AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing Rapidly Decreasing Static
   Local business & professional men, retired people,
   b. Class and Occupation: White collar workers, skilled artisans, etc. Income $1500-2100
   c. Foreign Families: Few Nationalities None subversive
   d. Negro: 0
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   PREDOMINATING 90 % OTHER TYPE 10 %
   a. Type and Size
      4 & 5 rooms Larger dwellings
   b. Construction
      Frame & stucco
   c. Average Age
      3 years
   d. Repair
      Fair to good
   e. Occupancy
      98%
   f. Owner-occupied
      90%
   g. 1935 Price Bracket
      $ No basis % change
   h. 1937 Price Bracket
      $ 3000-1000 %
   i. 1939 Price Bracket
      $ 3000-1000 %
   j. Sales Demand
      Good
   k. Predicted Price Trend (next 6-12 months)
      Static
   l. 1935 Rent Bracket
      $ - % change
   m. 1937 Rent Bracket
      $ 25 - 50 %
   n. 1939 Rent Bracket
      $ 25 - 50 %
   o. Rental Demand
      Good
   p. Predicted Rent Trend (next 6-12 months)
      Static

3. NEW CONSTRUCTION (past yr.) No
   Type & Price 53250-1250 How Selling Rapidly

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

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

6. MORTGAGE FUNDS: Ample (FHA)

7. TOTAL TAX RATE PER $1000 (1937) $10.61

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level; no construction hazards. Many attractive homesites among citrus groves. Land improved 45%. Deed restrictions cover building costs, provide uniform setbacks and protect from subversive racial elements. Conveniences including rapid interurban transportation to Los Angeles, are readily available. All streets are not improved and sewers are lacking. This is a recent subdivision placed on the market within the past 5 years, and promoted as a rural suburban district of Los Angeles. Development under the influence of FHA Title II financing, has been moderately active and has resulted in fairly rapid growth. Construction is of standard quality. Maintenance bids fair to be of good character. Architectural designs are in keeping with the citrus grove environment and is appealing. Population, many of whom are employed in Los Angeles or are retired people attracted by the moderately priced large homesites, is homogeneous. Lots are stabilized at prices ranging from $10 to $15 per front foot. A number of the improvements are large and older, being the orchard homes of original owners. Improvements along 7th St. and in southern part of area are less uniform in character and are generally less attractive. Indications are that this district has not as yet reached its peak of activity and will further expand to the north and west. This is the best and most promising part of Downey and is accorded a "median blue" grade.

9. LOCATION Downey SECURITY GRADE: 2nd AREA NO. E-107 DATE 5-1-39