AREA DESCRIPTION

1. NAME OF CITY  OAKLAND, CALIFORNIA  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:
   a. Type and white-collar class
   b. Estimated annual family income $1800–4000
   c. Foreign-born No concentration
   d. Negro Yes
   e. Infiltration of Lower-class No
   f. Relief families None known
   g. Population is increasing Yes; decreasing static.

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

7. HISTORY:
   a. Year 1927 level
   b. Sale values $5000–8500
   c. Predominating 106%
   d. Rent $45 – 70
   e. Predominating 62%
   Peak sale values occurred in 1927 and were 102% of the 1929 level.
   Peak rental values occurred in 1937 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-rem semi-mod $4000
   c. Activity Good

10. RENTAL DEMAND:
    a. Good
    b. 6-rem semi-mod $40
    c. Activity Good

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

12. AVAILABILITY OF MORTGAGE FUNDS:
    a. Home purchase Ample
    b. Home building Limited

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. 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

Date 6-15-37