AREA DESCRIPTION

1. NAME OF CITY: PIEDMONT, CALIFORNIA  SECURITY GRADE: HIGH BLUE  AREA NO.: B-15

2. DESCRIPTION OF TERRAIN: Rolling, steep slopes, platted to minimize grades. Gradual slope from northeast downward to southwest.

3. FAVORABLE INFLUENCES: Racial restrictions; landscaped streets and home sites. Better class homes, though mixture of dissimilar ages (elder, semi-modern and modern) arranged harmoniously and attractively. Convenient to local and San Francisco transportation and schools. Fine view from upper section of this area.

4. DETERMINATIONAL INFLUENCES: Lack of adequate local shopping centers; Distance from schools.

5. INHABITANTS: Professional, executives, and business men; a. Type b. Estimated annual family income $2500-6500
c. Foreign-born No concentration %
d. Negro No %
(Nationality)
e. Infiltration of Undesirables No:
f. Relief families None known:
g. Population is increasing slowly; decreasing ; static.

6. BUILDINGS: Mixture of older and modern fine homes; a. Type or types modern fine homes b. Type of construction Frame, shingle, stucco
c. Average age 15 (new to 35) years; d. Repair Very good

7. HISTORY: SALE VALUES

<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING %</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929 level</td>
<td>$8000-15,000</td>
<td>100%</td>
<td>$70 - 150</td>
</tr>
<tr>
<td>1933 low</td>
<td>$5000-10,000</td>
<td>7,000</td>
<td>70 - 95</td>
</tr>
<tr>
<td>1937 current</td>
<td>$7500-12,500</td>
<td>2,500</td>
<td>65 - 100</td>
</tr>
</tbody>
</table>

Peak sale values occurred in 1927 and were 102% of the 1929 level.

Peak rental values occurred in 1927 and were 100% of the 1929 level.

8. OCCUPANCY: a. Land 70%; b. Dwelling units 99%; c. Home owners 85 %

9. SALES DEMAND: a. Good; b. 7-rm new $10,500; c. Activity is Good

10. RENTAL DEMAND: a. Good; b. 7-rm modern - $75; c. Activity is Slow

11. NEW CONSTRUCTION: a. Types $11,000, incl. lot; b. Amount last year 11 homes in 1938


13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Upward; a static condition in about ten years.

14. CLARIFYING REMARKS: This area includes some of the older, fine home section of PIEDMONT. These fine, well kept homes, add dignity and the modern stucco homes, glamour, to this fine home section of the East Bay. (Sig) Population increasing due to constant home activity. Class of homes being built average in price $11,000.

15. Information for this form was obtained from BUILDING INSPECTOR'S OFFICE, CITY OF PIEDMONT. Zora K. Bella; Ralph E. Prentice

Date 6-15-37