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: Clerks, artisans and shop-keepers; b. Estimated annual family income $1000-2500; c. Foreign-born Latin races; d. Negro, yes, 12 families or more; 3 to 4%; e. Infiltration of Orientals & Negroes; f. Relief families occasional; g. Population is increasing decreasing; static.

6. BUILDINGS: a. Type or types older type detached; b. Type of construction frame & shingle prevail; c. Average age 25 yrs.; d. Repair Fair.

7. HISTORY: SALE VALUES RENTAL VALUES

<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PERCENTAGE</th>
<th>RANGE</th>
<th>PERCENTAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929 level</td>
<td>$2500-5000</td>
<td>$2750</td>
<td>100%</td>
<td>$25-45</td>
</tr>
<tr>
<td>1933 low</td>
<td>$1800-3500</td>
<td>2350</td>
<td>63%</td>
<td>$20-30</td>
</tr>
<tr>
<td>1937 current</td>
<td>$2250-4000</td>
<td>2750</td>
<td>74%</td>
<td>$22.50-35</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 101% of the 1929 level.

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

9. SALES DEMAND: a. Fair; b. 6-room $3000; c. Activity is Fair

10. RENTAL DEMAND: a. Good; b. 6-room $27.50; c. Activity is Fair

11. NEW CONSTRUCTION: a. Types none; b. Amount last year none in 1936


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