AREA DESCRIPTION

1. NAME OF CITY: OAKLAND, CALIFORNIA
2. DESCRIPTION OF TERRAIN: Level
3. FAVORABLE INFLUENCES:
   Convenience to local and San Francisco transportation; local shopping districts; convenient to local industry (walking distance for laboring people who live in this area.
4. DETRIMENTAL INFLUENCES:
   Odors from bay flats; smoke and grime from railroad shops and local industry. Old type houses and cottages, tenant tendencies. Heterogeneous mixture of all races. City taxes too high in proportion to income and value.
5. INHABITANTS:
   a. Type: Wage earners, shop-keepers,
   b. Foreign-born Latin, Slavic, 20%,
   c. Inflation is increasing;
   d. Population is increasing;
   e. Negroes and Orientals;
   f. Relief families;
   g. Infiltration of Negroes and Orientals;
6. BUILDINGS:
   a. Type or types and 2-story homes;
   b. Type of construction; Frame, brick foundation;
   c. Average age; 35 years;
   d. Repair; Poor;
7. HISTORY:
   b. Types and 2-story homes; 35 years;
   c. Average age; 35 years;
8. OCCUPANCY:
   a. Land; 95%;
   b. Dwelling units; 95%;
   c. Home owners; 50%;
9. SALES DEMAND:
   a. Poor;
   b. Income $2160;
   c. Activity Slow;
10. RENTAL DEMAND:
    a. Poor;
    b. Income $22.50;
    c. Activity Slow;
11. NEW CONSTRUCTION:
    a. Types; 7260 incl lot, etc;
    b. Amount last year; 1936;
12. AVAILABILITY OF MORTGAGE:
    a. Home purchase; Limited;
    b. Home building; None;
13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Downward;
14. CLARIFYING REMARKS:
   (5-c.) In the small, triangular portion of this area, lying east of
   MARKET STREET, there are but very few Negroes, but west of MARKET STREET the number
   steadily increases until the vicinity of Peralta, where they constitute approximately
   80% of the population. Parts of this area might be designated as a slum district. It
   is zoned for Light Industry, but as yet the amount in the area is negligible. Many of
   the residents are employed in the S.P. B.R. yards and shops, which are a short distance
   south. The new U.S. Naval Base which will be located on Harbor Lands in the vicinity
   of this area, will cause increased demand for cheap multiple-family dwellings and will
   probably have a beneficial effect.
15. Information for this form was obtained from BUILDING INSPECTOR'S OFFICE, CITY OF OAKLAND:
   RALPH L. PRENTICE; JAMES G. STAFFORD;
   Date 6-15-37