AREA DESCRIPTION

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:
   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:
   a. Type or types Mixed: cottages and 2-story homes
   b. Type of construction Frames 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 %

8. OCCUPANCY:
   a. Poor
   b. Over $3000
   c. Activity is Poor

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

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

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

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS
    Downward

14. CLARIFYING REMARKS:

   This area is similar to 0-19 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 E. PFEIFFER - RALPH A. KNAPP
   Date 6-15-37

Note: This form has been filled out with all the necessary details regarding the area's description, history, population, and other relevant information.