1. NAME OF CITY: OAKLAND, CALIFORNIA
   SECURITY GRADE: YELLOW
   AREA NO.: C-11

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 Moss Wood Park, the class and condition of the homes could
   justify the classification LIGHT YELLOW.

4. DETRIMENTAL INFLUENCES:
   Older type homes; district showing its age.
   Clerical, shop-keepers, wage earners, laborers and rooming
   a. Type (house keepers)
   b. Estimated annual family income $1200-2500
   c. Foreign-born: Latin races 10%, Negro 0
      (For purposes of calculation of annual family income)
   d. Infiltration of store-keepers
   e. Population is increasing slowly
   f. Relief families: occasional
   g. Buildings: Cottages, large two-story homes & flats
   h. Type of construction: occasional stucco

5. HISTORY:
   6- to 7-yr semi-mod. 1-2 story
   Average age 30 yrs.
   New construction: $1750
   Rent: $350.00
   Average: $450.00

6. INHABITANTS:
   a. Type (house keepers)
   b. Estimated annual family income $1200-2500
   c. Foreign-born: Latin races 10%, Negro 0
   d. Infiltration of store-keepers
   e. Relief families: occasional
   f. Population is increasing slowly
   g. Buildings: Cottages, large two-story homes & flats
   h. Type of construction: occasional stucco

7. INHABITANTS:
   a. Estimated annual family income $1200-2500
   b. Foreign-born: Latin races 10%, Negro 0
   c. Infiltration of store-keepers
   d. Relief families: occasional
   e. Population is increasing slowly
   f. Buildings: Cottages, large two-story homes & flats
   g. Type of construction: occasional stucco

8. BUILDINGS:
   a. Average age: 30 yrs.
   b. Repair: Fair to poor

9. HISTORY:
   Elevated home; there are many flats of higher price
   than below:

<table>
<thead>
<tr>
<th>Range below:</th>
<th>Predom. Range</th>
<th>Predom. Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929 level</td>
<td>$3000-5000</td>
<td>$4500</td>
</tr>
<tr>
<td>1933 low</td>
<td>$2000-4000</td>
<td>$2800</td>
</tr>
<tr>
<td>1937 current</td>
<td>$2500-4500</td>
<td>$3250</td>
</tr>
</tbody>
</table>

   Peak sale values occurred in 1927 and were 102% of the 1929 level.
   Peak rental values occurred in 1929 and were 100% of the 1929 level.

10. OCCUPANCY:
    a. Land 98%
    b. Dwelling units 98%
    c. Home owners 62%

11. SALES DEMAND:
    a. Good
    b. 2-flat $3500
    c. Activity: Good

12. RENTAL DEMAND:
    a. Good
    b. 2-flat $350
    c. Activity: Good

13. NEW CONSTRUCTION:
    a. Types
    b. Amount last year $175,000

14. AVAILABILITY OF MORTGAGE FUNDS:
    a. Home purchase Limited
    b. Home building Limited

15. TREND OF DESIRABILITY NEXT 10-15 YEARS:
    Toward, tendency toward rooming houses, etc.

16. CLARIFYING REMARKS:
    Population increasing due to tendency to multiple units homes and
    apartment. Many larger homes have been converted into housekeeping apart­
    ments. All zoned for multiple-family, except about six blocks in northern
    part of area, which are zoned for two-family residential. (1) 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.

Information for this form was obtained from
GURU K. SELLS, Chief of Oakland
RECORDS OF BUILDING INSPECTOR'S OFFICE; EALM. R. PRESTICE.