AREA DESCRIPTION

1. NAME OF CITY: OAKLAND, CALIFORNIA
2. DESCRIPTION OF TERRAIN: Rolling - steep hills in northern part of area.
3. SECURITY GRADE: AREA NO. 0-27
4. FAVORABLE INFLUENCES: Convenience to schools and local transportation and local shopping district.
5. DETRIMENTAL INFLUENCES: Distance from Metropolitan center; several blocks to San Francisco transportation.
6. INHABITANTS:
   a. Type: Laborers, white-collar workers
   b. Estimated annual family income: $1200-2000
   c. Foreign-born: No concentration
   d. Negro: None
   e. Intemperance of lower grades: Occasional
   f. Relief families: Slow
   g. Population is increasing: Slowly; decreasing: static.
7. HISTORY:
   a. Type or types of detached: 5 rm cottages
   b. Type of construction: Frame and stucco
   c. Average age: 12 (10 to 16) years
   d. Repair: Fair
8. SALE VALUES:
   
   | YEAR   | RANGE | PREDOMINATING |  | RENTAL VALUES |  |
   |--------|-------|---------------|  |---------------|  |
   | 1929 level | $2250-4000 | $3000 | 100% | 1927 and were | 102% of the 1929 level. |
   | 1933 low  | 1300-2500 | 1800 | 60% | 1927 and were | 100% of the 1929 level. |
   | 1937 current | 1800-4500 | 2400 | 80% | 1927 and were | 100% of the 1929 level. |
   
   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.
9. OCCUPANCY:
   a. Land: 40%
   b. Dwelling units: 98%
   c. Home owners: 80%
10. SALES DEMAND:
    a. Fair
    b. 5 rm detached $3500
    c. Activity is Fair
11. RENTAL DEMAND:
    a. Fair
    b. 5 rm detached $35
    c. Activity is Fair
12. NEW CONSTRUCTION:
    a. Types: 6 & 6 rm stucco
    b. Amount last year: 6 new homes 1936
    c. Availability of mortgage: Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Stable: possibly upward in upper part of area, where much vacant land will attract new building activity.
14. CLARIFYING REMARKS:
    There were several homes built in this area recently, averaging in sale price $5250. These, however, are thought to be over-improvements, but do not tend to distort the average current range of sales values as these few new homes were not included in 1937 range. (8) In the lower and central part of the area, land occupancy is about 80%, whereas in extreme northern part, along ridge of hills, the occupancy is only 5% to 10%. It has been difficult to grade this area and many different opinions are held relative to its future.
15. Information for this form was obtained from

WALTER N. GABRIEL, BUILDING INSPECTOR: CITY OF OAKLAND: RALPH F. FREYER

Date 6-18-37