1. NAME OF CITY  OAKLAND, CALIFORNIA

2. DESCRIPTION OF TERRAIN.
   Level

3. FAVORABLE INFLUENCES.
   Convenient to local shopping districts, schools, local transportation. Southern part of area convenient to San Francisco transportation. Very equitable climate.

4. DETRIMENTAL INFLUENCES.
   Zoned for two to four-family residential in practically all of area. Predominance of older type houses, beginning to show their age. There are very few duplexes in the area and practically no four-family dwellings.

5. INHABITANTS:
   a. Type  White-collar employees, service workers, artisans.
   b. Estimated annual family income $1500-3000
   c. Foreign-born Latin & Nordic, 5 %
   d. Negro  Two families; 1/2 %
   e. Infiltration of Lower grades: No
   f. Relief families Very few
   g. Population is increasing Moderately decreasing; static.

6. BUILDINGS:
   a. Type or types  Single-family detached
   b. Type of construction  Older homes: frame, rustic
   c. Average age 20 (8 to 30) years
   d. Repair Good

7. HISTORY:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RANGE</td>
<td>PREDOMINATING $</td>
</tr>
<tr>
<td>1929 level</td>
<td>$3500-6000</td>
<td>$4800 100%</td>
</tr>
<tr>
<td>1933 low</td>
<td>2600-4000</td>
<td>3000 65%</td>
</tr>
<tr>
<td>1937 current</td>
<td>3000-4500</td>
<td>3750 75%</td>
</tr>
</tbody>
</table>

   Peak sale values occurred in 1937 and were 102 % of the 1929 level.
   Peak rental values occurred in 1937 and were 100% of the 1929 level.

8. OCCUPANCY:
   a. Land 95 %
   b. Dwelling units 99 %
   c. Home owners 85 %

9. SALES DEMAND:
   a. Good
   b. 5-8 rm mod home $3750
   c. Activity is Good

10. RENTAL DEMAND:
    a. Good
    b. 5-8 rm mod home $33-50
    c. Activity is Good

11. NEW CONSTRUCTION:
    a. Types 5 & 6-8 rm stucco $5000
    b. Amount last year 13 homes 1936

12. AVAILABILITY OF MORTGAGE FINDS:
    a. Home purchase Ample
    b. Home building Ample

13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Static to downward

14. CLARIFYING REMARKS:
   This area includes STEWART TERRACE and BARTLETT STREET ADDITIONS, both of which would have been classed as BLUE a few years ago and are still well thought of. In northern and northeastern part, homes are modern. The two Negro families are residents of this part of the area, along the low Street. OAKLAND AVENUE, which runs parallel to a creek. In the southwestern section of this area, between HARRISON AVENUE and THIRTY FIFTH STREET and extending from MEADOW STREET to FOOTHILL BOULEVARD, dwellings are of a poorer quality and this section might almost be classified as a "LOW" YELLOW.

15. Information for this form was obtained from W. B. KYLE; ARTHUR L. GOARD, BUILDING

INSPECTOR, CITY OF OAKLAND; RALPH E. PRENTICE

Date 6-15-37 193