NAME OF CITY: OAKLAND, CALIFORNIA

DESCRIPTION OF TERRAIN: Level

FAVORABLE INFLUENCES: Convenient to local and San Francisco transportation, schools and shopping centers; western portion within walking distance to downtown Oakland.


INHABITANTS: Laborers, shop-keepers,
- Type rooming-house keepers
- Estimated annual family income: $1200-2000
- Foreign-born: 15%
- Negro: 3 families
- Relief families: Numerous
- Population is increasing slowly; static.

BUILDINGS: 2-fam. flats predominate
- Type or types: some single-fam. homes
- Type of construction: Frame
- Average age: 33 years
- Repair: Poor

HISTORY: 2-family flat of
- Sale values occurred in 1927 and were 100% of the 1929 level.
- Peak rental values occurred in 1927 and were 100% of the 1929 level.

SALES DEMAND: Fair
- 2-fam. flat $3500
- Activity: Poor

RENTAL DEMAND: Fair
- 1 flat $18 to $25
- Activity: Fair

NEW CONSTRUCTION: Limited
- Types: 6-room houses
- Amount last year: 10 apt houses 1936

TREND OF DESIRABILITY NEXT 10-15 YEARS: Downward

SALES AND RENTAL PRICES OF FLATS HAVE NOT RECOVERED IN THE SAME PROPORTION AS SINGLE-FAMILY HOMES. (11) NEW HOMES AVERAGED $7200 IN VALUE, INCLUDING LOT AND FINANCING; THESE WERE CONSIDERED OVER-IMPROVEMENTS FOR AREA; THE BUILDING PERMIT FOR ONE APARTMENT HOUSE WAS $13,000 PLUS LOT AND FINANCING, WHICH MADE TOTAL COST $17,500. IN THE SOUTHEASTERN PORTION OF THIS AREA WAS LOCATED THE OLD TOWN OF BROOKLYN, WHERE THE ALAMEDA COUNTY COURT HOUSE WAS LOCATED IN 1873. (FOLLOWING ITS REMOVAL FROM THE TOWN OF SAN LEANDRO.) THIS IS A BORDER-LINE AREA.

Information for this form was obtained from CITY OF OAKLAND, BUILDING INSPECTOR'S OFFICE RECORDS; RALPH E. PRENTICE, RALPH A. KNAPP

Date: 6-15-37