AREA DESCRIPTION

1. NAME OF CITY
   OAKLAND, CALIFORNIA
   SECURITY GRADE: HIGH YELLOW
   AREA NO. C-16

2. DESCRIPTION OF TERRAIN.
   Rolling and hilly; characterized by steep view lots.
   Streets platted to minimize grades.

3. FAVORABLE INFLUENCES.
   Park-like, tree-studded hillsides and fine view; poor
   local and San Francisco transportation.

4. DETRIMENTAL INFLUENCES.
   Distance to Metropolitan center, schools, shopping
   district; poor local and San Francisco transportation.

5. INHABITANTS:
   Laborers, artisans, clerical
   a. Type white-collar employees
   b. Estimated annual family income $1200-2000
   c. Foreign-born Various
   d. Negro No
   e. Infiltration of Lower grades: No
   f. Relief families Considerable
   g. Population is increasing Moderately decreasing;
      static.

6. BUILDINGS:
   Cheap, modern
   a. Type or types detached cottages
   b. Type of construction Frame
   c. Average age 8 to 10 years
   d. Repair Fair

7. HISTORY:
   Semi-modern
   SALE VALUES
   YEAR RANGE $ PREDOMINATING %
   1929 level $2250 -3750 $3000 100%
   1933 low 1250 -2500 1750 58%
   1937 current 1800 -3000 2250 75%
   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 25%
   b. Dwelling units 99%
   c. Home owners 90%

9. SALES DEMAND:
   a. Fair
   b. 4-rt cottage $2250
   c. Activity is Fair

10. RENTAL DEMAND:
    a. Poor
    b. 4-rt cottage $25
    c. Activity is Fair

11. NEW CONSTRUCTION:
    a. Types avg. $3750
    b. Amount last year 17 homes in 1936

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS:
    Upward; one of the rapidly growing outlying districts

14. CLARIFYING REMARKS:
    (10-a.) Rental demand is seasonal; quite a demand in summer; poor in winter.
    (13) Better transportation and schools for this area, should create an increase in demand for
    homes. One of the prettiest home locations in East Bay. District known as Merrickwood.
    Low land occupancy and better type of new construction indicate higher grading at some
    future time, possibly in the course of next few years. Unoccupied district adjoining
    the east has been hatched BLUE. There are a number of Veteran Welfare Board purchases
    and F.H.A. loans in this area.

15. Information for this form was obtained from
    THOMAS F. WATSON; CITY OF OAKLAND, BUILDING
    INSPECTOR'S OFFICE RECORDS; RALPH H. PRENTICE

Date 6-15-37