1. NAME OF CITY: OAKLAND, CALIFORNIA  
2. DESCRIPTION OF TERRAIN: Level
3. FAVORABLE INFLUENCES: Convenience to local and San Francisco transportation, local shopping areas and schools.
4. DETRIMENTAL INFLUENCES: Distance to Metropolitan area; heterogeneous types of homes and cottages; mixture of old and modern; possibility of infiltration of lower grade residents. Zoned two-family residential.
5. INHABITANTS:  
   a. Type: Laborers, service employees; b. Estimated annual family income: $1200-2000  
   c. Foreign-born: 7%  
   d. Negro: No, but a threat: 3%  
   e. Infiltration of Threat:  
   f. Relief families: Occasional  
   g. Population is increasing: Moderately decreasing: static.
6. BUILDINGS:  
   a. Type or types: Detached cottages  
   b. Type of construction: Frame, some stucco  
   c. Average age: 18 (new to 30) yrs.  
   d. Repair: Fair
7. HISTORY:  
   5-rm cottage:  
   a. Sale values  
      | YEAR | RANGE | PREDOMINATING |
      |------|-------|---------------|
      | 1929 | $2750-$5000 | $4000 | 100% |
      | 1933 | 1800-3000 | 2400 | 60% |
      | 1937 | 2300-3500 | 2900 | 75% |
   b. Rental values  
      | YEAR | RANGE | PREDOMINATING |
      |------|-------|---------------|
      | 1929 | $27.50-$47.50 | $40 | 100% |
      | 1933 | 20-$30 | 25 | 53% |
      | 1937 | 25-$35 | 30 | 75% |
   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: 80%  
   b. Dwelling units: 98%  
   c. Home owners: 80%  
9. SALES DEMAND:  
   a. Fair  
   b. Cottage: $2759  
   c. Activity is: Fair  
10. RENTAL DEMAND:  
   a. Fair  
   b. Cottage: $25  
   c. Activity is: Fair  
11. NEW CONSTRUCTION:  
   a. Types: 5-rm modern  
   b. Amount last year: 34 homes 1936
12. AVAILABILITY OF MORTGAGE FUNDS:  
   a. Home purchase: Limited  
   b. Home building: Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Static; possibly downward
14. CLARIFYING REMARKS:  
   There are many modern, attractive stucco bungalows in this area, but not sufficiently concentrated to justify higher rating. (7*) This range does not include new construction mentioned in line 11, but considers the type of home which were extant in 1929, for comparison. This area is generally known as East Oakland. This is a large, irregular shaped area and should in time be broken down and regraded. The treatment which has been accorded it, however, seems best for the present, pending development of better defined trends.
15. Information for this form was obtained from W. B. KYLE, BUILDING INSPECTOR.

CITY OF OAKLAND; RALPH E. PRENTICE  
Date 6-15-37