AREA DESCRIPTION

1. NAME OF CITY  OAKLAND, CALIFORNIA
SECURITY GRADE  YELLOW
AREA NO.  0-15

2. DESCRIPTION OF TERRAIN.  Rolling; level along lake front.

3. FAVORABLE INFLUENCES.  Convenient to local and San Francisco transportation; walking distance to Metropolitan center. Convenient to schools, shipping and recreational centers. Fine type and construction of apartment houses.

4. DETRIMENTAL INFLUENCES.  Zoned for multiple unit apartment houses, which are detrimental to the individual homes in the area. Mixed heterogeneous type buildings.

5. INHABITANTS:  Clerical, professional
a. Type and executives
b. Estimated annual family income $1500 - 10,000
c. Foreign-born No concentration
(d) Negro One wealthy family
(Yes or No)
e. Infiltration of Lower grades: No
(f) Relief families None known
(g) Population is increasing slowly; decreasing
(h) Decreasing: static.

6. BUILDINGS:  Predominance of fine toaat houses large homes.
a. Type or types (apartment houses)
b. Type of construction Masonry, stucco & frame
(c) Average age 25 years or more
(d) Repair Good

7. HISTORY:  Large old homes
SALE VALUES
7 to 10-rooms:
YEAR RANGE  PREDOMINATING %
1929 level $6000-11,000 $8500 100%
1933 low 3500-6,500 5000 59%
1937 current 4000-8,500 6000 76%
Peak sale values occurred in 1927 and were 102 % of the 1929 level.
Peak rental values occurred in 1927 and were 104 % of the 1929 level.

8. OCCUPANCY:  a. Land 95 %
(b) Dwelling units
(c) Home owners

9. SALES DEMAND:  a. Good
(b) 8 to 10-rm home
(c) Activity is Fair

10. RENTAL DEMAND:  a. Good
(b) 8 to 10-rm home
(c) Activity is Fair

11. NEW CONSTRUCTION:  a. Types Duplexes avg. $5000
(b) Amount last year 2 duplexes in 1936

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS  Down for residential, up for apartment houses.

14. CLARIFYING REMARKS:  This area encompasses LAKE MERRITT, LAKESHORE PARK and two new business districts, which are more than local shopping centers. This is considered Oakland's finest apartment house district and high land values ($50 to $200 per front ft.) practically prohibit single-family residential construction here. There have been no large apartment houses built in the area for several years, but it is evident that with the increased housing demand which exists that it is only a matter of time before there is a renewal of activity in this type of construction. If and when this occurs, the single-family homes will be gradually demolished and multi-family dwellings will take their place. Land values govern prices to such an extent, that comparative values of single-family residences are extremely difficult.

15. Information for this form was obtained from ZURA E. BELL, CITY OF OAKLAND

BUILDING INSPECTOR'S OFFICE RECORDS; RALPH E. PRENTICE

Date  6-15-37