NAME OF CITY: OAKLAND, CALIFORNIA

DESCRIPTION OF TERRAIN: Rolling

FAVORABLE INFLUENCES:
Very equitable climate; convenience to grammar and junior high school. Zoned for one-family residential.

DETRIMENTAL INFLUENCES:
Inadequate transportation; distance to local shopping centers and high school.

INHABITANTS:
- Clerical, white-collar employees, shop-keepers;
- Estimated annual family income $1200-2200.
- Foreign-born Latin & Nordic 5%
- Negro 0%
- Infiltration of Undesirables: No
- Relief families: Very few
- Population is increasing Moderately decreasing static.

BUILDINGS:
- 4- and 5-room
- Average age 10 to 25 yrs.
- 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>$2500-5500</td>
<td>100%</td>
</tr>
<tr>
<td>1933 low</td>
<td>1500-3250</td>
<td>60%</td>
</tr>
<tr>
<td>1937 current</td>
<td>2000-4000</td>
<td>75%</td>
</tr>
</tbody>
</table>

Peak sale values occurred in 1937 and were 102% of the 1929 level.

Rental VALUES

<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929 level</td>
<td>$250-45</td>
<td>100%</td>
</tr>
<tr>
<td>1933 low</td>
<td>15-30</td>
<td>60%</td>
</tr>
<tr>
<td>1937 current</td>
<td>20-35</td>
<td>75%</td>
</tr>
</tbody>
</table>

Peak rental values occurred in 1937 and were 100% of the 1929 level.

OCCUPANCY:
- Land 95%
- Dwelling units 90%
- Home owners 90%

SALES DEMAND:
- Good
- 5- rm cottage $3500
- Activity: Fair

RENTAL DEMAND:
- Fair
- 5- rm cottage $25
- Activity: Fair

NEW CONSTRUCTION:
- Types: stucco $6000
- Amount last year: 10 homes 1936

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

TREND OF DESIRABILITY NEXT 10-15 YEARS: Upward

CLARIFYING REMARKS:
Small percentage of land occupancy will invite new building activity in upper part of this area. Area generally known as UPPER FRUITVALE DISTRICT.

Information for this form was obtained from ARTHUR L. GOARD, BUILDING INSPECTOR.

CITY OF OAKLAND; RALPH E. PRENTICE.

Date 6-15-37 193