1. NAME OF CITY: OAKLAND, CALIFORNIA
2. DESCRIPTION OF TERRAIN: Level; sloping from north to south.
3. FAVORABLE INFLUENCES: Convenience to local and San Francisco transportation, schools and local shopping districts. Good climatic conditions. In northern part of this area and in south central part, near MOSSWOOD PARK, the class and condition of the homes could justify the classification LIGHT YELLOW.
4. DETRIMENTAL INFLUENCES: Older type homes; district showing its age.
5. INHABITANTS: (a) Clerical, shop-keepers, wage earners, laborers and rooming houses. (b) Type (house keepers). (c) Foreign-born. Latin races, 10 %; d. Negroes, (c. or d.) 3; e. Infiltration of store-keepers; f. Relief families, Occasional; g. Population is increasing Slowly, decreasing static.
6. BUILDINGS: Cottages, large two-family homes & flats. (a) Type or types of homes & flats. (b) Type of construction, occasional stucco; c. Average age 30 yrs.; d. Repair Fair to poor.
7. HISTORY: Elevated home, present value. Values average higher than below:
   - 1929 level  
     - 6-rm semi-mod. 1-sty: $7000-8000  
     - 4-25  
     - 50%  
     - $30 - 55  
     - $45  
     - 100%
   - 1933 low  
     - 6-25  
     - 2800  
     - 62%  
     - 20 - 40  
     - 20  
     - 52%
   - 1937 current  
     - 6-25  
     - 3250  
     - 72%  
     - 25 - 45  
     - 35  
     - 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 98%  
   (b) Dwelling units 98%  
   (c) Home owners 85%  
9. SALES DEMAND: (a) Good  
   (b) 2-flat dwg $3500  
   (c) Activity is Good  
10. RENTAL DEMAND: (a) None  
    (b) A unit - $45  
    (c) Activity is Good  
11. NEW CONSTRUCTION: (a) Types  
    (b) 2-2 flats av $17,500  
12. AVAILABILITY OF MORTGAGE FUNDS: (a) Home purchase Limited  
   (b) Home building Limited  
13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Toward, tendency toward rooming houses, etc.
14. CLARIFYING REMARKS: (b-g.) Population increasing due to tendency to multiple units homes and apartments. Many larger homes have been converted into housekeeping apartments. All zoned for multiple-family, except about six blocks in northern part of area, which are zoned for two-family residential. (ii) Above averages include lot and financing. The new, wide lateral to San Francisco-Oakland Bay Bridge runs along MOSS AVENUE in the center of this area.
15. Information for this form was obtained from Jurr. E. RILES; CLERK OF OAKLAND.
   RECORDS OF BUILDING INSPECTOR'S OFFICE: RALPH E. PRESTON.
   Date 6-15-37.