AREA DESCRIPTION

1. NAME OF CITY: OAKLAND, CALIFORNIA
2. SECURITY GRADE: YELLOW
3. AREA NO: 0-21

1. NAME OF CITY: OAKLAND, CALIFORNIA
2. DESCRIPTION OF TERRAIN: Rolling
3. FAVORABLE INFLUENCES: Very equitable climate; convenience to grammar and junior high school. Zoned for one-family residential.
4. DETRIMENTAL INFLUENCES: Inadequate transportation; distance to local shopping centers and high school.
5. INHABITANTS: Clerical, white-collar
   a. Type of employees, shop-keepers. b. Estimated annual family income: $1200-2200 artisans.
   c. Foreign-born Latin & Nordic 5%; d. Negro No: 1%;
   e. Infiltration of Undesirables: No; f. Relief families: Very few;
   g. Population is increasing: Moderately decreasing; static.
6. BUILDINGS: 4 and 5-room
   a. Type or types of detached cottages.
   b. Types of construction: Frame; some stucco;
7. HISTORY:
   SALE VALUES
   YEAR RANGE PENDING INATING %
   1929 level $2500-5500 $3500 100% $72.50-45 23 100%
   1933 low 1500-3250 2100 60% 15 - 30 21 60%
   1937 current 2000-4000 2750 79% 20 - 35 27.50 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 86%; b. Dwelling units 39%; c. Home owners 90% 
9. SALES DEMAND: a. Good; b. 5-vm cottage $3500; c. Activity is Fair
10. RENTAL DEMAND: a. Fair; b. 5-vm cottage $25; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types 5-vm stucco $6000; b. Amount last year: 10 homes 1936
13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Upward
14. CLARIFYING REMARKS: Small percentage of land occupancy will invite new building activity in upper part of this area. Area generally known as UPPER FRUITVALE DISTRICT.

Information for this form was obtained from ARTHUR L. GOARD, BUILDING INSPECTOR.
CITY OF OAKLAND; RALPH E. PRENTICE.