AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing Slowly Decreasing Static
   b. Class and Occupation: Business & professional men, retired people, Jr. executives etc.
   c. Foreign Families: 0%
   d. Negro: 0%
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   PREDOMINATING: 90% OTHER TYPE: 10%
   a. Type and Size: 5 & 6 rooms
   b. Construction: Frame, stucco & masonry
   c. Average Age: 5 years
   d. Repair: Good
   e. Occupancy: 98%
   f. Owner-occupied: 95%
   g. 1935 Price Bracket: $1000-5000
   h. 1937 Price Bracket: $1250-5500
   i. 1939 Price Bracket: $1250-5500
   j. Sales Demand: Fair
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $ Not a
   m. 1937 Rent Bracket: $ rental
   n. Rent Bracket: $ neighborhood
   o. Rental Demand: Good
   p. Predicted Rent Trend (next 6-12 months): Static

3. NEW CONSTRUCTION (past yr.) Type & Price:
   No 3 $6900-6500 How Selling: Owner built

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

5. SALE OF HOME PROPERTIES (past yr.):
   a. HOLC:
   b. Institutions: 0

6. MORTGAGE FUNDS:

7. TOTAL TAX RATE PER $1000 (1938-1939): $10.61

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level; no construction hazards; good soil. Land improved 75%. Deed restrictions provide for uniformity of improvements and setbacks. Protect against subversive racial elements. Conveniences, including rapid interurban transportation to Los Angeles, are all readily available. This area was subdivided some 10 years ago and was quite active for a brief period. It was largely dormant during the depression years but, under influence of FHA financing, became fairly active again some 3 years ago, but building has apparently again slackened during the past year. Construction, maintenance and architectural designs are above average in quality. Population and improvements give the impression of harmony and there is evident pride of ownership, and the surrounding citrus orchards also lend a certain charm. Regardless of all these favorable factors the area seems to lack popular appeal, probably for the reason that it is strung along a single street which is a heavily traveled artery. Competition with the well promoted new area to the west of Downey may also be an adverse influence. The area gives the impression of being a misplaced development, and in the absence of intelligent promotional effort, it is thought that it will decrease considerably in desirability within the next ten years. It is therefore accorded a "low blue" grade.

9. LOCATION Downey SECURITY GRADE 2nd AREA NO. B-108 DATE 5-1-39

167