1. NAME OF CITY: OAKLAND, CALIFORNIA
   SECURITY GRADE: HIGH YELLOW
   AREA NO.: C-10

2. DESCRIPTION OF TERRAIN:
   Level

3. FAVORABLE INFLUENCES:
   Convenience to local and San Francisco transportation, schools and local shopping districts. Good climatic conditions. Many attractive, tree-lined streets.

4. DETRIMENTAL INFLUENCES:
   Older type homes; district showing age.

5. INHABITANTS:
   a. Type keepers, minor executives
   b. Estimated annual family income $1500-3500
   c. Foreign-born No concentration 2%
   d. Negro No
   e. Infiltration of Undesirables: No
   f. Relief families: Very few
   g. Population is increasing: Yes-decreasing static.

6. BUILDINGS:
   a. Type or types homes prevail.
   b. Type of construction: Frame, shingle and some stucco
   c. Average age: 25 years
   d. Repair: Fair to good

7. HISTORY:
   SALE VALUES:
   RENTAL VALUES:
   | YEAR  | RANGE  | PREDOMINATING % | | RANGE  | PREDOMINATING % |
   |-------|--------|-----------------| |-------|-----------------|
   | 1929 level | $3500-5500 | 100%           | | $30-55 | 100%           |
   | 1933 low | 2500-4500 | 66%            | | 25-45  | 63%            |
   | 1937 current | 3000-5000 | 75%            | | 30-50  | 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.

8. OCCUPANCY:
   a. Land 98%
   b. Dwelling units 99%
   c. Home owners 75%

9. SALES DEMAND:
   a. Good
   b. 2-story home $3750
   c. Activity is Good

10. RENTAL DEMAND:
    a. Home
    b. 2-story home $35
    c. Activity is Good

11. NEW CONSTRUCTION:
    a. Types: Nothing new
    b. Amount last year: None in 1936

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS:
    Down: trend gradually to multiple units.

14. CLARIFYING REMARKS:
    (5-g.) Population increasing due to tendency to multiple unit houses. Many of the older, large homes being converted. This is a good rental district and there have been few vacancies at any time. Zoned for multiple-family though still predominantly a single-family district. Many small sections of this area could still be graded BLUE but for the zoning influence and predominancy of old residences in the area as a whole.

15. Information for this form was obtained from RALPH SPENCER, CITY OF OAKLAND, RECORDS OF BUILDING INSPECTOR; RALPH E. PRENTICE
   Date: 6-15-37