NAME OF CITY: OAKLAND

DESCRIPTION OF TERRAIN: Level

FAVORABLE INFLUENCES:
- Homogeneous area of attractive homes.
- Zoned single-family residential; convenient to San Francisco transportation; fairly convenient to local transportation and local shopping centers.

DETRIMENTAL INFLUENCES:
- Distance to metropolitan centers; distance to high schools, recreational centers. Proximity to automobile assembling plant, spur railroad track and consequent noises.

INHABITANTS:
- Business men, office workers:
  - Type: minor executives
  - b. Estimated annual family income: $2,000 - 3,600
  - c. Foreign-born: No concentration
  - d. Negro: No
  - e. Infiltration of lower grades: No
  - f. Relief families: None known
  - g. Population is increasing: Yes
  - h. Repair: Good

BUILDINGS:
- One and two
  - a. Type or types: modern stucco
  - b. Type of construction: stucco
  - c. Average age: eight years

HISTORY:
- 6 room modern stucco home
- 1929 level: 7,000 - 10,500
- 1933 low: 3,500 - 5,000
- 1937 current: 4,500 - 7,000
- 1937 peak: 5,000 - 7,500

SALE VALUES:
- 1929 level: 8,500
- 1933 low: 4,250
- 1937 current: 5,750
- Peak sale values occurred in 1927 and were 102% of the 1929 level.

RENTAL VALUES:
- 1929 level: 60.00 - 90.00
- 1933 low: 50.00 - 45.00
- 1937 current: 45.00 - 65.00
- Peak rental values occurred in 1927 and were 100% of the 1929 level.

SALES DEMAND:
- a. Fair
- b. 6 room house: $3,500

RENTAL DEMAND:
- a. Fair
- b. 5 room house: $42.50

NEW CONSTRUCTION:
- a. Types: $6,000 including lot
- b. Amount last year: 17 in 1936

AVAILABILITY OF MORTGAGE:
- a. Home purchase: ample
- b. Home building: ample

TREND OF DESIRABILITY NEXT 10-15 YEARS:
- Up for indeterminate period

CLARIFYING REMARKS:
- District known as DURANT MANOR. Was subdivided and practically built up in 1927-1928. There were many building and loan foreclosures in the area, with consequent big decline in sales prices. There has been considerable recent building activity from funds provided mainly by F.H.A. The area is zoned first residential; the industrial area immediately south, was formerly occupied by DURANT MOTOR COMPANY. Now is operated by the CHEVROLET MOTOR COMPANY as a truck assembly plant. This is considered a beneficial influence, rather than otherwise.

Information for this form was obtained from Edw. J. Johnson of L. Johnson & Sons, City of Oakland, Building Inspector’s Office: Ralph E. Prentice

Date: June 15, 1937