NAME OF CITY: OAKLAND, CALIFORNIA

DESCRIPTION OF TERRAIN: Level

FAVORABLE INFLUENCES: Convenience to local and San Francisco transportation, local shopping centers and schools; proximity to industries (walking distance for employees).

DETRIMENTAL INFLUENCES: Mixed (heterogeneous) age and type of homes. Cheap older homes predominate. Odors from factories; infiltration of Orientals and colored.

INHABITANTS: Wage earners, shop-keepers and clerical.
   a. Type Wage earners, shop-keepers and clerical
   b. Estimated annual family income $1000-2000
   c. Foreign-born Latin races: 25%
   d. Negro Yes; 15%
   e. Infiltration of Negroes & Orientals
   f. Relief families Many; decreasing; static. Yes
   g. Population is increasing

BUILDINGS: Cottages and
   a. Type or types two-story homes
   b. Type of construction Frame, or shingle exterior
   c. Average age 28 years
   d. Repair Fair to poor

HISTORY: 5 & 6-rm cottage:
   a. Types 5-6 rm cottages $4000;
   b. Amount last year 5 new homes 1936

SALE VALUES:
   Type 5 & 6-rm cottage: 1929 level $2000-4000
   1933 low 1200-2500
   1937 current 1500-2750

RENTAL VALUES:
   Type 5 & 6-rm cottage $2350

PREVIOUS sale values 1927 and were 106% of the 1929 level.
PREVIOUS rental values 1927 and were 106% of the 1929 level.

OCCUPANCY:
   a. Land 97%;
   b. Dwelling units 97%;
   c. Home owners 60%

SALES DEMAND:
   a. Poor
   b. 5-rm cottage $2350
   c. Activity is Fair

RENTAL DEMAND:
   a. Fair
   b. 5-rm cottage $22.50
   c. Activity is Fair

NEW CONSTRUCTION:
   a. Types 5-rm cottages $4000;
   b. Amount last year 5 new homes 1936

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

TREND OF DESIRABILITY NEXT 10-15 YEARS: Downward; tendency toward rooming houses.

CLARIFYING REMARKS:
   (5-4.) 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.

Information for this form was obtained from CITY OF OAKLAND, BUILDING INSPECTOR'S OFFICE: RALPH E. PRENTICE, JAMES A. STAFFORD Date 6-15-37