AREA DESCRIPTION

NAME OF CITY: OAKLAND

DESCRIPTION OF TERRAIN: Rolling

FAVORABLE INFLUENCES:
Zoned for single-family homes; convenient to grammar schools and junior high school; good view; very good climate

DETRIMENTAL INFLUENCES:
Distance to local and San Francisco transportation; lack of adequate local shopping centers. Distance to high school

INHABITANTS:
Minor executives, professional
a. Type and business men
b. Estimated annual family income $2,250 - 3,600

c. Foreign-born No concentration

(Percentage)
d. Negro No

(Yes or No)
e. Infiltration of Lower grades: No

f. Relief families: None known

g. Population is increasing rapidly; decreasing __________; static.

BUILDINGS:
1. Type or types
2. Story detached
3. Average age six (new to 10) years
4. Repair: Good

HISTORY:
6 room home

SALE VALUES
7. Year Range Predominating $%

RENTAL VALUES

1939 level Same as 1937 $6,750 100%

$50.00 - $60.00 $55.00 $100%

1933 low 4,500 - 6,600 $5,000 75%

37.50 - 47.50 40.00 75%

1937 current 5,500 - 7,500 $6,750 100%

47.50 - 57.50 50.00 91%

Peak sale values occurred in 1930 and were 100% of the 1929 level.

Peak rental values occurred 1935 and were 100% of the 1929 level.

OCCUPANCY:
a. Land 50%
b. Dwelling units 100%
c. Home owners 95%

SALES DEMAND:
a. Good
b. 6 room home $6,600
c. Activity is Fair

RENTAL DEMAND:
a. Fair
b. 6 room home - $50
c. Activity is Fair

NEW CONSTRUCTION:
a. Types 6 room homes $7,200
b. Amount last year seven in 1936

AVAILABILITY OF MORTGAGE FUNDS:
a. Home purchase ample
b. Home building ample

TREND OF DESIRABILITY NEXT 10-15 YEARS: Upward

CLARIFYING REMARKS:
Building activity began in this area in 1950 to 1932. When prices were low, houses built were of better type and sold mainly for about $5,000, with some as high as $6,250. There was no great decline here, so the new houses for sale in 1933 competed favorably with older homes in other districts, where large decline from top values had taken place. It is thought the average cost of new homes, $7,200, including lot and financing, may constitute an over-improvement. The upper part of this area is known as WILMERE HEIGHTS. A speculative builder, Mr. F. T. Dooley, has built most of the new homes in this area. Most of the new construction has been financed with F.H.A. loans.

Information for this form was obtained from Arthur L. Goerd, City of Oakland, Records of
Building Inspector's Department; County of Alameda, Assessor's Office: R.E. Prentice.

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