1. **NAME OF CITY**: OAKLAND, CALIFORNIA  
2. **DESCRIPTION OF TERRAIN**: Level  
3. **FAVORABLE INFLUENCES**: Convenience to local and San Francisco transportation, local shopping centers and schools; proximity to industries (walking distance for employees).  
4. **Detrimental Influences**: Mixed (heterogeneous) age and type of homes. Cheap older homes predominate. Odors from factories; infiltration of Orientals and colored.  
5. **INHABITANTS**:  
   a. **Type**:  
      - Wage earners, shopkeepers and clerical  
   b. **Type or types**  
      - Two-story homes  
   c. **Average age**: 28 years  
   d. **Estimated annual family income**: $1000-2000  
   e. **Negro**: Yes  
   f. **Relief families**:  
      - Many  
   g. **Infiltration of Orientals & Negroes**:  
      - Increasing  
   h. **Population is increasing**:  
      - Decreasing; static.  
   i. **Type of construction**:  
      - Frame, or shingle exterior  
   j. **Activity**:  
      - Poor  
   k. **Activity in 6-10 room cottage**:  
      - Fair  
   l. **Type of new construction**:  
      - 5 room cottages $4000  
6. **BUILDINGS**:  
   a. **Type or types**  
      - 6-10 room cottage  
   b. **Type of construction**:  
      - Frame, or shingle exterior  
6. **HISTORY**:  
   a. **SALE VALUES**:  
      - 1929 level:  
        - $2000-4000 
        - Predominating $3000, 100%  
      - 1933 low:  
        - 1200-2500 
        - Predominating 1800, 60%  
      - 1937 current:  
        - 1500-2750 
        - Predominating 2250, 75%  
   b. **RENTAL VALUES**:  
      - 1929 level:  
        - $20-40  
        - Predominating $30, 100%  
      - 1933 low:  
        - 1200-2500 
        - Predominating 1800, 60%  
      - 1937 current:  
        - 15-25  
        - Predominating 18, 60%  
7. **AVAILABILITY OF MORTGAGES**:  
   a. **Home purchase**: Limited  
   b. **Home building**: Limited  
8. **TREND OF DESIRABILITY NEXT 10-15 YEARS**: Downward; tendency toward rooming houses.  
9. **CLARIFYING REMARKS**: (5-10 years) Spotted area; occasionally there are several blocks which are practically free of colored or Orientals, but on the other hand, certain blocks of the area are nearly 100% Negro and constantly spreading. Population increasing due to crowding of lower income families. Zoned for Light Industrial. No restrictions as to type of residences.  
10. **INFORMATION FOR THIS FORM WAS OBTAINED FROM**: CITY OF OAKLAND, BUILDING INSPECTOR'S OFFICE: RALPH E. PRENTICE, JAMES G. STAFFORD