1. NAME OF CITY: OAKLAND, CALIFORNIA  
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: Clerical, artisans, store   
a. Type keepers, minor executives;  
b. Estimated annual family income: $1500-3500  
c. Foreign-born; No concentration 2%;  
d. Negro; No (Yes or No);  
e. Infiltration of undesirable: No;  
f. Relief families; Very few;  
g. Population is increasing; Yes; decreasing; static.  
6. BUILDINGS: 1½ and 2-story  
a. Type or types of homes prevail;  
b. Type of construction; Frame, shingle, and some stucco;  
c. Average age; 25 years;  
d. Repair; Fair to good.  
7. HISTORY:  
   | YEAR | SALE VALUES | RENTAL VALUES |  
   |      | RANGE | PREDOMINATING | RANGE | PREDOMINATING |  
   |      | 1929 level | $3500-6500 | 5000 | $30 - 55 | $47.50 | 100% |  
   | 1933 low | 2500-4500 | 3250 | 65% | 25 - 45 | 30 | 63% |  
   | 1937 current | 3000-5000 | 3750 | 75% | 30 - 50 | 36 | 75% |  
   | Peak sale values occurred in 1927 and were 108% 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. None;  
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 predominately a single-family district. Many small sections of this area could still be graded SILH 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