a uniform residential section: a definite appeal to the public: convenience
of location: the up-to-dateness and soundness of construction: a uniform social
status: and the absence of detrimental influences.

B - Still Desirable - Blue

This possibly was formerly an "A" area but is now distinguished by
a lack of intensive demand and activity. The opportunity for much further de-
velopment often does not exist; the procession has moved on a little. "The
cake has raised". Prospective homebuyers say, "it is all right but let's
drive out further". It is like a 1935 automobile --still useful, still good
value--but not what the people are buying who can afford a new one. Good mort-
gage lenders will have a tendency to modify their maximum terms somewhat. There
is no general age limit--might be 25 years or more depending on type of improve-
ments and quality of maintenance; majority of the original purchasers still
live here. Restrictions, pride of ownership, stability of the area, etc., are
still effective. The standards of the "A" area obtain with more freedom with
respect to the existence of multi-family units as long as the social status of
the tenants does not clash with that of the other residents. Purchase demand
is usually good.

The test revolves around the completeness of the development, its
stability and the degree of demand and activity. The gloss is off but the
factors of residential desirability in the "A" areas are still present, hence still
desirable.

C - Definitely Declining - Yellow

Usually the transition period is beginning or has been in process in
areas under this classification. Age, obsolescence, "change of styles", expiring
restrictions, infiltration of lower-grade population, encroachment of apartment
houses, flats or other multi-family rental properties, original buyers moving
out, are all factors: presence of influences which increase sales resistance,
such as inadequate transportation: poorer maintenance of homes, yards, and
gardens: apparently less pride of ownership: increase of tenants and decrease