AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing: Rapidly  Decreasing
   b. Class and Occupation: White collar workers, skilled artisans etc. Income $1500-2000
   c. Foreign Families: None  Nationalities: None Subversive
   d. Negro: 0 %
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: 4 & 5 rooms
   b. Construction: Frame & brick
   c. Average Age: 3 years
   d. Repair: Fair to good
   e. Occupancy: 98%
   f. Owner-occupied: 90%
   g. 1935 Price Bracket: $ No basis
   h. 1937 Price Bracket: $3000-4000
   i. 1939 Price Bracket: $3000-4000
   j. Sales Demand: Good
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $ -
   m. 1937 Rent Bracket: $25 - 1.0
   n. 1939 Rent Bracket: $25 - 1.0
   o. Rental Demand: Good
   p. Predicted Rent Trend (next 6-12 months): Static

3. NEW CONSTRUCTION (past yr.): Type & Price: None
   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 (RIA)

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 set backs 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 modestly active and has resulted in fairly rapid growth. Construction is of standard quality. Maintenance bids are of good character. Architectural designs are in keeping with the citrus grove environment and are appealing. Population, many of whom are employed in Los Angeles or are retired people attracted by the generally 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 "medium blue" grade.

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