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: Laborers, white-collar workers
   b. Estimated annual family income: $1200-2000
   c. Foreign-born: No concentration
   d. Negro: No
   e. Infiltration of: Threat
   f. Belief families: Occasional
   g. Population is increasing: decreasing; static. Yes

6. BUILDINGS:
   a. Type or types: 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
   a. Year: 1929
   b. Range: $2500-4500
   c. Predominant: $3250
   d. Rent: $25 - 46
   e. Predominant: $32.50

   a. Year: 1933
   b. Range: 1500-2750
   c. Predominant: 2000
   d. Rent: 16 - 27.60
   e. Predominant: 20

   a. Year: 1937
   b. Range: 1800-4000
   c. Predominant: 2600
   d. Rent: 20 - 32.50
   e. Predominant: 25

   1929 level: $2500-4500
   1937 low: 1800-4000
   1937 current: 1800-4000

   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: 70%

9. SALES DEMAND:
   a. Fair
   b. 5-rm detached: $2500
   c. Activity: Fair

10. RENTAL DEMAND:
    a. Good
    b. 5-rm detached: $25
    c. Activity: Good

11. NEW CONSTRUCTION:
    a. Types: 5- two stucco $4250
    b. Amount last year: 3 new homes

12. AVAILABILITY OF MORTGAGE FUNDS:
    a. Home purchase: Ample
    b. Home building: Ample

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 VIEJO RECREATIONAL CENTER; contains seventeen acres.

15. Information for this form was obtained from

F. E. KYLE, BUILDING INSPECTOR, CITY OF OAKLAND; RALPH B. PRENTICE

Date 6-15-37