1. **NAME OF CITY**: Oakland, California  
   **SECURITY GRADE**: Low Yellow  
   **AREA NO.**: 0-14

2. **DESCRIPTION OF TERRAIN**: Rolling

3. **FAVORABLE INFLUENCES**:  
   Convenience to local and San Francisco transportation, schools; walking distance to downtown 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**
   - **Type**: 
   - **Foreign-born**  
     - No concentration
   - **Infiltration of Asians**: Threat
   - **Relief families**: Very few
   - **Population is increasing**: Yes
   - **Decreasing**

6. **BUILDINGS**:
   - **Type or types of homes and flats**
   - **Average age**: 28 years
   - **Repair**: Fair

7. **HISTORY**:
   - **6-8 room older type**
   - **SALE VALUES**
     - Year: 1929, Range: $3000-7500
     - Predominating %: 108%
     - Year: 1933, Range: $2250-4000
     - Predominating %: 60%
     - Year: 1937, Range: $2500-5000
     - Predominating %: 75%
   - **RENTAL VALUES**
     - Year: 1929, Range: $30-65
     - Predominating %: 100%
     - Year: 1933, Range: $32.50-40
     - Predominating %: 63%
     - Year: 1937, Range: $25-47.50
     - Predominating %: 79%

8. **OCCUPANCY**:
   - **Land**: 99%
   - **Dwelling units**: 98%
   - **Home owners**: 50%

9. **SALES DEMAND**:
   - **Fair**
   - **5-room home $3750**
   - **Activity is Fair**

10. **RENTAL DEMAND**:
    - **Good**
    - **5-room home $35**
    - **Activity is Fair**

11. **NEW CONSTRUCTION**:
    - **Types**
    - **Activity is Fair**
    - **Amount last year**: Home in 1936

12. **AVAILABILITY OF MORTGAGE FUNDS**:
    - **Home purchase Limited**
    - **Home building Limited**

13. **TREND OF DESIRABILITY NEXT 10-15 YEARS**: Static; trend to apartment houses.

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 borderline 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**
   - ZUSA B. Bells; City of Oakland, Building Inspector's Office Records; R. IFH. PRESTICE

   **Date**: 5-15-37