AREA DESCRIPTION

NAME OF CITY: OAKLAND, CALIFORNIA
SECURITY GRADE: YELLOW
AREA NO.: C-26

DESCRIPTION OF TERRAIN: Level

FAVORABLE INFLUENCES: Convenience to schools, San Francisco and local transportation; local shopping centers.

DETROMINENTIAL INFLUENCES: Negro families nearby - to south. Zoned for two family residential. Heterogeneous type of homes.

INHABITANTS:
- White-collar workers, shopkeepers, service employees.
- Foreign-born Latin races: 5%
- Negro: Not yet
- Estimated annual family income: $1200-2000

FAVORABLE INFLUENCES: Convenience to schools, San Francisco and local transportation; local shopping centers.

INHABITANTS:
- Type of dwelling: 1-story cottages
- Type of construction: Frame and stucco
- Average age: 16 (10 to 25) years
- Repair: Good

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HISTORY:
- SALE VALUES:
  - YEAR: 1929 level
  - RANGE: $3000-5500
  - PREDOMINATING %: 100%
  - $3000-5500
  - PREDOMINATING %: 100%

- RENTAL VALUES:
  - YEAR: 1929 level
  - RANGE: $3000-5500
  - PREDOMINATING %: 100%
  - $3000-5500
  - PREDOMINATING %: 100%

PEAK SALE VALUES occurred in 1927 and were 108% of the 1929 level.
PEAK RENTAL VALUES occurred in 1927 and were 100% of the 1929 level.

OCCUPANCY:
- Land: 96%
- Dwelling units: 98%
- Home owners: 80%

SALES DEMAND:
- Fair
- 5-room stucco: $3000
- Activity is Fair

RENTAL DEMAND:
- Good
- 5-room stucco: $27.50
- Activity is Good

NEW CONSTRUCTION:
- Types: 5-room stucco
- Amount last year: 6 homes 1936

AVAILABILITY OF MORTGAGE FUNDS:
- Home purchase: Limited
- Home building: Limited

TREND OF DESIRABILITY NEXT 10-15 YEARS: Static to downward

CLARIFYING REMARKS:
Recovery of rent and market prices in this area have not been as great as in many other areas. The demand for homes in this area is some hat limited. This area is not highly regarded by mortgage institution officials; however, F.H.A. does not seem to hesitate to guarantee loans here.

Information for this form was obtained from W. B. KYLLE, BUILDING INSPECTOR, CITY OF OAKLAND; RALPH E. PRENTICE
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