AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Decreasing
   c. Static
   Yes
   Factory workers, artisans, laborers & WPA workers.
   Income $700-$1000
   d. Negro 0%
   e. Foreign Families 10%
   Nationalities:
   Mexicans
   d. Negro 0%
   e. Shifting or Infiltration:
   Mexican infiltration & further encroachment of industry.

2. BUILDINGS:
   a. Type and Size
   3-4 room bungalows
   4 room duplexes, shacks
   b. Construction
   Stucco & frame
   Some 5-room bungalows
   c. Average Age
   15 years
   d. Repair
   Poor
   e. Occupancy
   28%
   f. Owner-occupied
   20%
   g. 1935 Price Bracket
   $1250-1800
   % change
   h. 1937 Price Bracket
   $1500-2000
   % change
   i. 1939 Price Bracket
   $1500-2000
   % change
   j. Sales Demand
   Poor
   k. Predicted Price Trend
   Static
   (next 6-12 months)
   l. 1935 Rent Bracket
   $15-20
   % change
   m. 1937 Rent Bracket
   $15-20
   % change
   n. 1939 Rent Bracket
   $15-20
   % change
   o. Rental Demand
   Good
   p. Predicted Rent Trend
   Static
   (next 6-12 months)
   4-room, stucco

3. NEW CONSTRUCTION (past yr.)
   Type & Price
   $2250-$2500
   How Selling
   Owner built

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

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

6. MORTGAGE FUNDS:
   None

7. TOTAL TAX RATE PER $1000 (1939)
   $55-30

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level to sloping. No construction hazards. Land improved 90%. Zoning is mixed, but area is predominantly single-family dwellings. Conveniences are all readily available. This area is 20 years or more old and has never been a popular residential district. Construction is nondescript ranging from "shack" to substandard construction. Population is heterogeneous and borders the subversive. An interurban and railway line bisects the area and along Redondo Blvd., residences are interspersed with light industry. The whole area has the aspect of being shoddy and cramped. Adjacence to Inglewood Park Cemetery is a detrimental factor. Proximity to industrial employment is a favorable influence and helps rentals. The area is definitely blighted and is accorded a "medial red" grade.

9. LOCATION: Southwest
   SECURITY GRADE: 4th
   AREA NO.: D-41
   DATE: 2/16/39
   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.