NAME OF CITY: OAKLAND  
SECURITY GRADE: HIGH BLUE  
AREA NO.: B-50

DESCRIPTION OF TERRAIN: Rolling

FAVORABLE INFLUENCES:
Homogeneous area of new and modern attractive homes of better grade. Fine view, excellent climate. Zoned for single-family residential. Restricted as to class of homes and Caucasian race.

DETREIMENTAL INFLUENCES:
Lack of adequate transportation and schools. Very small shopping center - only for staples

INHABITANTS:
Type of employment: Minor executives, professional and white collar workers  
Estimated annual family income: $2,500 - 5,000

BUILDINGS:
Type of construction: 1 & 2 story homes
Age of buildings: 8 (new to ten) years

HISTORY:
SALE VALUES:
YEAR | RANGE | PREDOMINATING $ | RENTAL VALUES:
YEAR | RANGE | PREDOMINATING $
1929 | $5,500 - 8,000 | 7,000 | 106% | 45.00 - 65.00 | 50.00 | 100%
1933 | 5,000 - 7,000 | 6,000 | 66 | 40.00 - 60.00 | 45.00 | 82
1937 | 5,500 - 8,000 | 7,000 | 100 | 45.00 - 65.00 | 50.00 | 91

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.

SALES DEMAND:
Good

RENTAL DEMAND:
Good

NEW CONSTRUCTION:
6 & 7 room modern averaging $7,250  
Amount last year: 28 in 1936

AVAILABILITY OF MORTGAGE FUNDS:
Home purchase: ample  
Home building: ample

TREND OF DESIRABILITY NEXT 10-15 YEARS:
Upward

CLARIFYING REMARKS:
Known as THIRTY FIFTH AVENUE TERRACE. Residents here are principally employed in the City of Oakland. Very few commute to San Francisco. A speculative builder, F. T. Dooley, has built a great many of the new homes in this area, financing them with F.H.A. loans. The hashed area to the west of this area and north of B-29, gives promise to developing into an "A" GREEN classification

Information for this form was obtained from Arthur L. Goard, City of Oakland  
Records of Building Inspector's Office: Ralph E. Prentice

Date: June 15, 1937