1. NAME OF CITY: OAKLAND
2. DESCRIPTION OF TERRAIN: Rolling
   
3. 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.

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

5. INHABITANTS:
   a. Type: Minor executives, professional and white collar workers
   b. Estimated annual family income: $2,500 - 5,000
   c. Foreign-born concentration: No
   d. Negro concentration: No
   e. Infiltration of lower grades: No
   f. Relief families: No
   g. Population is increasing: Yes; decreasing: static

6. BUILDINGS:
   a. Type or types: 1 & 2 story homes
   b. Average age: 8 (new to ten) years
   c. Of construction: Stucco predominates

7. HISTORY, SALE VALUES:
   a. Land: 40%
   b. Dwelling units: 98%
   c. Home owners: 90%
   
8. OCCUPANCY:
   a. Land: 40%
   b. Dwelling units: 98%
   c. Home owners: 90%
   d. Estimated annual family income: $2,500 - 5,000
   e. Negro concentration: No
   f. Infiltration of lower grades: No
   g. Population is increasing: Yes; decreasing: static

9. SALES DEMAND:
   a. Type of construction: Stucco predominates
   b. Activity is: Good

10. RENTAL DEMAND:
    a. Type of construction: Stucco predominates
    b. Activity is: Good

11. NEW CONSTRUCTION:
    a. Types: 6 & 7 room modern
    b. Amount last year: $7,000

12. AVAILABILITY OF MORTGAGE FUNDS:
    a. Home purchase: ample
    b. Home building: ample

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

14. 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* GREY" classification

15. 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