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 (6 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>1929 level</td>
<td>$3500-6000</td>
<td>$4800 100%</td>
</tr>
<tr>
<td>1933 low</td>
<td>2500-4000</td>
<td>3000 62%</td>
</tr>
<tr>
<td>1937 current</td>
<td>3000-4500</td>
<td>3750 78%</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.
8. OCCUPANCY:
   a. Land 95 %
   b. Dwelling units 99 %
   c. Home owners 85 %
9. SALES DEMAND:
   a. Good
   b. 5-6 rm home $3750
   c. Activity is Good
10. RENTAL DEMAND:
    a. Good
    b. 5-6 rm home $33.50
    c. Activity is Good
11. NEW CONSTRUCTION:
    a. Types Older homes: frame, rustic
    b. Amount last year 13 homes 1936
12. AVAILABILITY OF MORTGAGE LENDS:
    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 STEINWAY 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 BARRINGTON 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 R. PRENTICE

INSPECTOR, CITY OF OAKLAND; RALPH R. PRENTICE

Date 6-15-37 193