1. NAME OF CITY: OAKLAND, CALIFORNIA
2. DESCRIPTION OF TERRAIN: Level
3. FAVORABLE INFLUENCES:
   Convenience to grammar schools, local transportation and local shopping center. Very equitable climate.
4. DETRIMENTAL INFLUENCES:
   Distance to high school and San Francisco transportation; mixture of older type homes and modern cottages; heterogeneous; some infiltration of Negroes and Orientals in south part of area along the business district on 38th Avenue.
5. INHABITANTS:
   a. Type: Service workers, shop-keepers, tradesmen
   b. Estimated annual family income: $1200-2200
   c. Foreign-born Latin & Nordic, 5%
   d. Negro: Yes, three families: 1/10%
   e. Infiltration of store-keepers
   f. Relief families: Occasional
   g. Population is increasing: decreasing: static. Yes
6. BUILDINGS:
   a. Type or types: cottages prevail
   b. Type of construction: Older; Frame
   c. Average age: 13 (10 to 30) yrs.
   d. Repair: Fair
7. HISTORY:
   5-6 rm modern, cheap cottage:
   SALE VALUES
<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING %</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929</td>
<td>low</td>
<td>1500-2500</td>
<td>60%</td>
</tr>
<tr>
<td>1933</td>
<td>low</td>
<td>1500-2500</td>
<td>60%</td>
</tr>
<tr>
<td>1937</td>
<td>current</td>
<td>2000-4000</td>
<td>76%</td>
</tr>
</tbody>
</table>
   RENTAL VALUES
<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING %</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929</td>
<td>low</td>
<td>2200-3500</td>
<td>45%</td>
</tr>
<tr>
<td>1933</td>
<td>low</td>
<td>2200-3500</td>
<td>45%</td>
</tr>
<tr>
<td>1937</td>
<td>current</td>
<td>2650</td>
<td>76%</td>
</tr>
</tbody>
</table>
   Peak sale values occurred in 1927 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: 80%
9. SALES DEMAND:
   a. Fair
   b. 5-6 rm cottage: $3000
   c. Activity is: Fair
10. RENTAL DEMAND:
    a. Good
    b. 6-7 rm cottage: $27.50
    c. Activity is: Good
11. NEW CONSTRUCTION:
    a. Type: New
    b. Amount last year: 1 home 1936
12. AVAILABILITY OF MORTGAGE FUNDS:
    a. Home purchase: Ample
    b. Home building: Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS
    Static
14. CLARIFYING REMARKS:
    In central part of this area, below HOPKINS STREET, the homes are modern, but of cheap construction. This area is now known as the LAUREL DISTRICT (after the Laurel Grammar School, which is located one block north of Hopkins Street on Patterson Ave.)
15. Information for this form was obtained from ARTHUR L. GOARD, BUILDING INSPECTOR.

CITY OF OAKLAND: RALPH E. PINTER
Date 6-15-37