AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION: a. Increasing Slowly Decreasing Static
   Small business & professional men, white collar and factory workers. Income $1500-$2500
b. Class and Occupation
   c. Foreign Families 0 % Nationalities
   d. Negro 0 %
e. Shifting 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 (past yr.)

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC 0
   b. Institutions Few

5. SALE OF HOME PROPERTIES (3 yr.)
   a. HOLC 0
   b. Institutions Many

6. MORTGAGE FUNDS: Limited

7. TOTAL TAX RATE PER $1000 (1938) $54.40

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level to rolling. No construction hazards. Land improved 85%. Deed restrictions have expired and zoning is mixed, although predominantly single-family residential. Convenience are all readily to reasonably available. Public improvements are of good character. This is an old area and was at one time the best residential section of Inglewood. There are still some original owners in the area whose maintenance shows high pride of ownership, but they are rapidly dwindling. Mortgage institutions report a high percent of repossession and losses during the depression period. The area was dormant until the advent of FHA Title II financing, since which time there has been a number of new modern 5 and 6 room dwellings built, largely along Manchester Ave. Old construction was largely of high standard quality but maintenance, except in cases of original ownership, has been only fair. Conversion of large old single-family dwellings to multiples is noticeable, and encroachment of bungalow courts and other income structures is noteworthy. Proximity to Inglewood Park Cemetery, Hollywood Race Track and small oil field, all to the east, and business expansion along Market St. to the west, are all detrimental influences. New single-family improvements have been too confined to be of any great benefit, and it is thought decline in this area will be rapid. It is therefore accorded a "low yellow" grade.

9. LOCATION Inglewood

   SECURITY GRADE 3rd.- AREA NO. 6106. DATE 3/17/39
   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.