AREA DESCRIPTION

1. NAME OF CITY: OAKLAND, CALIFORNIA
2. SECURITY GRADE: YELLOW
3. AREA NO.: C-26

2. DESCRIPTION OF TERRAIN: Level

3. FAVORABLE INFLUENCES: Convenience to schools, San Francisco and local transportation; local shopping centers.


   c. Foreign-born Latin races: 5% d. Negro: Not yet; __________________; __________; __________________
   e. Infiltration of Lower grades: Threat; f. Relief families: Occasional; __________________
   g. Population is increasing: Slowly; decreasing: ______________; static.

6. BUILDINGS: a. Type or types: 1-story cottages; b. Type of construction: Frame and stucco;
   c. Average age: 16 (10 to 25) years; d. Repair: Good

7. HISTORY: 5-ram cottage:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>$3000-5500</td>
<td>$4250</td>
</tr>
<tr>
<td>1929 level</td>
<td>$3000-5500</td>
<td>$4250</td>
<td></td>
</tr>
<tr>
<td>1933 low</td>
<td>2000-3000</td>
<td>2500</td>
<td></td>
</tr>
<tr>
<td>1937 current</td>
<td>2500-3500</td>
<td>3100</td>
<td></td>
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</tbody>
</table>

Peak sale values occurred in 1929 and were 103% of the 1920 level. Peak rental values occurred in 1927 and were 100% of the 1920 level.


9. SALES DEMAND: a. Fair; b. 5-ram home: $3000; c. Activity is Fair

10. RENTAL DEMAND: a. Good; b. 5-ram home: $27.50; c. Activity is Good

11. NEW CONSTRUCTION: a. Types: 5-room stucco $5000; b. Amount last year: 6 homes 1936


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

14. CLARIFYING REMARKS:

Recovery of rent and market prices in this area have not been as great as in many other areas. The demand for homes in this area is somewhat limited. This area is not highly regarded by mortgage institution officials; however, F.H.A. does not seem to hesitate to guarantee loans here.

15. Information for this form was obtained from W. B. KYLE, BUILDING INSPECTOR, CITY OF OAKLAND; RALPH E. PRENTICE

Date 6-15-37 — 193