

AREA DESCRIPTION

1. NAME OF CITY OAKLAND, CALIFORNIA SECURITY GRADE RED AREA NO. D-7

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. Convenience to local and San Francisco transportation, local shopping centers and schools; proximity to industries (walking distance for employees).

4. DETRIMENTAL INFLUENCES. Mixed (heterogeneous) age and type of homes. Cheap older homes predominate. Odors from factories; infiltration of Orientals and colored.

5. INHABITANTS: Wage earners, shopkeepers and clerical

a. Type Wage earners, shopkeepers and clerical
 c. Foreign-born Latin races ; 25 %
 (Nationality)
Negroes & Orientals
 e. Infiltration of Orientals
 g. Population is increasing _____

b. Estimated annual family income \$ 1000-2000
 d. Negro Yes ; 15 % ;
 (Yes or No)
 f. Relief families Many ;
 decreasing _____ ; static. Yes

6. BUILDINGS: Cottages and two-story homes
 a. Type or types Cottages and two-story homes
 c. Average age 28 years

b. Type of construction Frame, or shingle exterior
 d. Repair Fair to poor

| 7. HISTORY: | 5 & 6-rm cottage: | SALE VALUES | | | RENTAL VALUES | | |
|-------------|-------------------|--------------------|---------------|-------------|------------------|---------------|-------------|
| | | RANGE | PREDOMINATING | % | RANGE | PREDOMINATING | % |
| 1929 | level | <u>\$2000-4000</u> | <u>\$3000</u> | <u>100%</u> | <u>\$20- 40</u> | <u>\$30</u> | <u>100%</u> |
| 1933 | low | <u>1200-2500</u> | <u>1800</u> | <u>60%</u> | <u>15- 25</u> | <u>18</u> | <u>60%</u> |
| 1937 | current | <u>1500-2750</u> | <u>2250</u> | <u>75%</u> | <u>18 -27.50</u> | <u>22.50</u> | <u>75%</u> |

~~Peak~~ sale values ~~of 1927~~ 1927 and were 105 % of the 1929 level.

~~Peak~~ rental values ~~of 1927~~ 1927 and were 105 % of the 1929 level.

8. OCCUPANCY: a. Land 97 %; b. Dwelling units 97 %; c. Home owners 60 %

9. SALES DEMAND: a. Poor ; b. 6-rm cottage \$2250; c. Activity is Poor

10. RENTAL DEMAND: a. Fair ; b. 5-rm cottage \$22.50 c. Activity is Fair

11. NEW CONSTRUCTION: a. Types 5-rm cottages \$4000; b. Amount last year 5 new homes 1936
Very

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward: tendency toward rooming houses.

14. CLARIFYING REMARKS:

(5-d.) Spotted area; occasionally there are several blocks which are practically free of colored or Orientals, but on the other hand, certain blocks of the area are nearly 100% Negro and constantly spreading. Population increasing due to crowding of lower income families. Zoned for Light Industrial. No restrictions as to type of residences.

15. Information for this form was obtained from CITY OF OAKLAND, BUILDING INSPECTOR'S OFFICE: RALPH E. PRENTICE, JAMES G. STAFFORD

Date 6-15-37 193

