1. NAME OF CITY: OAKLAND
   SECURITY GRADE: BLUE
   AREA NO.: B-55

2. DESCRIPTION OF TERRAIN.
   Level

3. FAVORABLE INFLUENCES.
   Convenience to local and San Francisco transportation, local
   shopping centers and schools. Zoned single-family residences. Homogeneous though
   small area of modern attractive homes which can be graded HIGH BLUE, but for det-
   rimental influences.

4. DETRIMENTAL INFLUENCES.
   Small area and completely surrounded by more or less unfavor-
   able influences.

5. INHABITANTS:
   Professional, office workers, artisans
   a. Type
   b. Estimated annual family income:
      $1,900 - $3,000
   c. Foreign-born
   d. Negro
   e. Infiltration of lower classes
   f. Relief families
   g. Population is increasing

6. BUILDINGS:
   a. Type or types:
      1 & 1 1/2 story detached
   b. Type of construction: stucco
   c. Average age:
      9 years
   d. Repair:
      very good

7. HISTORY:
   a. Land: 5 & 6 room stucco
   b. 1 story rentals:
      SALE VALUES
      RENTAL VALUES
      YEAR | RANGE | PREDOMINATING $ | RANGE | PREDOMINATING $
      1929 level | 5,000 - 7,500 | 6,250 | 100% | 45.00 - 50.00 | 52.50 | 100%
      1933 low | 3,250 - 5,500 | 4,000 | 64 | 32.50 - 45.00 | 35.00 | 50$
      1937 current | 3,600 - 7,000 | 4,750 | 76 | 37.50 - 50.00 | 40.00 | 76
   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: 90%
   b. 5 room stucco detached: 99%
   c. Home owners: 90%

9. SALES DEMAND:
   a. Good
   b. 5 room stucco detached: $5,000
   c. Activity is:
      Good

10. RENTAL DEMAND:
    a. Good
    b. 5 room stucco detached: $40.00
    c. Activity is:
       Good

11. NEW CONSTRUCTION:
    a. Types:
    b. Amount last year: One in 1936

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

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

14. CLAUMING REMARKS:
    District known as the ENGLISH VILLAGE. (Note) Several new homes
    of $1,700 to $3,000 class are under construction in the district. The average type
    home, however, is somewhat less expensive. New homes have recovered in value to
    practically same as 1927, but the houses built in 1927, now classed as "modern" have
    not recovered so well. The homogeneity of the architecture of this area adds to
    the charm, desirability and lends itself to a maximum of return for amount invested

15. Information for this form was obtained from:
    City of Oakland, Records of Building
    Inspector's Office; Ralph E. Prentice: W. B. Kyle

   Date: June 15, 1937