

AREA DESCRIPTION

1. NAME OF CITY OAKLAND, CALIFORNIA SECURITY GRADE RED AREA NO. D-16

2. DESCRIPTION OF TERRAIN. Rolling; this is known as LEONA HEIGHTS and COLUMBIA PARK area

3. FAVORABLE INFLUENCES. Excellent climate; well located; large undeveloped area. Zoned single-family residential; low percentage of foreign-born. Fairly new district.

4. DETRIMENTAL INFLUENCES. Distance from Metropolitan area and San Francisco transportation. Poor local shopping district, poor transportation; cheap type of prevailing improvements. Lack of adequate school facilities. District has poor reputation.

5. INHABITANTS:

a. Type <u>Laborers, white-collar employees</u>	b. Estimated annual family income \$ <u>1200-1800</u>
c. Foreign-born <u>Various</u> ; <u>3</u> % (Nationality) Lower classes:	d. Negro <u>No</u> ; _____ %; (Yes or No)
e. Infiltration of <u>Threat</u>	f. Relief families <u>Occasional</u> ;
g. Population is increasing <u>Slowly</u>	decreasing _____ ; static.

6. BUILDINGS:

a. Type or types <u>Detached cottages</u>	b. Type of construction <u>Cheap frame prevailing</u>
c. Average age <u>10 (4 to 15) yrs.</u>	d. Repair <u>Fair</u>

7. HISTORY: 4 & 5-room cottages;

YEAR	RANGE	SALE VALUES		RENTAL VALUES	
		PREDOMINATING	%	RANGE	PREDOMINATING %
1929 level	<u>\$2000-3500</u>	<u>\$2750</u>	<u>100%</u>	<u>\$20 - 32.50</u>	<u>\$27.50 100%</u>
<u>1933</u> low	<u>1250-2500</u>	<u>1500</u>	<u>54%</u>	<u>15 - 22.50</u>	<u>15 54%</u>
<u>1937</u> current	<u>1500-4000</u>	<u>2000</u>	<u>73%</u>	<u>20 - 27.50</u>	<u>20 73%</u>

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.

8. OCCUPANCY: a. Land 33 %; b. Dwelling units 98 %; c. Home owners 85 %

9. SALES DEMAND: a. Fair ; b. 5-rm cottage \$2250 ; c. Activity is Fair

10. RENTAL DEMAND: a. Fair ; b. 5-rm cottage \$20 ; c. Activity is Fair

11. NEW CONSTRUCTION: a. Types 5-rm cottages \$4000 ; b. Amount last year 2 houses in 1936

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building Limited ;
Static at present; possibly upward if new

13. TREND OF DESIRABILITY NEXT 10-15 YEARS home construction maintains present standards.

14. CLARIFYING REMARKS: SEE ATTACHED SHEET

15. Information for this form was obtained from WALTER M. GABRIEL; CITY OF OAKLAND,
BUILDING INSPECTOR: RALPH E. PRENTICE

Date 6-15-37 1937

