1. NAME OF CITY  OAKLAND, CALIFORNIA  SECURITY GRADE  RED  AREA NO. D-10

2. DESCRIPTION OF TERRAIN.  Level in lower part; rolling in upper.

3. FAVORABLE INFLUENCES.  Convenience to local and San Francisco transportation, schools and shopping centers. Western part, walking distance to Metropolitan Center.

4. DETRIMENTAL INFLUENCES.  Heterogeneous mixture of older type, two-story homes, one-story cottages and semi-modern bungalows.

5. INHABITANTS:  Laborers, service workers,
   a. Type  white collar employees ;  b. Estimated annual family income $1200-1800
   c. Foreign-born  Various ;  15 % ;  d. Negro  Yes ;  10 % ;
   e. Infiltration of Lower grades;  Yes ;  f. Relief families  Occasional ;
   g. Population is increasing ;  decreasing ;  static.

6. BUILDINGS:  Mixed; cottages
   a. Type or types  and 2-story homes ;  b. Type of construction  Frame; modern, stucco ;
   c. Average age  25 (10 to 50) yrs. ;  d. Repair  Fair to poor

7. HISTORY:
   a. Land  92 % ;  b. Dwelling units  97 % ;  c. Home owners  65 %
   d. Home owners  Various; not

8. OCCUPANCY:  a. Land  92 % ;  b. Dwelling units  97 % ;  c. Home owners  65 %
   d. Activity is Poor

9. SALES DEMAND:  a. Poor ;  b. over $3000 ;  c. Activity is Poor

10. RENTAL DEMAND:  a. Fair ;  b. 5-6 rm semi-mod cot ;  c. Activity is Fair

11. NEW CONSTRUCTION:  a. Types  Cottage $3750 ;  b. Amount last year  1 new home 1936


13. TREND OF DESIRABILITY NEXT 10-15 YEARS  Downward

14. CLARIFYING REMARKS:

This area is similar to C-19 in appearance, but infiltration of Negroes necessitates hazardous rating. Population is increasing due to tendency toward multiple-family dwellings and concentration of more than one family in one house. Southwestern part of area zoned for Light Industrial. This area includes the old town site of BROOKLYN, where the ALAMEDA COUNTY COURT HOUSE was formerly located in the 70's. There are very many old homes in the area.

15. Information for this form was obtained from  CITY OF OAKLAND, BUILDING INSPECTOR'S

Office  RALPH B. PEREYCKE  RALPH A. KNAPP.

Date  6-30-37  193