AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION: a. Increasing Slowly Decreasing Static
   b. Class and Occupation: Local merchants, professional men, white collar workers, laborers and some WPA workers. Income $700 to $2400
   c. Foreign Families None Nationalities None subversive
   d. Negro 0 %
   e. Shifting or Infiltration None apparent

2. BUILDINGS: PREDOMINATING 85 % OTHER TYPE %
   a. Type and Size: 5 rooms
   b. Construction: Frame
   c. Average Age: 20 years
   d. Repair: Fair to good
   e. Occupancy: 98%
   f. Owner-occupied: 60%
   g. 1935 Price Bracket $2250-2500 % change $ % change
   h. 1937 Price Bracket $2500-2750 % $ %
   i. 1939 Price Bracket $2500-2750 % $ %
   j. Sales Demand: Fair
   k. Predicted Price Trend (next 6-12 months) Static
   l. 1935 Rent Bracket $25-50-75-50 % change $ % change
   m. 1937 Rent Bracket $25-50-30-00 % $ %
   n. 1939 Rent Bracket $25-50-30-00 % $ %
   o. Rental Demand: Good
   p. Predicted Rent Trend (next 6-12 months) Static

3. NEW CONSTRUCTION (past yr.) No

4. OVERHANG OF HOME PROPERTIES: a. HOLC 1 b. Institutions Few

5. SALE OF HOME PROPERTIES (3 yr) a. HOLC 1 b. Institutions Few

6. MORTGAGE FUNDS: Ample (FHA) 7. TOTAL TAX RATE PER $1000 (1937) $45.25

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level with favorable grades. No construction hazards. Land improved 75%. Deed restrictions are inadequate and loosely enforced but do protect against hazards. Conveniences, including interurban transportation to Los Angeles, are all readily available. This area is the oldest part of the unincorporated town of Downey. Improvements are spotted and uneven in character, which is more or less typical of a small town district. This town has been literally built among the citrus orchards, which even yet occupy extensive areas with the community and surround it on all sides. Dairy and poultry farms are also numerous in the outlying districts. Construction is generally of low standard quality. Maintenance shows pride of ownership. Architectural designs lack harmony and population is heterogeneous. Lot values range around $10 per front foot. South of the area along the numerous highways are found scattered groups of poorly constructed dwellings which house Mexican and Japanese farm laborers whose children attend the local schools and, to this extent, are a detrimental influence. While this area possesses many favorable qualifications, age, obsolescence and heterogeneity preclude a higher grade than "medial yellow".

9. LOCATION Downey SECURITY GRADE 3rd AREA NO. C-136 DATE 5-1-37

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