AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION: a. Increasing Increasing Static Yes
   b. Class and Occupation Skilled artisans, white collar workers, laborers & WPA workers
   c. Foreign Families 4% Nationalities few Mexicans 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
   b. Construction Mostly frame - few stucco
   c. Average Age 25 years
   d. Repair Poor to fair
   e. Occupancy 95%
   f. Owner-occupied 50%
   g. 1935 Price Bracket $1800-8200 % change $ % change
   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 % change $ % change
   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.) No. 40 Type & Price $2750-$5000 How Selling Moderately

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

5. SALE OF HOME PROPERTIES (past yr.) a. HOLC 4 b. Institutions 7/8

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 or 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