1. NAME OF CITY: OAKLAND, CALIFORNIA  
   SECURITY GRADE: RED  
   AREA NO.: D-9

2. DESCRIPTION OF TERRAIN: Level

3. FAVORABLE INFLUENCES:  
   Convenience to local and San Francisco transportation, schools, public library, local shopping center and walking distance to downtown Oakland.

4. DETRIMENTAL INFLUENCES:  
   Old homes, run down in appearance; infiltration of Negroes, Orientals, etc. High city taxes in proportion to value of property.

5. INHABITANTS:  
   a. Type earners, shop-keepers, etc.  
   b. Estimated annual family income: $1000-1800  
   c. Foreign-born Latin, Slavic, 16%; d. Negro 10%;  
   e. Infiltration of Negroes; f. Relief families Many  
   g. Population is increasing; static Yes

6. BUILDINGS:  
   a. Type or types: Detached large homes  
   b. Type of construction: Frame  
   c. Average age: 35 years  
   d. Repair: Poor

7. HISTORY:  
   2-story, old nine-room home:  
   SALE VALUES  
   RENTAL VALUES  
   YEAR RANGE PREDOMINATING %  
   1929 Level $3500-7500 $5000 100%  
   1933 Low 1500-3250 2800 50%  
   1937 Current 1800-3500 2750 65%  
   PREVIOUS 1927 and were 110% of the 1929 level.  
   1937 rental values XXXXXX XXXXX 1927 and were 110% of the 1929 level.

8. OCCUPANCY:  
   a. Land 95%; b. Dwelling units 92%; c. Home owners 35%

9. SALES DEMAND:  
   a. Poor; b. Income $2500;  
   LARGE OLD HOUSES  
   c. Activity is Fair

10. RENTAL DEMAND:  
   a. Poor; b. Income $25;  
   LARGE OLD HOUSES  
   c. Activity is Fair

11. NEW CONSTRUCTION:  
   a. Types: None; b. Amount last year

12. AVAILABILITY OF MORTGAGE NDAS:  
   a. Home purchase Limited; b. Home building None

13. TRENDS OF DESIRABILITY NEXT 10-15 YEARS: Downward

14. CLARIFYING REMARKS:  
   *(?) Indeterminate ground values made definite valuation impossible. This area includes the former elite section of Oakland, with many homes of old mansion type, which formerly housed Oakland's best families in the 90's. Some of these homes were still high priced in 1926, but by 1933 had suffered a great decline in value. Now zoned for apartment houses. Many of the old, large homes have been converted into housekeeping units. New NAVAL BASE on Harbor lands near lower part of this area, should bring some added demand for property in this area. Also, the World's Fair in 1933, could bring appreciable increase in lot values for cheaper type apartment house sites.

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