NAME OF CITY: PIEDMONT, CALIFORNIA

DESCRIPTION OF TERRAIN: Characterized by steep slopes and rolling hills, which lend themselves to view home locations and landscaping. Streets platted to minimize grades.

FAVORABLE INFLUENCES: Mansions set on large, park-like, tree and shrub covered homesites. Zoned to single-family residences. Restricted to Caucasians. One of the best residential districts of the East Bay area.

DETRIMENTAL INFLUENCES: Distance to local and San Francisco transportation, shopping centers and schools.

INHABITANTS: A. Type executives.
   B. Estimated annual family income $5000-50,000
   C. Foreign-born
   D. Negro
   E. Infiltration of Undesirables
   F. Relief families
   G. Population is increasing
   H. Moderately decreasing
   I. Static

BUILDINGS: A. Type or types single-family.
   B. Type of construction frame, stucco, masonry.
   C. Average age: 15 (new to 25) years.
   D. Repair: Very good

HISTORY: 1933
   - Low
   - Sale values: $6,000-25,000
   - Current: 7,500-30,000
   - Peak sale values occurred in 1927 and were 102% of the 1929 level.

SALES DEMAND: A. Good
   B. Activity is

RENTAL DEMAND: A. Fair
   B. Activity is

NEW CONSTRUCTION: A. Types including lot, etc.
   B. Amount last year 35

CLARIFYING REMARKS: Above stated average age is low because of great number of fine homes constructed within the last seven years. There are many older mansions in the north central part of this area. (13) This district can hardly become better, but desirability can be increased by bettering the transportation. Little rental activity as houses are mostly owner occupied.

Information for this form was obtained from BUILDING INSPECTOR'S OFFICE, PIEDMONT, CALIFORNIA; RALPH E. PRENTICE; ZURA E. BELLS

Date 6-15-37