NS FORM-B
3-26-37

AREA DESCRIPTION

1. NAME OF CITY  OAKLAND, CALIFORNIA  SECURITY GRADE  RED  AREA NO. D-15

2. DESCRIPTION OF TERRAIN.  Level

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

4. DETRIMENTAL 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.

5. INHABITANTS:
   a. Type  Laborers ;
   b. Estimated annual family income $1200-1800
   c. Foreign-born  Various ;
   d. Negro  Yes ;
   e. Infiltration of Lower grades; Yes;
   f. Relief families  Many ;
   g. Population is increasing ;

6. BUILDINGS:
   a. Type or types  cottages predominate ;
   b. Type of construction  Frame (cheap) ;
   c. Average age  27 (20 to 40) yrs. ;
   d. Repair  Poor

7. 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>$</td>
</tr>
<tr>
<td>1929 level</td>
<td>$2000-3500</td>
<td>$2750</td>
</tr>
<tr>
<td>1933 low</td>
<td>$1250-2250</td>
<td>1500</td>
</tr>
<tr>
<td>1937 current</td>
<td>$1500-2500</td>
<td>1900</td>
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</tbody>
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   Poor sale values 1937 and were 105% of the 1929 level.
   Poor rental values 1937 and were 105% of the 1929 level.

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

9. SALES DEMAND:  a. Poor ;
10. RENTAL DEMAND:  a. Fair ;
11. NEW CONSTRUCTION:  a. Types 5-2m cottage $4750 ;
13. TREND OF DESIRABILITY NEXT 10-15 YEARS  Downward

14. 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. Rents are out of proportion to sale values in this area. Splendidly situated for a slum clearance project.

15. Information for this form was obtained from  RALPH A. KNAPP; ARTHUR L. GOARD; OAKLAND

BUILDING INSPECTOR; RALPH E. PRESTICE

Date 6-15-37

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