EMERYVILLE, CALIFORNIA

1. NAME OF CITY

2. DESCRIPTION OF TERRAIN.
   - Level

3. FAVORABLE INFLUENCES.
   - Convenience to local and San Francisco transportation, schools and local shopping district.

4. DETRIMENTAL INFLUENCES.
   - Surrounded by undesirable elements, proximity to factories.

5. INHABITANTS:
   - a. Type of residence: shop & store-keepers, city
   - b. Estimated annual family income: $1500-3000
   - c. Foreign-born: No concentration
   - d. Negro: No
   - e. Infiltration of undesirable nationals: No
   - f. Relief families: Practically none
   - g. Population: increasing

6. BUILDINGS:
   - a. Type of building: 1-story cottages
   - b. Type of construction: Frame, shingle & stucco
   - c. Average age: 22 yrs
   - d. Repair: Good

7. HISTORY:
   - Year: 1929 level
     - Sale Values: $3000-5000
     - Rental Values: $30 - $50
   - Year: 1933 low
     - Sale Values: $2000-4000
     - Rental Values: $20 - $37.50
   - Year: 1937 current
     - Sale Values: $2500-4500
     - Rental Values: $25 - $40

   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: 90%
   - b. Dwelling units: 99%
   - c. Home owners: 90%

9. SALES DEMAND:
   - a. Low
   - b. 6-room home: $3260
   - c. Activity: Slow

10. RENTAL DEMAND:
    - a. Home: Practically none
    - b. 6-room home: $32.50
    - c. Activity: Slow

11. NEW CONSTRUCTION:
    - a. Types: 5 and 6-room home
    - b. Amount last year: Practically none

12. AVAILABILITY OF MORTGAGE FUNDS:
    - a. Home purchase: Limited
    - b. Home building: Limited

13. TREND OF DESIRABILITY NEXT 10-15 YEARS:
    - Static to downward

14. CLARIFYING REMARKS:
    - The CITY OF EMERYVILLE, although retaining its identity, is completely surrounded by the City of Oakland. It is principally a manufacturing town; its officials, however, must live in Emeryville. Therefore, they and other of the wealthier citizens have more or less restricted this little area of good and medium class houses, surrounded by cheaper residential section. Homes in this area generally show pride of ownership. This is an unusual area and with better surroundings, would deserve a higher grading.

15. Information for this form was obtained from JAMES C. STAFFORD, P. S. HOLL, RALPH S. PRENTICE

BUILDING INSPECTOR: CITY OF EMERYVILLE: RALPH S. PRENTICE

Date: 6-15-37

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