## Area Description

### 1. Name of City
- **Oakland, California**

### 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
- **Type**: Wage earners, shopkeepers, skilled workers & rooming-house keepers
- **Income**: $1000-1800
- **Race**: Foreign-born Orientals 50%; Negro Very few 1%
- **Infiltration**: Lower grades
- **Relief families**: Occasional
- **Population**: Increasing

### 6. Buildings
- **Type**: Old homes: One and two-story
- **Construction**: Frame and shingle
- **Repair**: Fair to poor

### 7. History
- **Sale Values**
  - **YEAR**: 1929 level
  - **RANGE**: $2500-4500
  - **SALE VALUES**: $3750
  - **RENTAL VALUES**: $25 - 46
- **RENTAL VALUES**
  - **RANGE**: $35
  - **Predominating**

### 8. Occupancy
- **Land**: 85%
- **Dwelling units**: 98%
- **Home owners**: 50%

### 9. Sales Demand
- **Poor**
- **Preference is multi-unit property**
- **Activity is Fair

### 10. Rental Demand
- **Fair**
- **All types**
- **Activity is Fair**

### 11. New Construction
- **Home**
- **Amount last year Remodeling only**

### 12. Availability of Mortgage Funds
- **Home purchase**: Limited
- **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 B. Prentice - Ralph A. Knapp**
  - **Date**: 6-15-37