1. NAME OF CITY: Oakland, California
   SECURITY GRADE: LOW BLUE
   AREA NO.: B-18

2. DESCRIPTION OF TERRAIN: Rolling

3. FAVORABLE INFLUENCES: Convenient to local and San Francisco transportation, schools, shopping centers, recreational facilities; walking distance to downtown Oakland.

4. DETRIMENTAL INFLUENCES: Large old mansions, showing their age. One well-to-do colored family bought a home in this area several years ago, but colored element not increasing at present.

5. INHABITANTS: Executives, professional men, retired capitalists, board ing house keepers
   a. Type
   b. Estimated annual family income $2000-20,000
   c. Foreign-born No concentration
   d. Negro One-colored family; Trace
   e. Infiltration of
   f. Relief families
   g. Population is increasing
   h. Desirable
   i. Undesirable

6. BUILDINGS: Fine old mansions
   a. Type or types
   b. Type of construction
   c. Average age
   d. Repair
   e. Estimated annual family income

7. HISTORY: Semi-modern
   Two-story
   8-10 homes
   SALE VALUES:
   YEAR 8-10 homes
   1929 level $9000-12,000 $12,000 100%
   1933 low $5500-8500 7000 55%
   1937 current $5500-11,000 8,500 71%
   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 98% b. Dwelling units 98% c. Home owners 70%

9. SALES DEMAND: a. Good b. 8-10 homes $8000 c. Activity is Slow

10. RENTAL DEMAND: a. Poor b. 8-10 homes $65 c. Activity is Fair

11. NEW CONSTRUCTION:
    a. Types
    b. Unit buildings
    c. Amount last year
    d. Average cost

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS:
    a. Home sites Downward for homesites; upward for apartment houses
    b. Home building Fair

14. CLARIFYING REMARKS: This is known as the Adams Point District; in 1890 the wealthiest families of Oakland lived in this area. Now zoned as multiple dwelling district, but still fine old single-family houses predominate. Many of the large homes have been converted into rooming houses. The older homes, over thirty years old, are of the finest type, but the more modern homes, averaging twenty-five years of age, predominate. This district was originally HIGH GREEN, but has now declined to LOW BLUE. A new lateral for San Francisco-Oakland Bay Bridge is surveyed to cut through the center of this area along PERRY STREET. This will greatly increase traffic and decrease desirability, from the home standpoint.

15. Information for this form was obtained from CITY OF OAKLAND, RECORD OF BUILDING

INSPECTOR'S OFFICE: ZURO A. BELL; RALPH A. PRENTICE

Date: 6-15-37