AREA DESCRIPTION

1. NAME OF CITY   OAKLAND, CALIFORNIA   SECURITY GRADE     RED   AREA NO.   D-11

2. DESCRIPTION OF TERRAIN.   Level

3. FAVORABLE INFLUENCES.   Convenience to downtown Oakland, local and San Francisco transportation, shopping, grammar and high schools.

4. DETRIMENTAL INFLUENCES.   Predominance of Orientals; zoned for multiple dwellings and/or Light Industrial. No restrictions.

5. INHABITANTS: Wage earners, shopkeepers, a. Type skilled workers & rooming-house keepers
   b. Estimated annual family income $ 1000-1800
   c. Foreign-born Orientals 50 %
   d. Negro Very few 1 %
   e. Infiltration of Lower grades
   f. Relief families Occasional
   g. Population is increasing decreasing static. Yes

6. BUILDINGS: Old homes: One story and two-story
   a. Type or types Frame and shingle
   b. Type of construction
   c. Average age 35 (20 to 60) yrs
   d. Repair Fair to poor

7. HISTORY: 6-yr older type home: SALES VALUES RENTAL VALUES
   YEAR RANGE PREDOM- INATING % RANGE PREDOM- INATING %
   1929 level $2500-4500 $3750 100 % $25 - 46 $35 100 %
   1933 low 1750-2500 2250 60 % 17.50-27.50 22.50 61 %
   1937 current 2000-3250 2750 70 % 20 - 32.50 25 71 %

   Sale values 1929 and were 105 % of the 1929 level.
   Rental values 1929 and were 105 % of the 1929 level.

8. OCCUPANCY: a. Land 85 %
   b. Dwelling units 98 %
   c. Home owners 50 %

9. SALES DEMAND: a. Poor
   b. Multi-unit property
   c. Activity is Fair

10. RENTAL DEMAND: a. Fair
    b. All types
    c. Activity is Fair

11. NEW CONSTRUCTION: a. Types Home
    b. Amount last year Remodeling only

    b. Home building None

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward for residential; upward for industrial.

14. CLARIFYING REMARKS:
The western part of this area is the concentrated Oriental residential section of Oakland. The area, however, includes many good apartment houses of older type, mainly occupied by laboring classes. The area includes the old town site of CLINTON, one of the first settlements in what is now Oakland. Some very old homes are still extant. The old Chase Home, built in the 50's is still in use. It is located on EAST EIGHTH STREET at FIFTH AVENUE on a very large lot. Attempts are being made to sell the site for industry. Little restriction in zoning ordinance. Very undesirable residential area; indication of future slum condition.

15. Information for this form was obtained from CITY OF OAKLAND, BUILDING INSPECTOR'S OFFICE
   RALPH E. PRENTICE - RALPH A. KNAPP
   Date 6-15-37