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: Level
5. INHABITANTS: Professional, Jr. executives, a. Type foremen and artisans; b. Estimated annual family income $1,000 - 3,000
   c. Foreign-born No concentration %; d. Negro No
   e. Infiltration of lower grades: No threat; f. Relief families Very few
   g. Population is increasing decreasing static; static yes
6. BUILDINGS: Bungalows: 5 and 6 rooms; b. Type of construction Frame - stucco
   c. Average age 11 (8 to 15) years; d. Repair Good; well kept
7. HISTORY: 6 room homes; SALE VALUES

<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING %</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929 level</td>
<td>4,500 - 5,500</td>
<td>5,000</td>
<td>100%</td>
</tr>
<tr>
<td>1933 low</td>
<td>2,750 - 3,750</td>
<td>3,000</td>
<td>60</td>
</tr>
<tr>
<td>1937 current</td>
<td>3,250 - 4,250</td>
<td>3,750</td>
<td>75</td>
</tr>
</tbody>
</table>

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.
8. OCCUPANCY: a. Land 95%; b. Dwelling units 99%; c. Home owners 90%
9. SALES DEMAND: a. Good; b. 6 room $3,500; c. Activity is Fair
10. RENTAL DEMAND: a. None; b. Good: 5 room $25; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types typical 1937 construction; b. Amount last year None in 1936
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 (dead) 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