1. NAME OF CITY: OAKLAND, CALIFORNIA
   SECURITY GRADE: HIGH BLUE
   AREA NO.: B-19

2. DESCRIPTION OF TERRAIN: Rolling and steep slopes; streets platted to minimize grades.

3. FAVORABLE INFLUENCES: Convenience to local and San Francisco transportation, schools, local shopping centers. Zone single-family residential. Heterogeneous type, well built, attractive modern and semi-modern homes.

4. DETRIMENTAL INFLUENCES: Include two small slide area with slide tendencies. Many homes verging on older type, indicate area obsolescence. Racial restrictions terminating in parts of area.

5. INHABITANTS:
   a. Type: Professional, minor executives and business
   b. Estimated annual family income: $2500-6000
   c. Foreign-born: No concentration
   d. Negro: Ne
   e. Infiltration of Undesirables: No
   f. Relief families: None known
   g. Population is increasing: Slowly; decreasing: static.

6. BUILDINGS:
   a. Type or types: 1 & 2-sty detached
   b. Type of construction: Good; frame, stucco
   c. Average age: 15 (6 to 25) yrs.
   d. Repair: Good

7. HISTORY:
   SALE VALUES
   
<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929 Level</td>
<td>$7000-12,500</td>
<td>$9500</td>
<td>100%</td>
</tr>
<tr>
<td>1933 Low</td>
<td>4000-8,000</td>
<td>6500</td>
<td>58%</td>
</tr>
<tr>
<td>1937 Current</td>
<td>5000-9,500</td>
<td>7000</td>
<td>74%</td>
</tr>
</tbody>
</table>
   
   RENTAL VALUES
   
<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929 Level</td>
<td>$65 - 115</td>
<td>$85</td>
<td>100%</td>
</tr>
<tr>
<td>1933 Low</td>
<td>40 - 70</td>
<td>52.50</td>
<td>62%</td>
</tr>
<tr>
<td>1937 Current</td>
<td>45 - 80</td>
<td>62.50</td>
<td>72%</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: 98%
   b. Dwelling units: 28%
   c. Home owners: 85%

9. SALES DEMAND:
   a. Good
   b. 6-yr semi-mod: $6500
   c. Activity is: Fair

10. RENTAL DEMAND:
    a. Fair
    b. 6-yr semi-mod: $56
    c. Activity is: Fair

11. NEW CONSTRUCTION:
    a. Types: $7650 including lot
    b. Amount last year: Seven in 1936

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

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

14. CLARIFYING REMARKS:
    This area is generally referred to as LAKE SHORE HIGHLANDS; its recovery has not been rapid, as most of it is completely built up and homes in the newer districts with low interest, long term loans, are more in demand. Near the center of this area, there are several blocks in which slides occurred a number of years age before the area was fully paved. The City Engineer thinks that paving the area has overcome the slide tendency and that it is no longer a hazard, but it is thought that consideration should be given this tendency for a few blocks along Balfour where it is intersected by Paloma Avenue.

15. Information for this form was obtained from RECORDS OF BUILDING INSPECTOR, CITY OF OAKLAND; RALPH E. PRENTICE; ZURA A. BELLS

Date: 6-15-37