### AREA DESCRIPTION

**Security Map of LOS ANGELES COUNTY**

1. **POPULATION:**
   - a. Increasing
   - b. Class and Occupation: Skilled artisans, white-collar workers, laborers & WPA workers
   - c. Foreign Families: 4%
   - d. Negro: None
   - e. Shifting or Infiltration: Few Mexicans moving in along Filmore Place – Carrier and along Holt Ave, west of Filmore

2. **BUILDINGS:**
   - a. Type and Size: 4-6 room
   - b. Construction: Mostly frame – few stucco
   - c. Average Age: 25 years
   - d. Repair: Poor to fair
   - e. Occupancy: 96%
   - f. Owner-occupied: 50%
   - g. 1935 Price Bracket: $1800-$2000
   - h. 1937 Price Bracket: $2000-$3500
   - i. 1939 Price Bracket: $2000-$3500
   - j. Sales Demand: Poor
   - k. Predicted Price Trend: Static
   - l. 1935 Rent Bracket: $17.50-$35
   - m. 1937 Rent Bracket: $20-$37.50
   - n. 1939 Rent Bracket: $20-$37.50
   - o. Rental Demand: Fair
   - p. Predicted Rent Trend: Static

3. **NEW CONSTRUCTION (past yr.):**
   - a. HOLC: None
   - b. Institutions: Few

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

5. **SALE OF HOME PROPERTIES:**
   - a. HOLC: None
   - b. Institutions: Few

6. **MORTGAGE FUNDS:** Limited and selective

7. **TOTAL TAX RATE PER $1000 (193__):** $52.70

8. **DESCRIPTION AND CHARACTERISTICS OF AREA:**
   - Terrain: Level, no construction hazards. Land improved 90%. Zoning is mixed residential. Conveniences are all readily available. This is the old section of Pomona and is over 60 years old, and many former residents have moved into newer districts, and this exodus is still continuing. The average age of dwellings has been considerably lowered by volume of new construction which has taken place in the past several years. These new improvements are of modern designs but construction is inclined to be substandard. Both population and improvements are extremely heterogeneous. Land values range from $10 to $15 per front foot and property values seem inclined to hold up remarkably for an area of this type. The infiltration of Mexican families is confined to a small section in the extreme western part and is not thought to be serious nor is it believed that it will extend further. The area is declining very slowly and this factor together with the continuing volume of new construction is responsible for according a "medial yellow" grade.

9. **LOCATION:** Pomona
   - **SECURITY GRADE:** 3rd
   - **AREA NO.:** C-58
   - **DATE:** 5/8/39