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

DESCRIPTION OF TERRAIN.

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.

DETREMENTAL 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.

INHABITANTS:
- Type: Business men, professionals;
- Estimated annual family income: $3000-6000
- Foreign-born: No concentration
- Negro: No
- Infiltration of lower grades: No
- Relief families: None
- Population is increasing
- Decreasing
- Static

BUILDINGS:
- Type: One and two-story
- Type of construction: Goods stucco
- Average age: 10 years
- Repair: Good

HISTORY:

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

1933 peak rental values occurred in 1927 and were 100% of the 1929 level.

1937 current levels:
- Range: $7000-12,000
- Predominating: $9000
- Range: $50 - 80
- Predominating: $75

AVERAGE AGE: 10 years

RENTAL ACTIVITY:
- Fair
- Goods stucco: $7000

NEW CONSTRUCTION:
- Types including lot
- Amount last year: 1

AVAILABILITY OF MORTGAGE:
- Home purchase: Ample
- Home building: Limited

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

CLARIFYING REMARKS:
- District is quite fully built up and occupied.
- Newly constructed homes in more favorably located districts are more in demand at present.
- Rental activity slow on account of large percentage of owner occupancy.
- Area is known as MOUNT VERNON PARK TRACT.
- Though small in extent, it has distinct charm and was 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.

Information for this form was obtained from RALPH A. KNAPP, CITY OF OAKLAND.

INSPECTOR'S DEPARTMENT RECORDS: RALPH E. PRENTICE

Date: 6-16-37