1. NAME OF CITY: OAKLAND, CALIFORNIA
2. DESCRIPTION OF TERRAIN: Rolling

3. FAVORABLE INFLUENCES: Convenience to local and San Francisco transportation, schools; walking distance to down-town Oakland. Type and upkeep in many homes, especially in northeastern part of area, would warrant designation of HIGH YELLOW.

4. DETRIMENTAL INFLUENCES: Older type (heterogeneous) homes and flats. Houses showing age.

5. INHABITANTS: Artisans, store-keepers, white-collar workers; b. Estimated annual family income $1,250-2,500
   a. Type
   c. Foreign-born No concentration
   d. Negro 3 families (Harrison St); 1/5
   e. Infiltration of Asiatics: Threat
   f. Relief families Very few
   g. Population is increasing Yes; decreasing __________; static.

6. BUILDINGS: One and two-story homes and flats; b. Type of construction Frame and shingle
   a. Type or types
   c. Average age 28 years; d. Repair Fair

7. HISTORY: 6-ram older type
   a. SALE VALUES
      2-story homes
      | YEAR | RANGE | PREDOMINATING $ | PREDOMINATING % |
      |------|-------|-----------------|-----------------|
      | 1929 level | $3,000-7,500 | $5,000 | 100% |
      | 1933 low | $2,250-4,000 | $3,000 | 60% |
      | 1937 current | $2,500-5,000 | $3,750 | 75% |
   b. RENTAL VALUES
      | RANGE | PREDOMINATING $ | PREDOMINATING % |
      |-------|-----------------|-----------------|
      | $30 - 65 | $47.50 | 100% |
      | $32.50-40 | $37.50 | 75% |
      | $25 - 47.50 | $37.50 | 75% |
   Peak sale values occurred in 1927 and were 103% of the 1929 level.
   Peak rental values occurred in 1927 and were 100% of the 1929 level.

8. OCCUPANCY: a. Land 99%; b. Dwelling units 98%; c. Home owners 50%

9. SALES DEMAND: a. Fair; b. 6-room home $3750; c. Activity is Fair

10. RENTAL DEMAND: a. Good; b. 6-room home $35; c. Activity is Fair

11. NEW CONSTRUCTION: a. Types Home; b. Amount last year Home in 1926


14. CLARIFYING REMARKS: This area is zoned for multiple residential units. However, a great preponderance of the improvements are single-family homes. There are many substantial residences in the area, particularly in the upper part and a new lateral to the San Francisco-Oakland Bay Bridge which runs through and along this section, adds to its attractiveness. In the lower part of the area, particularly along HARRISON STREET, the houses leave much to be desired, both from the standpoint of construction and maintenance. There are a few Negro and Oriental families occupying this section and it is believed that it is only a matter of time before it is given up to apartment houses. This is a border-line area; there are many old single-family residences, mixed with the apartment houses and business buildings which occupy the ungraded district to the south.

15. Information for this form was obtained from:
   ZURA E. BELL; CITY OF OAKLAND, BUILDING INSPECTOR'S OFFICE RECORDS; R.I.PH.E. PRESTICE

Date 6-15-37