or Orientals, or both, in 38 of the 118 areas shown on the Security Area
Map is indicative of the wide-spread character of this menace. Of the 38
affected areas, B-17, B-18, C-1, C-11, C-13, C-15 and C-40 are but very
little affected, B-17, B-18, C-15, and C-40 having but one Negro family
each, all of whom are of a high type. C-1, C-11, and C-13 each are
afflicted with one Oriental family, all of whom are shop keepers. The
other areas affected are as follows:

| C-3  | C-19 | D-2  | D-10 |
| C-4  | C-23 | D-3  | D-11 |
| C-5  | C-24 | D-4  | D-14 |
| C-6  | C-29 | D-5  | D-15 |
| C-7  | C-35 | D-6  | D-18 |
| C-9  | C-35 | D-7  | D-19 |
| C-14 | C-38 | D-8  | D-20 |
| C-18 | C-41 | D-9  |     |

The heaviest Negro concentrations are in Areas D-4, which contains 60% of
Negro population, D-7, with 40%, and D-6, with 15%. The greatest concen­
tration of Orientals is in D-11, in the western part of which 50% of the
population are of this race. In the other "D" areas mentioned, Negros
and Orientals comprise from 1% to 15% of the population. With the excep­
tion of B-17 and B-18, which contains one Negro family each, there are no
Negros or Orientals in any "A" or "B" areas, and not to exceed 3% of the
Negro and 5% of the Oriental population are contained in the "C" areas, and
a majority of those residing in the "C" areas are of the student or servant
class.

As has been stated, the hazard of racial infiltration is fully recog­
nized by the realtors and mortgagee officials, and a program of prevention
is being undertaken by the Oakland Real Estate Board. Mr. Porter Giles, in
his interview on Appendix Page 39-A, states:

"The Oakland Real Estate Board is fully alive to the men­
ace of infiltration of undesirable elements which threatens
many residential areas in the East Bay. The real estate agen­
cies of the East Bay are joined in an effort to overcome this
hazard and also to guard the zoning laws from improper changes.
To this end, they are fostering the organization of district
improvement clubs and are recommending to such organizations
that they adopt a 'covenant agreement plan of racial control'.
Well-qualified attorneys have perfected such an agreement,
which, it is believed, will serve the purpose. The greatest
obstacle encountered so far has been the fact that it costs
about ten dollars per property to perfect and protect the plan."