NAME OF CITY: OAKLAND, CALIFORNIA

DESCRIPTION OF TERRAIN: Rolling

FAVORABLE INFLUENCES: Convenience to local transportation, schools and local shopping centers.

DETRIMENTAL INFLUENCES: Proximity to area infiltered by Negroes. Zoned for multiple-family houses. Heterogeneous mixture of large old houses, cottages and two-story flats.

INHABITANTS:
- Wage earners:
  a. Type: Clerical, shop-keepers
  b. Estimated annual family income: $1200-2000
  c. Foreign-born: Various, 15%
  d. Negro: Slight infiltration: 1/10%
  e. Infiltration of lower classes: Yes
  f. Relief families: Numerous
  g. Population is increasing: decreasing; static: Yes

BUILDINGS:
- Type: Cottages, two-story homes and flats
- Type of construction: Frame or shingle
- Average age: 22 (10 to 35) years
- Repair: Poor

HISTORY:
- Built home (older type): 5 or 6-rm well-
- Sale values: 1929 level $2750-5500, 1933 low $1800-3250, 1937 current $2500-4000
- Peak sale values occurred in 1927 and were 103% of the 1929 level.
- Peak rental values occurred in 1927 and were 100% of the 1929 level.

OCCUPANCY:
- Land: 98%
- Dwelling units: 98%
- Home owners: 50%

SALES DEMAND:
- Fair
- 5-rm cottage $3250
- Activity: Fair

RENTAL DEMAND:
- Good
- 5-rm cottage $30
- Activity: Good

NEW CONSTRUCTION:
- Types: Duplexes
- Average: $4200
- Amount last year: 3 new homes and 2 duplexes 1936

AVAILABILITY OF MORTGAGE FUNDS:
- Home purchase: Limited
- Home building: Limited

TREND OF DESIRABILITY NEXT 10-15 YEARS: Downward, due to infiltration and age.

CLARIFYING REMARKS:
In northern and southeastern part of this area the homes are predominantly modern, bungalow type. The more modern homes have increased to around 80% of 1926 values (instead of 75% average). This district was originally a separate town known as FRUITVALE. It is now generally considered part of the Fruitvale district, which also included 23, 24, 25, 26 and 27 and 0-20 and 22.

Information for this form was obtained from RALPH A. KNAPP, CITY OF OAKLAND RECORDS OF BUILDING INSPECTOR, RALPH E. FRENCH

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