1. NAME OF CITY  OAKLAND, CALIFORNIA  SECURITY GRADE  HIGH BLUE  AREA NO. B-24

2. DESCRIPTION OF TERRAIN.  Level

3. FAVORABLE INFLUENCES.  Schools, shopping district and local transportation, all conveniently available. Zoned first residential; favorable racial restrictions. A homogeneous area of good type, modern homes, well constructed.

4. DETRIMENTAL INFLUENCES.  The area, which is small, is joined on the south by an older area of cheap homes, which constitutes a distinctly adverse influence. The recently inaugurated direct bus service to San Francisco does not wholly overcome the lack of such transportation, as fares are too expensive for ordinary commuting.

5. INHABITANTS:
   a. Type  Business men, professionals;
   b. Estimated annual family income  $3000-6000
   c. Foreign-born   No  concentration  
   d. Negro  No  
   e. Infiltration of  Lower grades  
   f. Relief families  None
   g. Population is increasing  decreasing  static.

6. BUILDINGS:
   a. Type or types  single fam. homes.
   b. Type of construction  Goods stucco
   c. Average age  10 years
   d. Repair  Good

7. HISTORY: 6-1/2, one and one-half story:
   a. Year 1929 level
   b. Range $7000-12,000
   c. Predominating 100%
   d. Repair Good
   e. Year 1933
   f. Range 4500-7,000
   g. Predominating 61%
   h. Year 1937 current
   i. Range 5500-9,500
   j. Predominating 78%

8. OCCUPANCY:  a. Land 95%
   b. Dwelling units 100%
   c. Home owners 90%

9. SALES DEMAND:  a. Fair
   b. 6-1/2 stucco $6500
   c. Activity  Slow

10. RENTAL DEMAND:  a. Fair
    b. 6-1/2 stucco $50
    c. Activity  Fair

11. NEW CONSTRUCTION:  a. Types including lot
   b. Amount last year 1 in 1936

   b. Home building  Limited

13. TREND OF DESIRABILITY NEXT 10-15 YEARS  Stable rather than static

14. CLARIFYING REMARKS:
   (5-2) District is quite fully built up and occupied. (7) Newly constructed homes in more favorably located districts are more in demand at present. (10) Rental activity slow on account of large percentage of owner occupancy. The area is known as MOUNT VERNON PARK TRACT. Though small in extent, it has distinct charm and were it not for its size, and the detrimental influences mentioned it would be accorded a LOW GREEN grade. There is a slide area, graded hazardous on the east, which does not affect the desirability of this area. There is a parked city reservoir on the west, which constitutes a favorable influence.

15. Information for this form was obtained from RALPH A. KNAPP, CITY OF OAKLAND,
   INSPECTOR'S DEPARTMENT RECORDS; RALPH E. PRENTICE

Date 6-15-37  193