AREA DESCRIPTION

1. NAME OF CITY: OAKLAND, CALIFORNIA
   SECURITY GRADE: YELLOW
   AREA NO.: C-24

2. DESCRIPTION OF TERRAIN:
   Level

3. FAVORABLE INFLUENCES:
   Convenience to grammar schools, local transportation and local shopping center. Very equitable climate.

4. DETRIMENTAL INFLUENCES:
   Distance to high school and San Francisco transportation; mixture of older type homes and modern cottages; heterogeneous; some infiltration of Negroes and Orientals in south part of area along the business district on 38th Avenue.

5. INHABITANTS:
   a. Type of Service workers, shop-keepers, tradesmen.
   b. Estimated annual family income: $1200-2200
   d. Negro Yes, three families; 1/10 %
   e. Infiltration of store-keepers
   f. Relief families Occasional
   g. Population is increasing decreasing static.

6. BUILDINGS:
   a. Type or types: cottages prevail
   b. Type of construction: Older; Frame
   c. Average age: 13 (10 to 30) yrs.
   d. Repair: Fair

7. HISTORY:
   5-8 modern, SALE VALUES
   YEAR RANGE: SALE IN ATING %
   1939 level $2250-5500 $3500 100%
   1933 low 1500-2150 2100 60%
   1937 current 2000-4000 2650 76%
   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.

   RENTAL VALUES
   YEAR RANGE: RENTAL %
   1929 level $220-45 $35 100%
   1933 low 15-30 21 60%
   1937 current 20-35 27.50 76%
   8. OCCUPANCY: a. Land 95 %
   9. SALES DEMAND: a. Fair
   10. RENTAL DEMAND: a. Good
   11. NEW CONSTRUCTION: a. 5-8 rm cottage $3500
   13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Static
   14. CLARIFYING REMARKS:
      In central part of this area, below HOPKINS STREET, the homes are modern, but of cheap construction. This area is now known as the LAUREL DISTRICT (after the Laurel Grammar School, which is located one block north of Hopkins Street on Patterson Ave.)

15. Information for this form was obtained from ARTHUR L. GOARD, BUILDING INSPECTOR

CITY OF OAKLAND: RALPH E. PEBBLES

DATE: 6-15-37

YELLOW C-24