

AREA DESCRIPTION

1. NAME OF CITY OAKLAND, CALIFORNIA SECURITY GRADE LOW BLUE AREA NO. B-23

2. DESCRIPTION OF TERRAIN. Rolling; streets platted to northern and western part of area to minimize grades.

3. FAVORABLE INFLUENCES. Homogeneous district of semi-modern and modern homes and cottages. Convenient to local transportation, excellent schools and shopping district. In demand by better class people of moderate income.

4. DETRIMENTAL INFLUENCES. Zoned as two-family or multiple family district (though still predominately occupied by single-family homes). Eastern part of area not convenient to San Francisco transportation.

5. INHABITANTS: Professional business men and white-collar class ; b. Estimated annual family income \$ 1800-4000
 c. Foreign-born No concentration %; d. Negro No %;
 (Nationality) (Yes or No)
 e. Infiltration of Lower class: No ; f. Relief families None known ;
 g. Population is increasing Yes ; decreasing _____ ; static.

6. BUILDINGS: See No. 14
 a. Type or types See No. 14 ; b. Type of construction Frame, shingle, stucco
 c. Average age 14 years ; d. Repair Good

7. HISTORY:

| YEAR | SALE VALUES | | | RENTAL VALUES | | |
|--------------|--------------------|---------------|-------------|-------------------|---------------|----------------|
| | RANGE | PREDOMINATING | % | RANGE | PREDOMINATING | % |
| 1927 level | <u>\$5000-8500</u> | <u>\$6250</u> | <u>100%</u> | <u>\$45 - 70</u> | <u>\$60</u> | <u>100%</u> |
| 1933 low | <u>3000-5000</u> | <u>4000</u> | <u>64%</u> | <u>30 - 50</u> | <u>37</u> | <u>62 1/2%</u> |
| 1937 current | <u>3500-6000</u> | <u>4750</u> | <u>76%</u> | <u>37.50 - 55</u> | <u>45</u> | <u>75</u> |

Peak sale values occurred in 1927 and were 102 % of the 1929 level.
 Peak rental values occurred in 1927 and were 100+ % of the 1929 level.

8. OCCUPANCY: a. Land 90 %; b. Dwelling units 98 %; c. Home owners 85 %

9. SALES DEMAND: a. Good ; b. 6-rm semi-mod \$4000 ; c. Activity is Good

10. RENTAL DEMAND: a. Good ; b. 6-rm semi-mod \$40 ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types Good: avrg. \$6500 ; b. Amount last year 14 in 1936

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Limited
Upward as multiple unit area

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable to downward for single-family residential

14. CLARIFYING REMARKS: _____

In this area the predominating homes are the semi-modern bungalow type. All around the outside of the area are homes of good grade, new and modern. Apartment house area still localized along and nearby PARK BOULEVARD. Althe zoned for two and four-family dwellings, none were built in 1936. Area known as FOURTH AVENUE TERRACE, or HEIGHTS; PARK BOULEVARD in the center of this tract, was formerly FOURTH AVENUE.

15. Information for this form was obtained from RALPH A. KNAPP; CITY OF OAKLAND, BUILDING INSPECTOR'S DEPARTMENT; COUNTY OF ALAMEDA ASSESSOR'S OFFICE; RALPH E. PRENTICE

