1. NAME OF CITY: OAKLAND  
2. DESCRIPTION OF TERRAIN: Level
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; Foreign-born better class Latins; Infiltration of lower grades; Population is increasing;
6. BUILDINGS: Spanish, single-family detached;
7. HISTORY: SALE VALUES
   
<table>
<thead>
<tr>
<th>Year</th>
<th>Range</th>
<th>Predominating %</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929</td>
<td>$5,500 - 7,500</td>
<td>100%</td>
</tr>
<tr>
<td>1933</td>
<td>3,000 - 5,000</td>
<td>61%</td>
</tr>
<tr>
<td>1937</td>
<td>5,000 - 7,500</td>
<td>92%</td>
</tr>
</tbody>
</table>

   RENTAL VALUES
   
<table>
<thead>
<tr>
<th>Year</th>
<th>Range</th>
<th>Predominating %</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929</td>
<td>40.00 - 65.00</td>
<td>100%</td>
</tr>
<tr>
<td>1933</td>
<td>30.00 - 50.00</td>
<td>61%</td>
</tr>
<tr>
<td>1937</td>
<td>37.50 - 57.50</td>
<td>92%</td>
</tr>
</tbody>
</table>

   Peak sale values occurred in 1927 and were 102% of the 1929 level.
   Peak rental values occurred in 1929 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 bungalow
11. NEW CONSTRUCTION: a. Type average cost $7,500  b. Amount last year 30 in 1936 including lot
13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Upward, but trend will probably be reversed within the fifteen year period.
14. CLARIFYING REMARKS: Rentals 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 "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 file was obtained from RALPH A. KNAPP: RECORDS OF BUILDING

INSPECTOR'S OFFICE CITY OF OAKLAND: RALPH E. KNAPP CR
Date June 15, 1937