1. **NAME OF CITY** OAKLAND, CALIFORNIA  
2. **DESCRIPTION OF TERRAIN.** Rolling; slopes downward from northeast to southwest.  
3. **FAVORABLE INFLUENCES.** Very equitable climate; convenient to grade schools. Hills in northeastern (upper) part of the area afford excellent view. Zoned for single-family residential.  
4. **DETRIMENTAL INFLUENCES.** Lack of adequate transportation to San Francisco; distance from high schools and shopping centers. Heterogeneous mixture of good, modern and new homes and older type cottages.  
5. **INHABITANTS:**  
   a. Type: Clerical, shopkeepers  
   b. Estimated annual family income: $1500-2500  
   c. Foreign-born: Latino, 5%  
   d. Negro: No  
   e. Infiltration of Undesirables: Very few  
   f. Relief families: Very few  
   g. Population is increasing: Rapidly  
6. **BUILDINGS:** Mixed: older cottages  
   a. Type or types: and modern bungalows  
   b. Type of construction: Frame, stucco  
7. **HISTORY:**  
   **SALE VALUES**  
<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING %</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929 level</td>
<td>$3200-6000</td>
<td>100%</td>
</tr>
<tr>
<td>1933 low</td>
<td>$1600-2750</td>
<td>36%</td>
</tr>
<tr>
<td>1937 current</td>
<td>$2000-6500</td>
<td>77%</td>
</tr>
</tbody>
</table>
   Peak sale values occurred in 1937 and were 108% 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>$30 - 50</td>
<td>100%</td>
</tr>
<tr>
<td>1933 low</td>
<td>$17.50 - 35</td>
<td>25%</td>
</tr>
<tr>
<td>1937 current</td>
<td>$22.50 - 40</td>
<td>77%</td>
</tr>
</tbody>
</table>
   Peak rental values occurred in 1937 and were 100% of the 1929 level.  
8. **OCCUPANCY:**  
   a. Land: 50%  
   b. Dwelling units: 98%  
   c. Home owners: 90%  
9. **SALES DEMAND:**  
   a. Good  
   b. 5-rem modern: $3750  
   c. Activity is: Good  
10. **RENTAL DEMAND:**  
    a. Good  
    b. 5-rem modern: $30  
    c. Activity is: Good  
11. **NEW CONSTRUCTION:**  
    a. Types: 5-rem stucco: $5250  
    b. Amount last year: 34 homes: 1936  
12. **AVAILABILITY OF MORTGAGE FUNDS:**  
    a. Home purchase: Ample  
    b. Home building: Ample  
    **TREND OF DESIRABILITY NEXT 10-15 YEARS**  
    Upward, due to present small percentage of land occupancy and new construction.  
13. **CLARIFYING REMARKS:** Upper part of this area, due to many new homes, could be classed as LOW BLUE. Entire new blocks of homes are under construction in this district, southeast of intersection of HIGH and TOMP KINS. However, mixture of old, cheaper homes and low salaried employees, prohibit grading entire area higher than HIGH YELLOW. WALTER GABRIEL is building forty new homes to sell for approximately $5000 to $5200; bought low-lying lots because they were cheap. Under the circumstances, this is thought to be an ever-improvement, but he feels that this amount of new construction will be effective in grading the area up. This area is generally known as the HIGH STREET DISTRICT.  
14. Information for this form was obtained from THE F.B.I.; Walter H. Gabriel; Arthur L.  
   GORDON, BUILDING INSPECTOR, CITY OF OAKLAND; RALPH B. PRENTICE; JAMES H. STAFFORD  
   Date 6-15-37  
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