NAME OF CITY: OAKLAND  

DESCRIPTION OF TERRAIN: Level and rolling  

FAVORABLE INFLUENCES: Convenience to schools, local shopping districts, local transportation. Excellent climate.  

DETRIMENTAL INFLUENCES: Lack of adequate San Francisco transportation.  

INHABITANTS: 

- Type: White collar, clerical, business men, artisans, service employees  
  - Estimated annual family income: 1,800 - 3,000  
  - Foreign-born: No concentration  
  - Negro: No infiltration of lower grades; practically none  
  - Relief families: Practically none  
  - Population is increasing: Slowly  
  
BUILDINGS: 

- Type or types: Single family detached  
  - Average age: 12 (new to 15) years  
  
HISTORY: 

- Type of construction: Stucco bungalow  
- Sale Values: 
  
<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PRECON-</th>
<th>RENTAL VALUES</th>
<th>PRECON-</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929 level</td>
<td>$4,000 - 7,500</td>
<td>6,000</td>
<td>$35.00 - 65.00</td>
<td>55.00</td>
</tr>
<tr>
<td>1933 low</td>
<td>2,500 - 5,500</td>
<td>3,750</td>
<td>25.00 - 45.00</td>
<td>35.00</td>
</tr>
<tr>
<td>1927 current</td>
<td>2,000 - 6,500</td>
<td>4,500</td>
<td>30.00 - 50.00</td>
<td>40.00</td>
</tr>
</tbody>
</table>

- Repair: Good to medium frame and stucco  
- Stucco:  
   
SALES DEMAND: 

- Dwelling units: 98%  
- Home owners: 80%  

RENTAL DEMAND: 

- Activity: Good  
- 5-rm. modern: $3,500  
- Home purchase: Ample  
- Home building: Ample  

NEW CONSTRUCTION: 

- Types: Ample  
- Amount last year: Two in 1937  

TREND OF DESIRABILITY NEXT 10-15 YEARS: Upward  

CLARIFYING REMARKS: 

- Zoned for single-family residential. (9) In various upper portions of area, there are very good new homes. The area is part of what is known as DIAMOND PARK DISTRICT  

Information for this form was obtained from: 
ARTHUR L. GOARD, CITY OF OAKLAND, RECORDS OF BUILDING INSPECTOR'S OFFICE: R. E. PRENTICE  

Date: June 15 1937