AREA DESCRIPTION

NAME OF CITY: OAKLAND, CALIFORNIA
SECURITY GRADE: RED
AREA NO.: D-18

DESCRIPTION OF TERRAIN:
Level

FAVORABLE INFLUENCES:
Convenience to schools, local shopping districts, local and San Francisco transportation; proximity to industry increases demand for class of residences in this area.

DETRIMENTAL INFLUENCES:
Infiltration of Negroes and Orientals (see below). Many cheap type cottages and old homes detract from otherwise generally fair appearance of area. Distance from Metropolitan centers

INHABITANTS:
a. Type Laborers, service workers, white-collar employees
b. Estimated annual family income: $1200–2250

c. Foreign-born Various

(Proportion) Oriental store-keepers

d. Negro Yes 2%
e. Infiltration of and lower class

g. Population is increasing Slowly; decreasing static.

BUILDINGS:
a. Type or types Miscellaneous
b. Type of construction Frame; occasional stone

c. Average age 18 (10 to 30 yrs.)
d. Repair Fair

HISTORY:
2-sty shack to old
SALE VALUES
9-rm 8-sty frame home, assuming
YEAR PREDOMINANCE RANGE PREDOMINANCE RANGE
1929 level $3000–4000 $3250 100%
1933 Low 1500–2500 1850 57%
1937 Current 1750–3000 2400 74%

Rental values remained 1927 and were 102% of the 1929 level.

RENTAL VALUES
9-rm 8-sty frame cottage
YEAR PREDOMINANCE RANGE PREDOMINANCE RANGE
1929 level $25 – 42.50 $25 100%
1933 Low 1500–2500 1850 57%
1937 Current 1750–3000 2400 74%

Rental values remained 1927 and were 102% of the 1929 level.

OCCUPANCY:
a. Land 95%; b. Dwelling units 98%; c. Home owners 50%

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

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

NEW CONSTRUCTION:
a. Types $3500 incl lot, etc.; b. Amount last year 25 new cottages 1936

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

TREND OF DESIRABILITY NEXT 10-15 YEARS Static to downward

CLARIFYING REMARKS:
Population increasing due to tendency toward multiple unit residences, for which area is zoned. South of EAST FOURTEENTH STREET there is considerable industry and much of this area is so zoned. This entire district has lagged behind the better areas of the city in percentage of increase in values. High percent of rented homes in this area. Except for the presence of one or more of the hazards in all parts of this large area, it might have been broken down and some parts accorded a higher grading. This treatment was contemplated, but abandoned for reason indicated. Loans in this area are generally recognized as being hazardous.

Information for this form was obtained from
BOW. L. JOHNSON; RALPH E. FREYFELD: OAKLAND
BUILDING DEPARTMENT; W. B. KYL; ARTHUR L. BOARD

Date 6-15-37