NAME OF CITY: OAKLAND, CALIFORNIA

AREA DESCRIPTION

1. NAME OF CITY: OAKLAND, CALIFORNIA
   SECURITY GRADE: RED
   AREA NO.: 14

2. DESCRIPTION OF TERRAIN:
   Level

3. FAVORABLE INFLUENCES:
   Convenience to local and San Francisco transportation, schools and local shopping district. Good Catholic School nearby.

4. DETRIMENTAL INFLUENCES:
   Older type cottages, showing age; infiltration of a few families of Negroes. Zoned for multiple- (four) family residential.

5. INHABITANTS:
   a. Type of Employees, Service Workers;
   b. Estimated annual family income $1200 to 2500
   c. Foreign-born Variables: 8%;
   d. Negro Families: 1/8%;
   (Nationality)
   e. Infiltration of Negroes:
   Lower Classes: 10%;
   f. Relief Families: Occasional
   g. Population is increasing slowly; decreasing static.

6. BUILDINGS:
   a. Type of Construction: Frame
   b. Estimated annual family income $1800 to 2500
   c. Average age: (20 to 35) yrs.
   d. Repair: Fair

7. HISTORY:
   Semi-modern
   5-6 rm bungalows
   SALE VALUES
   RENTAL VALUES
   YEAR RANGE PREDOMINATING % PREDOMINATING %
   1929 level $2500-4500 $3500 100% $25 - 45 $35 100%
   1933 low 1500-2500 2000 57% 17.50-25 22.50 60%
   1937 current 1800-2750 2500 71% 20 - 30 25 71%
   Book sale values excessive in 1927 and were 106% of the 1929 level.
   Book rental values excessive in 1927 and were 106% of the 1929 level.

8. OCCUPANCY:
   a. Land: 97%;
   b. Dwelling units: 99%;
   c. Home owners: 80%

9. SALES DEMAND:
   a. Fair
   b. 5-6 rm cottage $2500
   c. Activity is Fair

10. RENTAL DEMAND:
    a. Good
    b. 5-6 rm cottage $25
    c. Activity is Good

11. NEW CONSTRUCTION:
    a. Types of Homes:
       1 cottage at $3000
    b. Amount last year: 2 homes in 1936

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS:
    Slowly downward

14. CLARIFYING REMARKS:
    Population increasing slightly due to tendency toward multiple residential. This might be termed a "HIGH RED" area and would have been graded "G" except for presence of Negro residents.

15. Information for this form was obtained from:
    CITY OF OAKLAND, BUILDING INSPECTOR:
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    Date: 6-15-37