AREA DESCRIPTION

1. NAME OF CITY: OAKLAND, CALIFORNIA
   SECURITY GRADE: YELLOW
   AREA NO.: 0-22

2. DESCRIPTION OF TERRAIN:
   Level

3. FAVORABLE INFLUENCES:
   Convenience to schools, local shopping district and local transportation. Equitable climate.

4. DETRIMENTAL INFLUENCES:
   Distance to San Francisco transportation. Mixture of old and modern cottages with old cottages predominating. Zoned for two to four-family residential.

5. INHABITANTS:
   White-collar employees,
   a. Type: shop-keepers, artisans
   b. Estimated annual family income: $1200-2200
   c. Foreign-born Latin & Nordic: %
   d. Negro: No
   e. Infiltration of Lower grades: Yes
   f. Relief families: Occasional
   g. Population is increasing: Moderately decreasing

6. BUILDINGS:
   Single-family
   a. Type or types: 1-story, detached
   b. Type of construction: Stucco (modern)
   c. Average age: 18 (10 to 35) yrs.
   d. Repair: Fair

7. HISTORY:
   modern cottages
   a. Year: 6-rm, semi-modern: $2500-5000
      b. Predominating: $3750
      c. Range: 1929 level
   $25-45
   1933 low
   $37.50
   1937 current
   $30
   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: 95%
   b. Dwelling units: 98%
   c. Home owners: 80%

9. SALES DEMAND:
   a. Fair
   b. 5-vm modern: $3250
   c. Activity: Fair

10. RENTAL DEMAND:
    a. Good
    b. 5-vm modern: $500
    c. Activity: Good

11. NEW CONSTRUCTION:
    a. Types: 5-vm stucco, avg.
    b. Amount last year: 16 homes, $5000

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS:
    Static to downward, due to detrimental influences

14. CLARIFYING REMARKS:
    Many homes in northern and central part of area are similar in type and age to those of 0-21. Population increasing due to gradual evolution to multiple unit residential. This area is generally known as FRUITVALE (formerly the old town of FRUIT VALE). The northern part of the area is locally known as the DIMOND DISTRICT.

15. Information for this form was obtained from ARTHUR L. GORD, BUILDINGS INSPECTOR
    CITY OF OAKLAND, RALPH B. PRESTON
    Date: 6-25-37