AREA DESCRIPTION

1. NAME OF CITY: OAKLAND, CALIFORNIA
   SECURITY GRADE: YELLOW
   AREA NO.: 0-19

2. DESCRIPTION OF TERRAIN: Rolling

3. FAVORABLE INFLUENCES:
   Convenience to local transportation, schools and local shopping centers.

4. DETRIMENTAL INFLUENCES:
   Proximity to area infiltred by Negroes. Zoned for multiple-family houses. Heterogeneous mixture of large old homes, cottages and two-story flats.

5. INHABITANTS:
   a. Wage earners,
      i. Type: Clerical, shop-keepers
      ii. Estimated annual family income: $1200-2000
   c. Foreign-born: Various, 15%
   d. Negro: Slight infiltration: 1/10%
   e. Infiltration of classes: Lower classes: Yes
   f. Population is increasing: Decreasing; static. Yes
   g. Infiltration of relief families: Numerous

6. BUILDINGS:
   a. Type or types: Cottages, two-story homes and flats
   b. Type of construction: Frame or shingle
   c. Average age: 22 (10 to 35) years
   d. Repair: Poor

7. HISTORY:
   5- or 6- rm well-built homes (older type)

<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PERCENT INATING</th>
<th>RANGE</th>
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</thead>
<tbody>
<tr>
<td>1929</td>
<td>$2750-5500</td>
<td>100%</td>
<td>$27,50-5500</td>
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<tr>
<td>1933</td>
<td>1600-3250</td>
<td>63 1/2%</td>
<td>25-32,50</td>
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<tr>
<td>1937</td>
<td>2500-4000</td>
<td>75%</td>
<td>25-40</td>
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   Peak sale values occurred in 1927 and were 103% of the 1929 level.
   Peak rental values occurred in 1927 and were 100% of the 1929 level.

8. OCCUPANCY:
   a. Land: 92%
   b. Dwelling units: 98%
   c. Home owners: 50%

9. SALES DEMAND:
   a. Fair
   b. 5- rm cottage: $3250
   c. Activity: Fair

10. RENTAL DEMAND:
    a. Good
    b. 5- rm cottage: $30
    c. Activity: Good

11. NEW CONSTRUCTION:
    a. Types: Duplexes
       Average: $4200
    b. Amount last year: 3 new homes and 2 duplexes 1936

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS:
    Downward, due to infiltration and age.

14. CLARIFYING REMARKS:
    In northern and southeastern part of this area the homes are predominantly modern, bungalow type. The more modern homes have increased to around 50% of 1926 values (instead of 75% average). This district was originally a separate town known as FRUITVALE. It is now generally considered part of the Fruitvale district, which also included 23, 24, 25, 26 and 27 and 28, 29 and 30.

15. Information for this form was obtained from:
    RALPH A. KNAPP, CITY OF OAKLAND RECORDS OF BUILDING INSPECTOR, RALPH E. PURCHACE
    Date: 6-15-37

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