1. NAME OF CITY: San Francisco, Security Grade: High Yellow, Area No.: 2.99

2. DESCRIPTION OF TERRAIN: Level in lower half, sloping upward from south to northeast in upper half; quite steep in uppermost part.

3. FAVORABLE INFLUENCES: Convenience to schools and San Francisco transportation in southern half of area. A very fine view in upper half. Excellent climate. Western portion of area, convenient to Chevrolet Plant, which employs hundreds of men.

4. DETRIMENTAL INFLUENCES: Inharmonious appearance of homes; many mixed types; distance from center of Metropolitan area. Lack of adequate transportation facilities from upper part of area. Lack of local shopping centers; chain stores and small groceries are only available, except in western part of area around Chevrolet plant, which has a good local shopping center.

5. INHABITANTS:
   a. Type: Typical, skilled labor
   b. Estimated annual family income: $1000-$1500
   c. Foreign-born Latin races: 2%
   d. Negro: Very small
   e. Infiltration of Depressed groups: Occasional
   f. Relief families: Occasional
   g. Population is increasing: Moderately decreasing

6. BUILDINGS:
   a. Type: Cheapest modern detached cottages
   b. Type of construction: Frame or stucco
   c. Average age: 12 (10 to 20) years
   d. Repair: Slight

7. HISTORY:
   5-rm bungalow
   - Sale Values
     | YEAR | PREDOMINATING | RANGE | PREDOMINATING |
     |      | $2500-$4500  | $250  | $275-$400    |
     |      | $1500-$2500  | 200   | 18-$25       |
     |      | $1500-$3000  | 2400  | 20-$30       |
   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: 50%  
   b. Dwelling units: 98%  
   c. Home owners: 95%  
   d. Home rentals: 5%

9. SALES DEMAND:
   a. Fair
   b. Fair 5-rm $2500
   c. Activity is: Fair

10. RENTAL DEMAND:
    a. None
    b. Fair 5-7rm $250
    c. Activity is: Fair

11. NEW CONSTRUCTION:
    a. Types: $4000 per lot
    b. Amount last year: 16 homes

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS:
    In general, upward for some time to come.

14. CLARIFYING REMARKS: SEE ATTACHED SHEET

15. Information for this form was obtained from

   Edw. J. Johnson, Bldg. Inspector, City of Oakland, Ralph S. Painter
   Date: 6-16-37