attract a substantial type of resident. On the basis of present development and future prospects area is accorded a "high green" grade.

9. LOCATION Los Feliz Hills SECURITY GRADE 1st AREA NO. 2-28-39 DATE 2-20-39