1. NAME OF CITY: OAKLAND

2. DESCRIPTION OF TERRAIN:
   - Schools, recreational areas and transportation facilities, local and to San Francisco, all conveniently available.
   - Excellent climatic conditions. Nearness to local shopping district.

3. FAVORABLE INFLUENCES:
   - Distance from Metropolitan center

4. DETRIMENTAL INFLUENCES:
   - Infiltration of lower grades: No threat
   - Population is increasing: decreasing; static: yes

5. INHABITANTS:
   - Professional, Jr. executives, Type foremen and artisans
   - Estimated annual family income $1,800 - 3,000
   - Foreign-born: No concentration
   - Negro: No
   - Infiltration of lower grades: No threat
   - Relief families: Very few
   - Population is increasing: decreasing; static: yes

6. BUILDINGS:
   - Bungalows: 5 and 6 rooms
   - Type of construction: Frame - stucco
   - Average age: 11 (8 to 15) years
   - Repair: Good; well kept

7. HISTORY:
   - 6 room homes:
     - Sale values:
       - Year: 1929 level 4,500 - 5,500, 5,000
       - Predominating %: 100%
       - Year: 1933, 1937 current 3,250 - 4,250, 3,750
       - Predominating %: 75%
     - Peak sale values occurred in 1927 and were 102% of the 1929 level.
     - Peak rental values occurred in 1927 and were 100% of the 1929 level.
     - Sale values:
       - Year: 1929 level 4,500 - 5,500, 5,000
       - Predominating %: 100%
       - Year: 1933, 1937 current 3,250 - 4,250, 3,750
       - Predominating %: 75%
     - Peak sale values occurred in 1927 and were 102% of the 1929 level.

8. OCCUPANCY:
   - Land: 95%
   - Dwelling units: 99%
   - Home owners: 90%

9. SALES DEMAND:
   - Good
   - 6 room $3,500
   - Activity is Fair

10. RENTAL DEMAND:
    - None
    - Good: 5 room $35
    - Activity is Fair

11. NEW CONSTRUCTION:
    - Typical 1937 construction
    - Amount last year: None in 1936

12. AVAILABILITY OF MORTGAGE:
    - Home purchase ample
    - Home building ample

13. TREND OF DESIRABILITY NEXT 10-15 YEARS:
    - Stable rather than static

14. CLARIFYING REMARKS:
    - Homogeneous neighborhood of fairly good type, medium priced homes
    - Zoned first residential. Area includes the SARONI TRACT. Mr. Louis Saroni (now deced.) was formerly a speculative builder who built over one hundred homes in this area in 1925.
    - During depression, banks foreclosed many homes in this area and Mr. Saroni lost practically everything.

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

Date: June 15, 1937