AREA DESCRIPTION

1. NAME OF CITY: OAKLAND, CALIFORNIA  SECURITY GRADE: LOW YELLOW  AREA NO. C-12

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; e. Infiltration of undesirable inhabitants;
   f. Population is increasing Yes, owing to multi-family dwelling;
   g. Business, rather than
   h. Relief families Some;
   i. Some

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:
   SALE VALUES
<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGES</th>
<th>PREDOMINATING</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929</td>
<td>low</td>
<td>Single-family dwellings</td>
<td>100%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>so influenced by land.</td>
<td>100%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Area runs heavily to current apartment houses of medium grade.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Peak sale values occurred in 1926 and were ___% of the 1929 level.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Peak rental values occurred in ___% of the 1929 level.</td>
<td></td>
</tr>
</tbody>
</table>

   RENTAL VALUES
<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGES</th>
<th>PREDOMINATING</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>low</td>
<td>Single-family dwellings</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Area runs heavily to current apartment houses of medium grade.</td>
</tr>
</tbody>
</table>


10. RENTAL DEMAND: a. Good; b. 6-rrm house $35; c. Activity is: Good

11. NEW CONSTRUCTION: a. Types: $40,000 incl lot &; b. Amount last year: 1 apt house 1926


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' homes occupy part of this area. This is a border-line area, largely suited for business. Land values represent largest part of the value of single-family residences. If this area were not a border-line case, it might 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 E. BALLS; CITY OF OAKLAND, BUILDING INSPECTOR'S OFFICE RECORDS; RALPH E. PRENTICE

Date 6-15-37