1. NAME OF CITY: OAKLAND, CALIFORNIA

2. DESCRIPTION OF TERRAIN: Level

3. FAVORABLE INFLUENCES:
   Convenience to local and San Francisco transportation;
   proximity to local shopping centers and Metropolitan area;
   convenient to schools.

4. DETRIMENTAL INFLUENCES:
   Zoned for multiple units; mixed type buildings; old homes, flats and apartment houses.

5. INHABITANTS:
   (Heterogeneous; many connected with hospitals in
   a. Type (various capacities are): b. Estimated annual family income $ Intermediate
   c. Foreign-born Some, but not %; d. Negro Not known, but a threat: %; (Race or color)
   e. Infiltration of undesirable inhabitants.
   f. Relief families;
   g. Population is increasing Yes, owing to multi-family

6. BUILDINGS:
   a. Type or types: Large old homes
   b. Type of construction: 1 and 2-story frame
   c. Average age: 20 to 50 yrs.
   d. Repair: Poor

7. HISTORY:
   a. Land 95
   b. Dwelling units 99
   c. Home owners
   d. Activity is

8. OCCUPANCY:
   a. Land
   b. Dwelling units
   c. Home owners
   d. Activity is

9. SALES DEMAND:
   a. Type of family determined
   b. Value by land value
   c. Activity is

10. RENTAL DEMAND:
    a. Good
    b. 6-7 rm house
    c. Activity is

11. NEW CONSTRUCTION:
    a. Types
    b. Amount last year

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS:
    Downward for residential

14. CLARIFYING REMARKS:
    The largest hospitals in Oakland are in this area; doctor's offices and nurses' home
    occupy part of this area. This is a border-line area, largely zoned for business.
    Land values represent largest part of the value of single-family residences. If this
    area were not a border-line case, it would with propriety, be graded HIGH RED (D) or
    designated as a business area; but on account of predominance of old single-family
    residences and absence of undesirable racial elements, has been accorded a LOW YELLOW
    (C) grading.

15. INFORMATION FOR THIS FORM WAS OBTAINED FROM ZURA S. KILLEN; CITY OF OAKLAND, BUILDING
    INSPECTOR'S OFFICE RECORDS; RALPH E. PRENTICE

   Date 6-26-37