1. NAME OF CITY OAKLAND, CALIFORNIA SECURITY GRADE YELLOW AREA NO. 6-13

2. DESCRIPTION OF TERRAIN. Rolling

3. FAVORABLE INFLUENCES. Convenience to local and San Francisco transportation, schools and local shopping centers. In northern part of this area, there are attractive tree-lined streets and better class homes; this part of area might be classed as LOW BLUE.

4. DETRIMENTAL INFLUENCES. Older homes of more or less heterogeneous appearance and types prevail.

   c. Foreign-born Latin races: 5%; d. Negro: 0% (Yes or No)
   g. Population is increasing Slowly; decreasing static.

6. BUILDINGS: a. Type or types 1 and 2-story homes; b. Type of construction Frame predominates; c. Average age 22 (10 to 32) years; d. Repair Fair to good.

7. HISTORY: 6-rm semi-modern
   SALE VALUES
   YEAR RANGE PREDOMINATING %
   1929 level $3000-6500 $4750 100%
   1933 low $2250-4000 3000 63%
   1937 current $2500-3000 $3500 74%
   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 98%; b. Dwelling units 98%; c. Home owners 85%

9. SALES DEMAND: a. Home; b. 6-rm home $3500; c. Activity is Good


11. NEW CONSTRUCTION: a. Types averaging $4900; b. Activity is Average;


13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static; close-in location will maintain demand.

14. CLARIFYING REMARKS:

   Tendency toward multiple unit buildings is cause of population increase. Zoned two-family, or multiple-family area, except about eight blocks in northern part of area; this latter would be considered LOW BLUE except for proximity to cemetery and influence of nearby two-family zoning.

15. Information for this form was obtained from ZURA B. BELLS, CITY OF OAKLAND, RECORDS OF BUILDING INSPECTOR'S OFFICE: RALPH E. PESTICE

Date 6-16-37