AREA DESCRIPTION

1. NAME OF CITY: OAKLAND  SECURITY GRADE: BLUE  AREA NO.: B-39

2. DESCRIPTION OF TERRAIN: Level

3. FAVORABLE INFLUENCES: Homogeneous area of attractive homes; zoned single-family residential; convenient to San Francisco transportation; fairly convenient to local transportation and local shopping centers.

4. DETRIMENTAL INFLUENCES: Distance to metropolitan centers; distance to high schools, recreational centers. Proximity to automobile assembling plant, spur railroad track and consequent noises.

5. INHABITANTS: Business men, office workers
   a. Type: minor executive
   b. Estimated annual family income: $2,000 - 3,600
   c. Foreign-born: No concentration
   d. Negro: No
   e. Infiltration of lower grades: No
   f. Relief families: None known
   g. Population is increasing: Yes
   h. Relief families: None known
   i. Infiltration of lower grades: No
   j. Population is increasing: Yes

6. BUILDINGS:
   a. Type or type: one-story detached
   b. Type of construction: stucco
   c. Average age: eight years
   d. Repair: good
   e. Estimated annual family income: $2,000 - 3,600
   f. Relief families: None known
   g. Population is increasing: Yes
   h. Relief families: None known
   i. Infiltration of lower grades: No
   j. Population is increasing: Yes

7. SALE VALUES
   YEAR  RANGE  PREDOMINATING
   1929 level  7,000 - 10,500  8,500  100%
   1933 low  3,500 - 5,000  4,250  50%
   1937 current  4,500 - 7,000  5,750  68%

   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: 92
   c. Home owners: 90

9. SALES DEMAND:
   a. Fair
   b. 6 room house: $3,000
   c. Activity is Fair

10. RENTAL DEMAND:
    a. Fair
    b. 5 room house: $42.50
    c. Activity is Fair

11. NEW CONSTRUCTION:
    a. Type: 6,000 including lot; b. Amount last year: 17 in 1936
    c. Type: 6,000 including lot; b. Amount last year: 17 in 1936

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS
    Up for indeterminate period

14. CLARIFYING REMARKS:
    District known as DURANT MANOR. Was subdivided and practically built up in 1927-1928. There were many building and loan foreclosures in the area, with consequent big decline in sales prices. There has been considerable recent building activity from funds provided mainly by F.H.A. The area is zoned first residential; the industrial area immediately south, was formerly occupied by DURANT MOTOR COMPANY. Now is operated by the CHEVROLET MOTOR COMPANY as a truck assembly plant. This is considered a beneficial influence, rather than otherwise.

15. Information for this form was obtained from Edw. J. Johnson of L. Johnson & Sons, City of Oakland, Building Inspector's Office: Ralph E. Prentice

Date: June 15, 1937