AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Business, professional, retired people, white collar &
      service workers, etc. Income $1200 to $3500 & up
   c. Foreign Families: Few
   d. Negro: None
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: Predominating 75% 5-6 room bungalows
   b. Construction: Predominating Frame & Stucco
   c. Average Age: 22 years
   d. Repair: Fair to good
   e. Occupancy: 98%
   f. Owner-occupied: 50%
   g. 1935 Price Bracket: $2500-4000
   h. 1937 Price Bracket: $2950-4500
   i. 1939 Price Bracket: $3000-5000
   j. Sales Demand: Fair
   k. Predicted Price Trend: Static
   l. 1935 Rent Bracket: $25-40
   m. 1937 Rent Bracket: $30-45
   n. 1939 Rent Bracket: $30-50
   o. Rental Demand: Good
   p. Predicted Rent Trend: Static

3. NEW CONSTRUCTION (past yr.) No. Type & Price: 5-6 rm. bungalow $4500-$6000

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

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

6. MORTGAGE FUNDS:
   a. Ample

7. TOTAL TAX RATE PER $1000 (1939) $42.30

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 homogeneous 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.: 0-55
   DATE: 5/8/39