

REDLINE RED DEFINED

AREA DESCRIPTION
 OAKLAND, CALIFORNIA
 SECURITY GRADE RED AREA NO. D-15

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

INHABITANTS:
 a. Type Laborers ; b. Estimated annual family income \$ 1200-1800 ;
 c. Foreign-born Various (Nationality) ; d. Negro Yes (Yes or No) ;
 e. Infiltration of Lower grades: Yes ; f. Relief families Many ; static. Yes ;
 g. Population is increasing decreasing ;

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

YEAR	SALE VALUES		RENTAL VALUES	
	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %
1929 level	\$2000-3500	100%	\$25 - 40	100%
1933 low	1250-2250	54%	15 - 22.50	54%
1937 current	1500-2500	69%	17.50-25	69%

Peak sale values occurred in 1927 and were 105% of the 1929 level.
 Peak rental values occurred in 1927 and were 105% of the 1929 level.

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

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

RENTAL DEMAND: a. Fair ; b. 5-rm cottage \$20 ; c. Activity is Fair

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

AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Very limited ; b. Home building None

TREND OF DESIRABILITY NEXT 10-15 YEARS Downward

IFYING REASONS: This area lies below east Fourteenth Street (below the tracks) and is a semi-slum area. There are only a few Negroes and Orientals, but the poor element is large. Zoned for Light Industrial. The Owens-Illinois Glass Co. is now completing one of the largest and most modern glass factories in the area between High Street and Fruitvale Avenue. When completed it will employ from fifteen hundred to two thousand workmen. This will create a large amount of housing in the district and will incidentally cause an increase of population. There are no other projects in this area. Specially situated for a clearance project.

BY: RALPH A. KNAPP; RALPH E. PRENTICE
 BUILDING INSPECTOR
 Date: 1937



A living willow indicated a source of fresh water

WILLOW

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ACKNOWLEDGEMENTS

California Native Plant Society

calscape.org

Alexandra Hudson

alchemistress.world

City of Oakland Bicyclist & Pedestrian

Advisory Commission

oaklandbpac.org

San Francisco Bay Trail

baytrail.org

FOR

ANY ENSEMBLE

ANY INSTRUMENTATION

WITHOUT LIMITATION

TO PERFORM THIS SCORE

EXPLORE Oakland's Bay Trail and creeks, which hold evidence of natural patterns and indigeneity.

FOLLOW media reporting and public policy discussion of public access to the waterfront; housing equity, and the reform of the social safety net

ASSEMBLE your band

CONSIDER

- reading the score left to right
- interpreting shapes as scores
- playing or singing the text
- doing it your way

PLAY the score for at least five minutes, ideally 20-30 minutes. The only upper limit to performance length is the stamina of the players.

WILLLOW

a score for improvisors