NAME OF CITY: OAKLAND
SECURITY GRADE: LOW BLUE
AREA NO.: B-32

1. DESCRIPTION OF TERRAIN:
   Level in lower part; rolling in upper part, with some steep slopes

2. FAVORABLE INFLUENCES:
   Convenience to schools, shopping, local and San Francisco transportation. Zoned single-family residence. Attractive homes; nearness to Mills College.

3. INHABITANTS:
   a. White collar workers, b. Estimated annual family income $3,800 - 3,000
   c. Foreign-born, No concentration
   d. Negro, No
   e. Infiltration of lower grades; No
   f. Belief in families, None known
   g. Population is increasing, Yes; decreasing, No
   h. Current age, average; d. Repair, Good, well kept

4. DESCRIPTION OF TERRAIN:
   Distance to Metropolitan center. This will be minimized with rapid transportation to down town Oakland. Proximity to cemetery (in southern and eastern parts).

5. INHABITANTS:
   a. White collar workers, b. Estimated annual family income $3,800 - 3,000
   c. Foreign-born, No concentration
   d. Negro, No
   e. Infiltration of lower grades; No
   f. Belief in families, None known
   g. Population is increasing, Yes; decreasing, No
   h. Current age, average; d. Repair, Good, well kept

6. BUILDINGS:
   a. Type or types, One story detached; b. Type of construction, Good; c. Average age, twelve years; d. Repair, Good; well kept

7. HISTORY:
   a. Year, 1929; b. Level, low; c. Range, 5,000 - 7,500; d. Estimated family income, $4,000 - 7,500
   1933, low; 2,500 - 5,500; 3,500 - 6,500; 1937, current; 3,000 - 6,500; 4,000 - 8,000
   Peak sale values occurred in 1927; and were 108% of the 1929 level.
   Peak rental values occurred in 1927; and were 100% of the 1929 level.

8. OCCUPANCY:
   a. Land; b. Dwelling units; c. Home owners

9. SALES DEMAND:
   a. Good

10. RENTAL DEMAND:
    a. Good

11. NEW CONSTRUCTION:
    a. Types, 5

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS:
    Gradual up trend for an indefinite period

14. CLARIFYING STATEMENTS:
   Many people living in this area commute and work in San Francisco.
   Area includes Majestic Inns and part of Chevrolet Park. A bad slide area (D-17) joins this area on the north, but it is not believed that this hazard affects any part of this area. The adjacence of Mills College is a stabilizing influence.

Information for this form was obtained from Walter N. Gabriel, City of Oakland
Building Inspector's Office Records: Ralph R. Prentice

Date: June 15, 1937

LOW BLUE B-32