**AREA DESCRIPTION**

1. **NAME OF CITY**: OAKLAND, CALIFORNIA  
   **SECURITY GRADE**:  
   **AREA NO.**: 0.59

2. **DESCRIPTION OF TERRAIN**: This area is very similar to B-26 and all paragraphs are practically the same, except No. 8 and No. 11. This area is not as thickly built up as B-26 and B-27 and there was considerably more building activity in 1936.

3. **FAVORABLE INFLUENCES**: This area is not as thickly built up as B-26 and B-27 and there was considerably more building activity in 1936.

4. **DETRIMENTAL INFLUENCES**: This area is not as thickly built up as B-26 and B-27 and there was considerably more building activity in 1936.

5. **INHABITANTS**:  
   a. **Type**: White collar, clerical, business  
   b. **Estimated annual family income**:  
   c. **Foreign-born concentration**:  
   d. **Negro concentration**:  
   e. **Relief families**: Practically none  
   f. **Population increasing slowly**:  
   g. **Infiltration of lower grades**: Slight  
   h. **Population is increasing slowly**:  
   i. **Building activity in 1936**:  
   j. **Nationality**:  
   k. **Relief families**: Practically none  
   l. **Population increasing slowly**:  

6. **BUILDINGS**:  
   a. **Type or types**: Single family detached; Type of construction: frame and stucco  
   b. **Average age**: 26 (new to 15) years  
   c. **Type of construction**:  
   d. **Repair**:  

7. **HISTORY**:  
   **5 room modern**:  
   **SALE VALUES**:  
   **RENTAL VALUES**:  
   **YEAR**:  
   **RANGE**:  
   **PREDOMINATING**:  
   **RANGE**:  
   **PREDOMINATING**:  

<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING</th>
<th>%</th>
<th>RANGE</th>
<th>PREDOMINATING</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929</td>
<td>44,000 - 7,500</td>
<td>6,000</td>
<td>100%</td>
<td>65.00 - 66.00</td>
<td>55.00</td>
<td>100%</td>
</tr>
<tr>
<td>1933</td>
<td>2,500 - 5,500</td>
<td>3,700</td>
<td>65%</td>
<td>25.00 - 45.00</td>
<td>35.00</td>
<td>60%</td>
</tr>
<tr>
<td>1937</td>
<td>3,000 - 6,500</td>
<td>4,500</td>
<td>75%</td>
<td>30.00 - 60.00</td>
<td>40.00</td>
<td>75%</td>
</tr>
</tbody>
</table>

   **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**: 65%  
   b. **Dwelling units**:  
   c. **Home owners**:  

9. **SALES DEMAND**:  
   a. **Good**:  
   b. **5 room modern**:  
   c. **Activity**: Good

10. **RENTAL DEMAND**:  
    a. **Good**:  
    b. **5 room modern**:  
    c. **Activity**: Good

11. **NEW CONSTRUCTION**:  
    a. **Types**:  
    b. **Amount last year**: Nine in 1936

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

13. **TREND OF DESIRABILITY NEXT 10-15 YEARS**: Upward

14. **CLARIFYING REMARKS**: Homes are of good medium construction, averaging approximately $6,000 in cost, including lot and financing. It is possible that the blocks just north of HOPKINS STREET will have a down trend within ten years as the southern portion of the area is older and inclined to be spotted.

15. **Information for this form was obtained from Arthur L. Goard, City of Oakland.**  
   Records of Building Inspector's office: Ralph E. Prentice  
   **Date**: June 15, 1937