1. NAME OF CITY: OAKLAND, CALIFORNIA  
2. SECURITY GRADE: LOW BLUE  
3. AREA NO.: B-23  

2. DESCRIPTION OF TERRAIN: Rolling streets platted to northern and western part of area to minimize grades.  

3. FAVORABLE INFLUENCES: Homogeneous district of semi-modern and modern homes and cottages. Convenient to local transportation, excellent schools and shopping district. In demand by better class people of moderate income.  

4. DETRIMENTAL INFLUENCES: Zoned as two-family or multiple family district (though still predominately occupied by single-family homes). Eastern part of area not convenient to San Francisco transportation.  

5. INHABITANTS:  
   a. Type and white-collar class: Professional business men  
   b. Estimated annual family income: $1800-4000  
   c. Foreign-born No concentration (%)  
   d. Negro: No  
   e. Infiltration of Lower class: No  
   f. Relief families: None known  
   g. Population is increasing: Yes; decreasing; static.  

6. BUILDINGS:  
   a. Type or types: See No. 14 semi-modern bungalow  
   b. Type of construction: Frame, shingle, stucco  
   c. Average age: 8-15 years  
   d. Repair: Good  

7. HISTORY:  
   a. Land: 90%  
   b. Dwelling units: 98%  
   c. Home owners: 85%  
   d. Home building: Limited  

8. SALE VALUES:  
   a. Year:  
      - 1927 level: $5000-8500  
      - 1933 level: $3000-5000  
      - 1937 level: $3500-6000  
   b. Predominate:  
      - $3500-6000  
   c. Predominate %:  
      - 76%  
   d. Predominate Range:  
      - $5000-8500  
   e. Predominate %:  
      - 100%  

9. RENTAL VALUES:  
   a. Year:  
      - 1927 level: $45-70  
      - 1933 level: $30-50  
      - 1937 level: $37-50  
   b. Predominate:  
      - $37-50  
   c. Predominate %:  
      - 75%  
   d. Predominate Range:  
      - $45-70  
   e. Predominate %:  
      - 100%  

Peak sale values occurred in 1927 and were 102% of the 1929 level.  
Peak rental values occurred in 1937 and were 100% of the 1929 level.  

10. OCCUPANCY:  
    a. Land: 90%  
    b. Dwelling units: 98%  
    c. Home owners: 85%  

11. SALES DEMAND:  
    a. Good  
    b. 6-rm semi-mod $4000  
    c. Activity is: Good  

12. RENTAL DEMAND:  
    a. Good  
    b. 6-rm semi-mod $40  
    c. Activity is: Good  

13. NEW CONSTRUCTION:  
    a. Types:  
       - Semi-mod avg: $6500  
    b. Amount last year: 14 in 1936  

14. AVAILABILITY OF MORTGAGE FUNDS:  
    a. Home purchase: Ample  
    b. Home building: Limited  

15. TREND OF DESIRABILITY NEXT 10-15 YEARS: Stable to downward for single-family residential  

16. CLARIFYING REMARKS:  
   In this area the predominating homes are the semi-modern bungalow type. All around the outside of the area are homes of good grade, new and modern. Apartment house area still localized along and nearby PARK BOULEVARD. All the zoned for two and four-family dwellings, none were built in 1936. Area known as FOURTH AVENUE TERRACE, or HEIGHTS; PARK BOULEVARD in the center of this tract, was formerly FOURTH AVENUE.  

Information for this form was obtained from RALPH A. KNAPP; CITY OF OAKLAND, BUILDING INSPECTOR'S DEPARTMENT; COUNTY OF ALAMEDA ASSESSOR'S OFFICE; RALPH B. PRENTICE  

Date 6-15-37