NAME OF CITY: OAKLAND, CALIFORNIA

DESCRIPTION OF TERRAIN: Level

FAVORABLE INFLUENCES:
- Convenience to local and San Francisco transportation, schools, local shopping districts; for laborers, walking distance to local industries.

DETROIT INFLUENCES:
- Odors from industries; heterogeneous mixture of old two-story homes and old one-story cottages (latter predominating). Predominance of foreign inhabitants, infiltration of Negroes and Orientals.

INHABITANTS:
- a. Type: Laborers
- c. Foreign-born: Various
- d. Negro: Yes
- e. Infiltration of Lower Grades: Yes
- g. Population is increasing: decreasing; static. Yes

BUILDINGS:
- a. Type or types: Single-family cottages predominates
- b. Type of construction: Frame
- c. Average age: 27 (20 to 40) yrs.
- d. Repair: Poor

HISTORY:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RANGE</td>
<td>PREDOMINATING $</td>
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<tr>
<td>1929</td>
<td>$2000-3500</td>
<td>$2750: 100%</td>
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<tr>
<td>1933 low</td>
<td>1250-2250</td>
<td>1500: 54%</td>
</tr>
<tr>
<td>1937 current</td>
<td>1500-2500</td>
<td>1900: 69%</td>
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</tbody>
</table>

Past sale values were 105% of the 1929 level.
Past rental values were 105% of the 1929 level.

OCCUPANCY:
- a. Land: 80%
- b. Dwelling units: 98%
- c. Home owners: 60%

SALES DEMAND:
- a. Poor
- b. 5-rem cottage: $1800
- c. Activity is Slow

RENTAL DEMAND:
- a. Fair
- b. 5-rem cottage: $20
- c. Activity is Fair

NEW CONSTRUCTION:
- a. Types: 5-rem cottage: $4750
- b. Amount last year: 1 in 1936

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

TREND OF DESIRABILITY NEXT 10-15 YEARS: Downward

CLARIFYING REMARKS: This area lies below east Fourteenth Street (below the tracks) and is poorly regarded; semi-slum area. There are only a few Negroes and Orientals, but the low class foreign element is large. Zoned for Light Industrial. The Owens-Illinois Glass Company is now completing one of the largest and most modern glass factories in America near the estuary (Tidal Canal) between High Street and Fruitvale Avenue. When completed, it will employ from fifteen hundred to two thousand workmen. This will create a demand for housing in the district and will incidentally cause an increase of population. Rentals are out of proportion to sale values in this area. Splendidly situated for a "slum clearance" project.

Information for this form was obtained from: RALPH A. KNAPE; ARTHUR L. GOARD; OAKLAND
BUILDING INSPECTOR: RALPH E. PRESTICE

Date: 6-15-37