NAME OF CITY: OAKLAND, CALIFORNIA

DESCRIPTION OF TERRAIN: Level

FAVORABLE INFLUENCES:
- Convenience to local and San Francisco transportation, schools, and local shopping districts.
- Good climatic conditions.

DETRIMENTAL INFLUENCES:
- Older type homes and cottages of many types (inharmonious).
- Infiltration of undesirables.

INHABITANTS:

a. Type of occupation: Clerks, artisans, shop-keepers

b. Estimated annual family income: $1000-2500

c. Foreign-born Latin races: 10%

d. Negro: Yes (very few)

(Yes or No)
e. Infiltration of some Negroes:

f. Relief families: Occasional

g. Population is increasing:

DETRIMENTAL INFLUENCES:

- Older type homes and cottages of many types (inharmonious).
- Infiltration of undesirables.

BUILDINGS:

a. Type of building: Older type detached cottages & 2-sty homes.

b. Type of construction: Frame & shingle prevail

c. Average age: 25 yrs.

d. Repair: Fair

HISTORY:

- Repair: Fair

SALE VALUES

<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929 level</td>
<td>$2500-5000</td>
<td>$3750</td>
</tr>
<tr>
<td>1933 low</td>
<td>$1800-3500</td>
<td>$2350</td>
</tr>
<tr>
<td>1937 current</td>
<td>$2250-4000</td>
<td>$2750</td>
</tr>
</tbody>
</table>

Peak sale values occurred in 1927 and were 102% of the 1929 level.

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

OCCUPANCY:

a. Land: 95%
b. Dwelling units: 99%
c. Home owners: 80%

SALES DEMAND:

a. Fair

RENTAL DEMAND:

a. Good

NEW CONSTRUCTION:

a. Type: Bungalow, costing approx. $6000 incl. lot and

b. Amount last year: 1 home in 1936

AVAILABILITY OF MORTGAGE FUNDS:

a. Home purchase: Limited

b. Home building: Limited

TREND OF DESIRABILITY NEXT 10-15 YEARS:

Static to downward

CLARIFYING REMARKS:

Known as the TEMSCAL DISTRICT. (S.-c.) Within this area is both RED and BLUE area; between Shattuck and Howell is area B-5, reflecting a concentration of a number of Negro families. Four or five blocks further south is area B-10, which represents a very superior concentration of single-family residents. There are two or three other minor infiltrations of undesirable racial elements which are widely separated, and are locally not considered serious. (S.-c.) Tendency toward multiple units and partly so sound, this will eventually increase population.

Information for this form was obtained from RALPH SPINKER, CITY OF OAKLAND.

Date: 6-15-37