NAME OF CITY: OAKLAND

DESCRIPTION OF TERRAIN:
Level

FAVORABLE INFLUENCES:
Convenience to local and San Francisco transportation; schools and local shopping center. Homogeneous district of modern, attractive, frame and stucco bungalows. Restricted to single-family residences.

UNFAVORABLE INFLUENCES:
Nearby infiltration of unfavorable elements. Negroes.

INHABITANTS:
Artsans, service employees.
Type: Storekeepers, office workers.

Estimated annual family income: $1,800 - 3,500

Foreign-born: Latin race 6%
Negro: No

Infiltration of lower classes: Not yet, but there is threat.

Relief families: Very few

Population is increasing: Yes, decreasing: No

BUILDINGS:
Type: 5 & 6 room, detached
Type of construction: Frame & stucco

Average age: 12 years

RENTAL VALUES:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>RENTAL RANGE</th>
<th>PREDOMINATING %</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929</td>
<td>3,000 - 6,500</td>
<td>3,750 75%</td>
</tr>
<tr>
<td>1933</td>
<td>2,500 - 5,500</td>
<td>3,250 65%</td>
</tr>
<tr>
<td>1937</td>
<td>2,000 - 4,500</td>
<td>2,500 65%</td>
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</tbody>
</table>

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

SALES DEMAND:

Activity is Good

NEW CONSTRUCTION:
Types: 5 & 6 room detached
Amount last year: Three in 1936

TREND OF DESIRABILITY NEXT 10-15 YEARS:
Static six to eight years; then downward

CLARIFYING REMARKS:
Known as the HAVENCOURT DISTRICT. Due to convenience to San Francisco transportation, many residents of this district work in San Francisco.

(11) Average cost of homes, including lot, financing, etc., was $5,600. The part of area D-18 to the east was so graded because of the presence of two negro families and threat of further infiltration.

Information for this form was obtained from W. B. Kyle, City of Oakland, Records of Building Inspector's Office: Ralph E. Prentice

Date: June 15, 1937