## AREA DESCRIPTION

**Security Map of Los Angeles County**

### 1. POPULATION:
- **a. Increasing**
- **Moderately**
- **Decreasing**
- **Static**

- **b. Income**
  - $1500-2100

- **c. Class and Occupation**
  - White collar, clerical & skilled workers, mechanics, etc.

- **d. Foreign Families**
  - 0%

- **e. Nationalities**

- **f. Segregation**
  - Infiltration of low income groups

### 2. BUILDINGS:

<table>
<thead>
<tr>
<th>PREDOMINATING</th>
<th>OTHER TYPE</th>
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<tbody>
<tr>
<td>90%</td>
<td>10%</td>
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- **a. Type and Size**
  - 5 room bungalows

- **b. Construction**
  - Frame & stucco

- **c. Average Age**
  - 6 years

- **d. Repair**
  - Fair to good

- **e. Occupancy**
  - 99%

- **f. Owner-occupied**
  - 75%

- **g. 1935 Price Bracket**
  - $2500-3000

- **h. 1937 Price Bracket**
  - $3000-3500

- **i. 1999 Price Bracket**
  - $3000-3500

- **j. Sales Demand**
  - Good

- **k. Predicted Price Trend**
  - Static

- **l. 1935 Rent Bracket**
  - $20 - $30

- **m. 1937 Rent Bracket**
  - $25 - $35

- **n. 1999 Rent Bracket**
  - $25 - $35

- **o. Rental Demand**
  - Good

- **p. Predicted Rent Trend**
  - Downward because of new building

### 3. NEW CONSTRUCTION (past yr.)
- **Type & Price**
  - $1000-5500

### 4. OVERHANG OF HOME PROPERTIES:
- **a. HOLC**
  - 0

### 5. SALE OF HOME PROPERTIES (past 3 yr.)
- **a. HOLC**
  - 1

### 6. MORTGAGE FUNDS:
- **Ample**

### 7. TOTAL TAX RATE PER $1000 (1939) $5.50

### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:

**Terrain:** Level to rolling. No construction hazards. Land improved 60%. Deed restrictions provide uniform set backs, limit improvements to single-family structures and protect against subversive racial elements. Said to be not rigidly enforced. Conveniences are reasonably available. This area was subdivided by Los Angeles Investment Co. some 12 years ago. Early improvements were largely in eastern part and consisted of frame structures. Under stimulus of FHA Title II financing there has been quite an active development of western part during past several years. Construction varies from poor to good standard quality. Maintenance, while spotted, is generally of a satisfactory character. Population is harmonious but improvements, on account of age differential, are inclined to be slightly heterogeneous. A large chicken ranch and poultry dressing plant is located southeast of area and is a somewhat unfavorable factor. The amount and improved quality of improvements during past few years have improved the character of this area and permits accordingly of a "low blue" grade.

### 9. LOCATION

**Inglewood**

**SECURITY GRADE:** 2nd - AREA NO. B-02

**DATE:** 11-29

**CAUTION:** This area is currently affected in whole or in part by an Ad valorem Tax District. Individual properties should be checked for this hazard.