AREA DESCRIPTION
Security Map of LOS ANGELES COUNTY

1. POPULATION: a. Increasing SLIGHTLY Decreasing Static
b. Class and Occupation Business, professional & retired people, white collar &
service workers, etc. Income $1200 to $1800 & up
c. Foreign Families Few% Nationalities. Maybe few better class Mexicans
d. Negro None%
e. Shifting or Infiltration None apparent

2. BUILDINGS: PREDOMINATING 75% OTHER TYPE 15%
a. Type and Size 5-6 room bungalows 7 & 8 room - 2 story
b. Construction Frame & Stucco Frame & stucco
c. Average Age 22 years 25 years
d. Repair Fair to good Fair
e. Occupancy 96% 98%
f. Owner-occupied 50% 35%
g. 1935 Price Bracket $ 2500-4000 % change $ 3500-4500 % change
h. 1937 Price Bracket $ 2750-4500 % $ 3750-4750 %
i. 1939 Price Bracket $ 3000-5000 % $ 4000-5000 %
j. Sales Demand Fair Poor
k. Predicted Price Trend (next 6-12 months) Static Static
l. 1935 Rent Bracket $ 25-40 % change $ 27,50-45 % change
m. 1937 Rent Bracket $ 27,50-45 % $ 30-47,50 %
n. 1939 Rent Bracket $ 30-50 % $ 30-50 %
o. Rental Demand Good Good
p. Predicted Rent Trend (next 6-12 months) Static Static

3. NEW CONSTRUCTION (past yr.) No 10 Type & Price
5-6 rm. bungalows How Selling Owner built

4. OVERHANG OF HOME PROPERTIES: a. HOLC None b. Institutions Few

5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC None b. Institutions Few

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER $1000 (193..) $ 49.30

8. DESCRIPTION AND CHARACTERISTICS OF AREA: Terrain: Level, with favorable
grades, No construction hazards, Land improved 80%, Zoning is mixed, but
largely single family residential. Conveniences are all readily available. This
is a college area and development, which began some 40 years ago, has been coinci-
dent with the growth of Pomona and Scripps Colleges. In addition to the single
family residences mentioned above there are several bungalow courts, small apart-
ment houses, fraternity houses, lodging and boarding houses in the area. Con-
struction is usually of standard quality. Maintenance, while inclined to be
spotted, is generally of good character. Population is homogenous and highly
cultural. Streets are wide, well improved and landscaped which adds charm to the
location. This area has many of the attributes of a second grade district in-
cluding a high degree of stability. However, owing to the heterogeneous types
of improvements, and wide spread in ages, it is thought that a "high yellow" grade
more nearly conforms to its characteristics.

9. LOCATION Claremont SECURITY GRADE 3rd AREA NO. C-55 DATE 5/8/39