1. NAME OF CITY: OAKLAND, CALIFORNIA

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 of earners, shop-keepers & rooming-house keepers:
      - Clerical, industrial wage
      - Estimated annual family income: $1000-1800
      - Type of earners, shop-keepers & rooming-house keepers
      - Estimated annual family income: $1000-1800
      - (Nationality) Latin, Slavic: 15%
      - Foreign-born Latin, Slavic: 15%
      - Ethnic Group: Place of birth: United States
      - Language: English
      - Education: Elementary
      - Employment: Factory
      - Occupation: Clerical
      - Income: $1000-1800
      - (Nationality) Latin, Slavic: 15%
      - Population: Increase
      - Race: Negro, Oriental, etc.
      - Population: Increase

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

7. HISTORY:
   a. 2-story, old nine-room home: Sale values:
      - Current: 1937
      - Range: $3500-7500
      - Predominating: 50% 
      - Current: 1937
      - Range: $3500-7500
      - Predominating: 50%
   b. Old homes for
      - Income: $2500
      - Activity: Fair

8. OCCUPANCY:
   a. Land: 95%
   b. Dwelling units: 97%
   c. Home owners: 35%

9. SALES DEMAND:
   a. Poor
   b. Income: $2500
   c. Activity: Fair

10. RENTAL DEMAND:
    a. Poor
    b. Income: $25
    c. Activity: Fair

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

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

13. TREND 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 1939, 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

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Date 6-15-37