NAME OF CITY: OAKLAND, CALIFORNIA
SECURITY GRADE: HIGH YELLOW
AREA NO.: 0-16

DESCRIPTION OF AREA:
- Rolling and hilly, characterized by steep view lots.
- Streets are platted to minimize grades.

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

DETERRIMENTAL INFLUENCES:
- Distance to Metropolitan center, schools, shopping district; poor local and San Francisco transportation.

INHABITANTS:
- Laborers, artisans, clerical and white-collar employees.
  - Type: white-collar employees.
  - Foreign-born: Various %.
  - Negro: No %.
  - Infiltration of lower grades: No.
  - Population is increasing moderately; static.

BUILDINGS:
- Cheap, modern:
  - Type or types: detached cottages.
  - Type of construction: Frame.
  - Average age: 8 to 10 years.
  - Repair: Fair.

HISTORY:
- Semi-modern
- 4-room cottages:
  - Year 1929 level: $2250 - 3750
  - Year 1933 low: 1250 - 2500
  - Year 1937 current: 1800 - 3000
- 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.

OCCUPANCY:
  - Land: 25 %.
  - Dwelling units: 99 %.
  - Home owners: 90 %.

SALES DEMAND:
  - Fair
  - 4-room cottage: $2250
  - Activity: Fair

RENTAL DEMAND:
  - Poor
  - 4-room cottage: $25
  - Activity: Fair

NEW CONSTRUCTION:
  - Types: Avg. $3750
  - Amount last year: 17 homes in 1936

AVAILABILITY OF MORTGAGE FUNDS:
  - Home purchase: Limited
  - Home building: Limited

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

CLARIFYING REMARKS:
- (10-11.) Rental demand is seasonal; quite a demand in summer; poor in winter. (12) Better transportation and schools for this area, should create an increase in demand for homesites. One of the prettiest home locations in East Bay. District known as MERRIWOOD. 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 on the east has been hatched BLUE. There are a number of Veteran Welfare Board purchases and F.H.A. loans in this area.

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

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