AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION: a. Increasing Slightly Decreasing Static

b. Class and Occupation: Laborers, white collar & WPA workers & retired elderly

c. Foreign Families 2% Nationalities Mexicans

d. Negro 1%

e. Shifting or Infiltration: Definite threat of further infiltration of subversive racial elements

2. BUILDINGS: PREDOMINATING 80% OTHER TYPE 20%

a. Type and Size: 4-6 rooms

b. Construction: Frame

c. Average Age: 24 years

d. Repair: Poor to fair

e. Occupancy: 95%

f. Owner-occupied: 30%

g. 1935 Price Bracket: $1250-2000 % change

h. 1937 Price Bracket: $1500-2000 % change

i. 1939 Price Bracket: $1500-2500 % change

j. Sales Demand: Poor

k. Predicted Price Trend (next 6-12 months): Static to down

l. 1935 Rent Bracket: $15 - 25 % change

m. 1937 Rent Bracket: $17.50 - 30 % change

n. 1939 Rent Bracket: $17.50 - 30 % change

o. Rental Demand: Fair

p. Predicted Rent Trend (next 6-12 months): Static

3. NEW CONSTRUCTION (past yr.) No. 35 Type & Price $3000-$5000 How Selling Moderately

4. OVERHANG OF HOME PROPERTIES: a. HOLC 1 b. Institutions Few

5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC 2 b. Institutions Few

6. MORTGAGE FUNDS: Limited & 7/8

7. TOTAL TAX RATE PER $1000 (1939) $52.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level with no construction hazards. Land improved 60%. Zoning is mixed but generally single family residential. Conveniences are all readily available. This is one of the oldest areas in Pomona, development having begun over 50 years ago. It is suffering from excessive age and the fact that it is on the "wrong side of the tracks". It is largely surrounded by business, industry and Mexican and Negro districts. Construction is quite generally substandard and maintenance is spotted and only fair at best. Both population and improvements are extremely heterogeneous. A new subdivision is being attempted on 5th and 6th Sts. west of Myrtle and about 20 new improvements built during the past years. Local realtors express the opinion that this is a misplaced development. The few Mexicans and Negro families are largely adjacent to the "red" area west and south and is said not to be a threat to the greatest part of this area. Indications are that the further decline of this area will be slow and that it will not become entirely blighted for many years to come. Therefore a "low yellow" grade is accorded.

9. LOCATION Pomona SECURITY GRADE 3rd AREA NO. G-59 DATE 5/8/39

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