AREA DESCRIPTION

1. NAME OF CITY: PIEDMONT, CALIFORNIA  
   SECURITY GRADE: LOW BLUE  
   AREA NO.: B-14

2. DESCRIPTION OF TERRAIN: Rolling

3. FAVORABLE INFLUENCES: Convenient to transportation, local and San Francisco and to schools. Racial restrictions. Attractive tree lined streets.

4. DETRIMENTAL INFLUENCES: Lack of adequate local shopping centers; many older type homes, showing their age. Proximity to cemetery, which, however, is walled and sufficiently remote not to be considered a serious distraction.

5. INHABITANTS:
   a. Type: Minor executives, professional and white-collar workers  
   b. Estimated annual family income: $1800-3500  
   c. Foreign-born: No concentration  
   d. Negro: No  
   e. Infiltration of Undesirables: No  
   f. Relief families: Very few  
   g. Population is increasing: static

6. BUILDINGS:
   a. Type or types: Single family  
   b. Type of construction: Frame, shingle, stucco  
   c. Average age: 23 (new to 45) years  
   d. Repair: Fair to good

7. HISTORY:
   - SALE VALUES
     | YEAR | RANGE | PREDOMINATING % | RENTAL VALUES
     | YEAR | RANGE | PREDOMINATING % |
     | 1929 level | $5000-8000 | 7000 | 100% | $50 = 75 | $52.50 | 100% |
     | 1933 low | 3500-6000 | 4250 | 61% | 40 - 60 | 40 | 64% |
     | 1937 current | 4000-8000 | 5000 | 71% | 40 - 70 | 47.50 | 76% |
   - Peak sale values occurred in 1927 and were 102% of the 1929 level.
   - Peak rental values occurred in 1927 in were 100% of the 1929 level.

8. OCCUPANCY:
   a. Land: 99%  
   b. Dwelling units: 99%  
   c. Home owners: 92%

9. SALES DEMAND:
   a. Good  
   b. 6-rm semi-wood: $5000  
   c. Activity is Fair

10. RENTAL DEMAND:
    a. Good  
    b. 6-rm semi-wood: $45  
    c. Activity is Fair

11. NEW CONSTRUCTION:
    a. Types: $8000 incl. lot & fig.  
    b. Amount last year: Two in 1936

12. AVAILABILITY OF MORTGAGE LENDS:
    a. Home purchase: Ample  
    b. Home building: Fair

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

14. CLARIFYING REMARKS: This area has not recovered its pre-depression value because of the predominance of older type homes, whereas the demand is now for more modern or new homes. There is some tendency in the southern part of the area toward multiple units. However, the single-family home still greatly prevails. On certain streets modern stucco bungalows predominate. Some parts of this area would be considered only HIGH YELLOW but for the rigid restrictions existing in PIEDMONT as to type of new construction and also the fact that there are no Negroes or Asians allowed in the city limits. This will help keep even the older areas in favor from residential standpoint. Topography accounts for the long, irregular shape of this area.

15. Information for this form was obtained from BUILDING INSPECTOR, CITY OF PIEDMONT:

   ZURA B. BELLS; RALPH E. PRENTICE

Date: 6-15-37