1. NAME OF CITY: OAKLAND, CALIFORNIA  
2. DESCRIPTION OF TERRAIN: Level  
3. FAVORABLE INFLUENCES:  
   Convenient to local and San Francisco transportation, local shopping districts, schools; convenience to Chevrolet Motor Company, employing hundreds of men.  
4. DETRIMENTAL INFLUENCES:  
   Proximity to cemetery in northwest part of area; mixture of attractive bungalows and cheap type cottages, many of the latter being old and rundown in appearance.  
5. INHABITANTS:  
   a. Type of workers: Laborers, white-collar workers  
   b. Estimated annual family income $1200-2000  
   c. Foreign-born population concentration %; d. Negro population %;  
5. INHABITANTS:  
   e. Infiltration of Threat; f. Belief families Occasional;  
   g. Population is increasing decreasing; static. Yes.  
6. BUILDINGS:  
   a. Type of buildings detached cottages; b. Type of construction Frame and stucco;  
   c. Average age 12 10 to 25 yrs.; d. Repair Fair to poor.  
7. HISTORY:  
   5 rm cottage:  
<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING</th>
<th>RENTAL VALUES</th>
<th>SALE VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929</td>
<td>level</td>
<td>$2500-4500</td>
<td>100%</td>
<td>$25 - 45</td>
</tr>
<tr>
<td>1933</td>
<td>low</td>
<td>1500-2750</td>
<td>60%</td>
<td>15 - 27.50</td>
</tr>
<tr>
<td>1937</td>
<td>current</td>
<td>1800-4000</td>
<td>80%</td>
<td>20 - 32.50</td>
</tr>
</tbody>
</table>
   Peak sale values occurred in 1929 and were 102% of the 1929 level.  
   Peak rental values occurred in 1929 and were 100% of the 1929 level.  
8. OCCUPANCY:  
   a. Land 95%; b. Dwelling units 99%; c. Home owners 70%;  
9. SALES DEMAND:  
   a. Fair; b. 5 rm detached $2500; c. Activity is Fair.  
10. RENTAL DEMAND:  
   a. Good; b. 5 rm detached $25; c. Activity is Good.  
11. NEW CONSTRUCTION:  
   a. Types 5 rm stucco $4250; b. Amount last year 3 new homes. 1936  
12. AVAILABILITY OF MORTGAGE FUNDS:  
13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Static for a time, then downward.  
14. CLARIFYING REMARKS:  
   This area of medium class homes is in good demand from class of workers such as Southern Pacific employees and others, who must use Southern Pacific Electric Lines for fast transportation to their work; also for employees of the Chevrolet Plant. This area, which is outlined to include the fringe of residential streets around a cemetery and the Fisher Body Plant of the Chevrolet Motor Company, also contains a business district of some importance. Homes in this area will be in demand as long as the auto body plant is in active operation. Unplatted part of this area, between SEVENTY NINTH and OLIVE, new city owned; to be developed into ARROYO VERDE RECREATIONAL CENTER; contains seventeen acres.  
15. Information for this form was obtained from  
   F. E. KYLE, BUILDING INSPECTOR; CITY OF OAKLAND; RALPH R. PRENTICE  
   Date 6-15-37