1. NAME OF CITY  OAKLAND, CALIFORNIA  
2. DESCRIPTION OF TERRAIN.  
   Level  
3. FAVORABLE INFLUENCES.  
   Convenience to schools, local shopping districts, local and San Francisco transportation; proximity to industry increases demand for class of residences in this area.  
4. DETRIMENTAL INFLUENCES.  
   Infiltration of Negroes and Orientals (see below). Many cheap type cottages and old homes detract from otherwise generally fair appearance of area. Distance from Metropolitan center  
5. INHABITANTS:  
   a. Type  Laborers, service workers, white-collar employees  
   b. Estimated annual family income $1200-2250  
   c. Foreign-born  Various  
   d. Negro  Yes  
   e. Infiltration of Oriental store-keepers  
   f. Relief families  Occasional  
   g. Population is increasing Slowly; decreasing; static.  
6. BUILDINGS:  
   a. Type or types  Miscellaneous  
   b. Type of construction  Frame; occasional stone  
   c. Average age  18 (10 to 30) yrs.  
7. HISTORY: 2-rcm shack to old SALE VALUES  
   9-rcm 5-sty frame home, assuming  
   YEAR   PREDOMINATING RANGE   PREDOMINATING RANGE  
   1929 level  $2000-4000  $25 - 42.50  
   1933 low  1500-2500  1850  17.50-22.50  
   1937 current  1750-3000  2400  20 - 27.50  
   1927 and were 102% of the 1929 level.  
   1927 rental values and were 3% of the 1929 level.  
8. OCCUPANCY:  
   a. Land  95%  
   b. Dwelling units  98%  
   c. Home owners  50%  
9. SALES DEMAND:  
   a. Fair  
   b. 5-rcm cottage $2350  
10. RENTAL DEMAND:  
   a. Fair  
11. NEW CONSTRUCTION:  
   a. Types  $3600 incl lot, etc.  
   b. Amount last year 28 new cottages 1936  
12. AVAILABILITY OF MORTGAGE FUNDS:  
   a. Home purchase Limited  
   b. Home building Limited  
13. TREND OF DESIRABILITY NEXT 10-15 YEARS  Static to downward  
14. CLARIFYING REMARKS:  
   Population increasing due to tendency toward multiple unit residences, for which area is zoned. South of EAST FOURTEENTH STREET there is considerable industry and much of this area is so zoned. This entire district has lagged behind the better areas of the city in percentage of increase in values. High percent of rented homes in this area. Except for the presence of one or more of the hazards in all parts of this large area, it might have been broken down and some parts accorded a higher grading. This treatment was contemplated, but abandoned for reason indicated. Loans in this area are generally recognized as being hazardous.  
15. Information for this form was obtained from  
   EDW. L. JOHNSON; RALPH E. FREELICK: OAKLAND  
   BUILDING DEPARTMENT: W. B. KYL; ARTHUR L. BOARD  
   Date 6-15-37