NAME OF CITY: OAKLAND, CALIFORNIA

DESCRIPTION OF TERRAIN: Level

FAVORABLE INFLUENCES: Convenience to schools, local shopping district and local transportation. Equitable climate.

DETREMENTAL INFLUENCES: Distance to San Francisco transportation. Mixture of old and modern cottages with old cottages predominating. Zoned for two to four-family residential.

INHABITANTS:
1. White-collar employees,
   a. Type: shop-keepers, artisans
   b. Type of building: 1-story, detached
   c. Type of cottage: 5-rm, modern stucco
2. Foreign-born Latin & Nordic, %
   d. Negro, %
3. Infiltration of lower grades
4. Population is increasing Moderately decreasing
5. Infiltration of Relief families
6. Population is increasing Moderately decreasing

INHABITANTS:
1. Type of building: 1-story, detached
2. Type of construction: stucco (modern)
3. Average age: 30 (10 to 35) yrs.
4. Repair: Fair

BUILDINGS:
1. Type of building: 1-story, detached
2. Type of construction: stucco (modern)
3. Average age: 30 (10 to 35) yrs.
4. Repair: Fair

SALES AND RENTAL VALUES:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>SALES</th>
<th>RENTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929</td>
<td>$2500-5000</td>
<td>$3750</td>
<td>100%</td>
</tr>
<tr>
<td>1933</td>
<td>$1500-3250</td>
<td>2250</td>
<td>60%</td>
</tr>
<tr>
<td>1937</td>
<td>$2000-3000</td>
<td>3000</td>
<td>80%</td>
</tr>
</tbody>
</table>

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.

SALES DEMAND: Fair

RENTAL DEMAND: Good

NEW CONSTRUCTION:
1. Type of building: 5-rm stucco avrg.
2. Amount last year: 16 homes $5000

AVAILABILITY OF MORTGAGE FUNDS:
1. Home purchase: Limited
2. Home building: Limited

TREND OF DESIRABILITY NEXT 10-15 YEARS: Static to downward, due to detrimental influences

Many homes in northern and central part of area are similar in type and age to those of C-21. Population increasing due to gradual evolution to multiple unit residential. This area is generally known as FRUITVALE (formerly the old town of FRUIT VALE). The northern part of the area is locally known as the DIMOND DISTRICT.

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

CITY OF OAKLAND, RALPH E. PRESLATZ

Date 6-15-37

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