NAME OF CITY: OAKLAND, CALIFORNIA
SECURITY GRADE: YELLOW
AREA NO.: C-17

DESCRIPTION OF TERRAIN: Rolling

FAVORABLE INFLUENCES: Convenience to local and San Francisco transportation, Oakland High School, local shopping area. Convenient to downtown Oakland.

DETRIMENTAL INFLUENCES: Older, mixed type homes and apartment houses; zoned for multiple-family residences.

INHABITANTS:

a. Type:

b. Estimated annual family income:

c. Foreign-born: No concentration

s


d. Negro: No (Yes or No)


e. Infiltration of: No

f. Relief families: A few

g. Population is increasing: Slowly

decreasing: static.

BUILDINGS:

a. Type or types: Cottages: two-story and multi-family

b. Type of construction: Frame and stucco

c. Average age: Approx. 25 yrs.

d. Repair: Fair

e. Estimated annual family income:

f. Population is increasing: Slowly

decreasing: static.

g. Repair: Fair

HISTORY:

YEAR: 1929

SALE VALUES:

- LAND VALUES: Low

- COMPARISONS ARE VALUELESS

- Peak sale values occurred in 1929 and were 100% of the 1929 level.

- Rental VALUES:

- PEAK RENTAL VALUES: Low

- COMPARISONS ARE VALUELESS

- Peak rental values occurred in 1929 and were 100% of the 1929 level.

OCCUPANCY:

- Land: 3

- Dwelling units: 3

- Home owners: 5

SALES DEMAND:

- Good

- Activity is

RENTAL DEMAND:

- Good

- Activity is

NEW CONSTRUCTION:

- Types: Bungalows & duplexes

- Amount last year: 10 duplexes

AVAILABILITY OF MORTGAGE FUNDS:

- Home purchase: Limited

- Home building: Limited

TREND OF DESIRABILITY NEXT 10-15 YEARS:

- Downward for single-family residences.

CLARIFYING REMARKS:

(11) The two new homes built in 1936 averaged $7,500 in value and the duplexes averaged $12,000 including lot, financing, etc. Most of the duplexes were built along PARK BOULEVARD and IVY DRIVE. Also in this area are a number of fine apartment houses several stories high. Apartment house district; single-family homes are usually old. This area is somewhat similar to C-15, but homes are poorer and less pretentious than homes in C-15. Also there are fewer apartment houses.

Information for this form was obtained from CITY OF OAKLAND, BUILDING DEPARTMENT:

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Date: 5-15-37