1. NAME OF CITY: OAKLAND, CALIFORNIA  
SECURITY GRADE: HIGH BLUE  
AREA NO.: B-10

2. DESCRIPTION OF TERRAIN: Level

3. FAVORABLE INFLUENCES:  
Harmonious small area of new, very attractive, well built homes. Convenient to local and San Francisco transportation, schools and local shopping centers. Well paved streets, underground utilities (electric, etc.)

4. DETRIMENTAL INFLUENCES:  
Area too small and completely surrounded by old homes and other unfavorable influences.

5. INHABITANTS:  
- Minor executives,  
- Type: Business men  
- Estimated annual family income: $3000-5000
- Foreign-born Italian: 5%  
- Negro: 5%  
- Infiltration of Undesirables: No  
- Relief families: None  
- Population is increasing: Slowly  
- Average age: Six years  
- Repair: Very good

6. BUILDINGS:  
- Type or types: Spanish type, six-room homes prevail  
- Type of construction: Stucco

7. HISTORY:  

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RANGE</td>
<td>%</td>
</tr>
<tr>
<td>1931</td>
<td>$6500-8500</td>
<td>$7500</td>
</tr>
<tr>
<td>1932</td>
<td>low</td>
<td>$5500-7500</td>
</tr>
<tr>
<td>1937</td>
<td>current</td>
<td>$6000-8000</td>
</tr>
</tbody>
</table>

Peak sale values occurred in 1931 and were 100% of the 1930 level.  
Peak rental values occurred in 1931 and were 100% of the 1932 level.

8. OCCUPANCY:  
- Land: 90%;  
- Dwelling units: 100%;  
- Home owners: 95%

9. SALES DEMAND:  
- Slow  
- 6-room homes: $7000  
- Activity: Slow

10. RENTAL DEMAND:  
- None  
- 6-room home: $80  
- Activity: Nil

11. NEW CONSTRUCTION:  
- Types: $5000, including lot  
- Amount last year: Two in 1936

12. AVAILABILITY OF MORTGAGE FUNDS:  
- Home purchase: Ample  
- Home building: Ample

13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Static to downward

14. CLARIFYING REMARKS:  
(3) Known as IDORA PARK; was subdivided, sold and built up in 1931-1932. (5-a). Well to do Italians prevail. Little building activity because there are very few vacant lots left. (9-c.) Sales activity slow because there are no offerings. The type and quality of construction would justify a GREEN (A) rating, but size and surroundings of area, adversely affected. (10-c) Rental activity nil because of high percentage of home ownership.

15. Information for this form was obtained from CITY OF OAKLAND, RECORDS OF BUILDING

INSPECTOR'S OFFICE: RALPH E. PRESTON; RALPH SPENCER
Date 6-15-37