### AREA DESCRIPTION

1. **NAME OF CITY**: Oakland  
2. **DESCRIPTION OF Terrain**: Low Blue B-32  
3. **FAVORABLE INFLUENCES**: Convenience to schools, shopping, local and San Francisco transportation. Zoned single-family residence. Attractive homes; nearness to Mills College.  
4. **DETRIMENTAL INFLUENCES**: Distance to Metropolitan center. This will be minimized with rapid transportation to downtown Oakland. Proximity to cemetery (in southern and eastern parts).  
5. **INHABITANTS**: White collar workers, a. Type: artisans and attenders; b. Estimated annual family incomes $1,800 - 3,000  
6. **BUILDINGS**: a. Type or types: One story detached; b. Type of construction: Good; stucco predominates  
7. **HISTORY**:  
   - **SALE VALUES**  
     - **YEAR**  
       - **1929 level**: $4,000 - 7,500  
       - **1933**: $2,500 - 5,500  
       - **1937 current**: $3,000 - 6,500  
   - **RENTAL VALUES**  
     - **YEAR**  
       - **1929 level**: 5,000  
       - **1933**: 3,250  
       - **1937 current**: 4,000  
   - 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.  
8. **OCCUPANCY**:  
   - a. Land: 80%  
   - b. Dwelling units: 99%  
   - c. Homeowners: 80%  
9. **SALES DEMAND**:  
   - a. Modern 5 room $3,500; b. Activity in Good  
10. **RENTAL DEMAND**:  
    - a. Modern 5 room $35; b. Activity in Good  
11. **NEW CONSTRUCTION**:  
    - a. Types: $5,720 including lot; b. Amount last year: Eight in 1936  
12. **AVAILABILITY OF MORTGAGE**: N/A: a. None purchase ample; b. None building ample  
13. **TREND OF DESIRABILITY NEXT 10-15 YEARS**: Gradual up trend for an indefinite period  
14. **CLARIFYING FEATURES**: Many people living in this area commute and work in San Francisco. Area includes Majestic district and part of Claremont 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 adjacency of Mills College is a stabilizing influence.  
15. **Information for this form was obtained from**: Walter N. Gabriel, City of Oakland  
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**Building Inspector's Office Records: Ralph E. Prentice**  
**Date**: June 15, 1937