1. NAME OF CITY  OAKLAND, CALIFORNIA  SECURITY GRADE  LOW BLUE  AREA NO.  B-9

2. DESCRIPTION OF TERRAIN: Level

3. FAVORABLE INFLUENCES: Homogeneous area of older type, large homes. Pretty, tree-lined streets; convenient local and San Francisco transportation, schools and local shopping centers. Good climate

4. DETRIMENTAL INFLUENCES: Homes showing age.

5. INHABITANTS:  Professional, business men; a. Type  Upper middle class; b. Estimated annual family income $2500-$3500; c. Foreign-born  No concentration; d. Negro  No; e. Infiltration of  No; f. Relief families  Very few; g. Population is increasing  static.

6. BUILDINGS: a. Type or types  2-story homes; b. Type of construction  Frame or stucco; c. Average age  25 years; d. Repair Good.

7. HISTORY: 2-story 7-room:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RANGE</td>
<td>PREDOMINATING %</td>
</tr>
<tr>
<td>1929 level</td>
<td>$6000-9000</td>
<td>100%</td>
</tr>
<tr>
<td>1937 low</td>
<td>3750-6750</td>
<td>60%</td>
</tr>
<tr>
<td>1937 current</td>
<td>4250-7050</td>
<td>70%</td>
</tr>
</tbody>
</table>

Peak sale values occurred in 1929 and were 102% of the 1929 level.

Peak rental values occurred in 1927 and were 100% of the 1929 level.

8. OCCUPANCY: a. Land 98%; b. Dwelling units 98%; c. Home owners 90%

9. SALES DEMAND: a. Fair; b. 7-rm houses 65000; c. Activity is Fair

10. RENTAL DEMAND: a. Fair; b. 7-rm houses 4600; c. Activity is Fair

11. NEW CONSTRUCTION: a. Types 2-story houses, costing $11,000, including lot; b. Amount last year  One in 1936


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

14. CLARIFYING REMARKS:

(3) This was formerly one of the best residential districts of North Oakland. (7) This district maintains its values in proportion to 1926 fairly well, but lack of new construction and natural decline of improvements due to depreciation, has limited the recovery. There was no boom here, neither great decline. (10) Not much rental activity as houses are mostly owner occupied. Area was formerly known as CLAREMONT AVENUE TRACT or FAIRVIEW PARK. (This designation is now antiquated.) Assessment of land values seems high. There is an inclination to modify lending terms in this area.

15. Information for this form was obtained from CITY OF OAKLAND, RECORDS OF BUILDING

INSPECTOR'S OFFICE: RALPH E. PRENTICE: RALPH SPENCER, OAKLAND

Date 6-15-37 193