NAME OF CITY: OAKLAND

SECURITY GRADE: LOW BLUE

AREA NO.: R-25

2. DESCRIPTION OF TERRAIN.

3. FAVORABLE INFLUENCES. Convenient to local shopping district, schools (public and parochial) and local transportation.

4. DETRIMENTAL INFLUENCES. Lack of San Francisco transportation. Spotted area with several blocks of new homes, surrounded and bordered by older and poorer type cottages. District in general, zoned for two-family homes, except the newly built up blocks of one-family homes.

5. INHABITANTS: Business men, white collar
   a. Type working class
   b. Estimated annual family income $2,000 - $3,500
   c. Foreign-born better class Latinos
   d. Negro
   e. Infiltration of lower grades: No
   f. Relief families: None known
   g. Population is increasing....;

6. BUILDINGS: Spanish, single-
   a. Type or types family detached
   b. Type of construction Stucco
   c. Average age 3 (new to 10) years
   d. Repair: Good

7. HISTORY:

   SALE VALUES

<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING</th>
<th>%</th>
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</thead>
<tbody>
<tr>
<td>1929 level</td>
<td>$5,500 - 7,500</td>
<td>6,500</td>
<td>100%</td>
</tr>
<tr>
<td>1933 low</td>
<td>3,000 - 5,000</td>
<td>4,000</td>
<td>60%</td>
</tr>
<tr>
<td>1937 current</td>
<td>5,000 - 7,500</td>
<td>6,000</td>
<td>35%</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 70%
   b. Dwelling units 98%
   c. Home owners 86%

9. SALES DEMAND:
   a. Good
   b. 5 rm. new stucco
   c. Activity is Good

10. RENTAL DEMAND:
    a. Good
    b. 5 rm. mod. stucco bungalows
    c. Activity is Good

11. NEW CONSTRUCTION:
    a. Types average cost $7,500
    b. Amount last year... in 1936

12. AVAILABILITY OF MORTGAGE FINANCING:
    a. Home purchase: Ample
    b. Home building: Ample

13. TREND OF DESIRABILITY NEXT 10-15 YEARS:
    a. Upward; but trend will probably be reversed within the fifteen year period.

14. CLARIFYING REMARKS: Rents have not recovered in proportion to increase in sales value, due to influence of F.H.A. long term loans. New homes can be purchased on fifteen to twenty year payment plan for less than rent would have been ordinarily. This area encompasses one of the typical smaller "SPECULATIVE BUILDING" operations, known as the "ENTIRE BLOCK" plan. Area includes the SCAMWELL TRACT. Mr. J. W. Scamwell is a speculative builder who in the last three years has built approximately one hundred homes under F.H.A. financing.

15. Information for this form was obtained from RALPH A. KNAPP: RECORDS OF BUILDING

INSECTOR'S OFFICE: CITY OF OAKLAND

RA: R. E. PHILLIP

Date: JUNE 15, 1937