AREA DESCRIPTION

1. NAME OF CITY: OAKLAND, CALIFORNIA

2. DESCRIPTION OF TERRAIN: Level

3. FAVORABLE INFLUENCES:
   - Convenience to local and San Francisco transportation, schools and local shopping districts.
   - Good climatic conditions.

4. DETRIMENTAL INFLUENCES:
   - Infiltration of colored residents. There are now about twelve families scattered over the area indicated.

5. INHABITANTS:
   a. Type: Clerks, artisans and shop-keepers
   b. Estimated annual family income: $1000-2500
   c. Foreign-born Latin races (Portuguese, Italian, Spanish, etc.): 3%
   d. Negro: Yes, 12 families or more; 3 to 4 %
   e. Infiltration of Orientals & Negroes: Occasional
   f. Relief families: Occasionally
   g. Population is increasing: Decreasing

6. BUILDINGS:
   a. Type or types: Older type detached cottages & 2-story houses.
   b. Type of construction: Frame & shingle prevail
   c. Average age: 25 yrs.
   d. Repair: Fair

7. HISTORY:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Range</td>
<td>Dominating %</td>
</tr>
<tr>
<td>1929 level</td>
<td>$2500-5000</td>
<td>100%</td>
</tr>
<tr>
<td>1933 low</td>
<td>1800-3500</td>
<td>63%</td>
</tr>
<tr>
<td>1937 current</td>
<td>2250-4000</td>
<td>74%</td>
</tr>
</tbody>
</table>

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

8. OCCUPANCY:
   a. Land: 95 %
   b. Dwelling units: 99 %
   c. Home owners: 80 %

9. SALES DEMAND:
   a. Fair
   b. 5-room $3000
   c. Activity is: Fair

10. RENTAL DEMAND:
    a. Good
    b. 5-room $27.50
    c. Activity is: Fair

11. NEW CONSTRUCTION:
    a. Types: None
    b. Amount last year: Home in 1936

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Static to downward

14. CLARIFYING REMARKS:
    Unless one knows about the colored families living in the district, there is no means of distinguishing their homes from those of their white neighbors. The homes of the Negroes are in many instances better kept than the adjoining homes of white owners. Loans in this area should be governed according to hazard.

15. Information for this form was obtained from CITY OF OAKLAND, BUILDING INSPECTOR'S OFFICE RECORDS; RALPH E. PRATTICE; RALPH SPENCER

Date: 6-15-37