1. NAME OF CITY: OAKLAND

2. SECURITY GRADE: BLUE

3. AREA NO.: B-33

4. FORM AREA DESCRIPTION

5. FAVORABLE INFLUENCES:
   Convenience to good local shopping district, local and San Francisco transportation; convenience to schools; zoned single-family residential. Homogeneous area of attractive one and one and one-half story stucco homes.

6. DETRIMENTAL INFLUENCES:
   Distance from Metropolitan centers; small size of area and bordered by cheaper homes and shopping center.

7. INHABITANTS:
   a. Type: Minor executives, office workers;
      b. Estimated annual family income: $2,000 - 4,000
      c. Foreign-born: No concentration
      d. Negro: No
      e. Infiltration of Lower grades: No
      f. Relief families: No
      g. Population is increasing moderately decreasing;

8. BUILDINGS:
   a. Type or types: 5 & 6 room detached;
      b. Type of construction: Frame, stucco; good;
      c. Average age: 8 (new to 10) years;
      d. Repair: Good

9. HISTORY:
   Seven and Six room home:
<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>PREDOM—</td>
<td>INATING</td>
</tr>
<tr>
<td>1929 level</td>
<td>5,000 - 7,500</td>
<td>6,500</td>
</tr>
<tr>
<td>1933 low</td>
<td>3,500 - 5,000</td>
<td>4,250</td>
</tr>
<tr>
<td>1937 current</td>
<td>4,250 - 6,750</td>
<td>5,500</td>
</tr>
</tbody>
</table>

   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.

10. OCCUPANCY:
    a. Land: 70%;
    b. Dwelling units: 100%;
    c. Home owners: 90%

11. SALES DEMAND:
    a. Good;
    b. 6 rm. detached: $5,500
    c. Activity is: Good

12. RENTAL DEMAND:
    a. Good;
    b. 6 rm. detached: $45;
    c. Activity is: Good

13. NEW CONSTRUCTION:
    a. Types: 5 & 6 room detached;
    b. Amount last year: Six in 1936

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

15. TREND OF DESIRABILITY NEXT 10-15 YEARS:
    Upward for an indeterminate period

16. CLARIFYING REMARKS:
    *The average cost of homes built in 1936 was $6,500 including lot and financing, etc. Most of this financing was through F.H.A. on long term loans.

    The new homes constituted somewhat an over-improvement in this area. While this small area is practically surrounded by districts of lower grade, they are by no means declining in tendency

17. INFORMATION FOR THIS FORM WAS OBTAINED FROM:
    WALTER E. GABRIEL

    OAKLAND BUILDING INSPECTOR'S OFFICE RECORDS: RALPH E. PRENTICE

    Date: June 15, 1937