1. NAME OF CITY: OAKLAND, CALIFORNIA
   SECURITY GRADE: RED
   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 Various
   d. Negro: No (Yes or No)
   e. Infiltration of various nationalities: Loose
   f. Population is increasing: Slowly
   g. Relief families: Occasional

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

7. HISTORY:
   a. Land: 33 %
   b. Dwelling units: 98 %
   c. Home owners: 85 %
   d. 5-room cottage: $2250
   e. Activity is: Fair
   f. Repair: Fair
   g. New construction: Types 5-room cottages $4000
   h. Amount last year: 2 houses in 1936

8. SALE VALUES:
<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929</td>
<td>$2000-3500</td>
<td>$2750 100%</td>
</tr>
<tr>
<td>1933</td>
<td>1250-2500</td>
<td>1500 54%</td>
</tr>
<tr>
<td>1937</td>
<td>1500-4000</td>
<td>2000 73%</td>
</tr>
</tbody>
</table>
   | Peak sale values occurred in 1927 and were 103% of the 1929 level.

9. RENTAL VALUES:
<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929</td>
<td>$20-32.50</td>
<td>$27.50 100%</td>
</tr>
<tr>
<td>1933</td>
<td>15-22.50</td>
<td>15 54%</td>
</tr>
<tr>
<td>1937</td>
<td>20-27.50</td>
<td>20 73%</td>
</tr>
</tbody>
</table>
   | Peak rental values occurred in 1927 and were 100% of the 1929 level.

10. OCCUPANCY:
    a. Land: 33 %
    b. Dwelling units: 98 %
    c. Home owners: 85 %

11. SALES DEMAND:
    a. Fair
    b. 5-room cottage: $2250
    c. Activity is: Fair

12. RENTAL DEMAND:
    a. Fair
    b. 5-room cottage: $20
    c. Activity is: Fair

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

14. AVAILABILITY OF MORTGAGES:
    a. Home purchase: Limited
    b. Home building: Limited

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

16. CLARIFYING REMARKS:
    SEE ATTACHED SHEET

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