AREA DESCRIPTION

1. NAME OF CITY:  OAKLAND, CALIFORNIA  SECURITY GRADE: BBD  AREA NO.: D-16

2. DESCRIPTION OF TERRAIN:  Rolling; this is known as LEONA HEIGHTS and COLOMBIA PARK area

3. FAVORABLE INFLUENCES:
   Excellent climate; well located; large undeveloped area.
   Zoned single-family residential; low percentage of foreign-born. Fairly new district.

4. DETRIMENTAL INFLUENCES:
   Distance from Metropolitan area and San Francisco transportation. Poor local shopping district, poor transportation; cheap type of prevailing improvements. Lack of adequate school facilities. District has poor reputation.

5. INHABITANTS:
   a. Type: Laborers, white-collar employees
   b. Estimated annual family income: $1200-1800
   c. Foreign-born:
      (University)
      Lower Classes:
      YES
   c. Infiltration of Threat:
      YES
   d. Relief families:
      Occasional
   e. Population is increasing:
      Slowly

6. BUILDINGS:
   a. Type or types: Detached cottages
   b. Type of construction:
      Cheap frame prevailing
   c. Average age:
      10 (4 to 15) yrs.
   d. Repair:
      Fair

7. HISTORY: 4 & 5-room cottages:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RANGE</td>
<td>PREDOMINATING</td>
</tr>
<tr>
<td>1929</td>
<td>Level</td>
<td>2000-3500</td>
</tr>
<tr>
<td></td>
<td>$3000-3500</td>
<td>$2750</td>
</tr>
<tr>
<td>1933</td>
<td>Low</td>
<td>1500</td>
</tr>
<tr>
<td></td>
<td>2500</td>
<td>1500</td>
</tr>
<tr>
<td>1937</td>
<td>Current</td>
<td>1500-4000</td>
</tr>
<tr>
<td></td>
<td>1500</td>
<td>2000</td>
</tr>
</tbody>
</table>

   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: 33%
   b. Dwelling units: 98%
   c. Home owners: 85%

9. SALES DEMAND:
   a. Fair
   b. 5-rm cottage: $2250
   c. Activity is Fair

10. RENTAL DEMAND:
    a. Fair
    b. 5-rm cottage: $20
    c. Activity is Fair

11. NEW CONSTRUCTION:
    a. Types 5-rm cottages: $4000
    b. Amount last year: 2 houses in 1936

12. AVAILABILITY OF MORTGAGE:
    a. Home purchase: Limited
    b. Home building: Limited

13. TREND OF DESIRABILITY NEXT 10-15 YEARS:
    Static; possibly upward if new home construction maintains present standards.

14. CLARIFYING REMARKS:
    SEE ATTACHED SHEET

15. Information for this form was obtained from:
    WALTER H. GABRIEL; CITY OF OAKLAND,
    BUILDING INSPECTOR: RALPH E. PRINCE
    Date 6-15-37