

AREA DESCRIPTION

1. NAME OF CITY EMERYVILLE, CALIFORNIA SECURITY GRADE RED AREA NO. D-6

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. Convenience to local and San Francisco transportation, schools and local shopping district. Proximity to industries (walking distance for factory workers).

4. DETRIMENTAL INFLUENCES. Odors and noises from local industries. Infiltration of colored and Orientals. Predominance of older, cheap cottages. Zoned for industry.

5. INHABITANTS: Factory, industrial employees and workers  
a. Type Factory, industrial employees and workers; b. Estimated annual family income \$ 1000-1500  
c. Foreign-born Latin, etc., 20%; d. Negro Yes; 3%;  
(Nationality) (Yes or No)  
e. Infiltration of Orientals; f. Relief families Occasional;  
g. Population is increasing       ; decreasing       ; static. Yes

6. BUILDINGS:  
a. Type or types Det. cheap cottages; b. Type of construction Frame or shingle exterior;  
c. Average age 25 yrs.; d. Repair Poor

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOMINATING	%		PREDOMINATING	%
1929 level	\$2000-3500	\$2750	100%	\$22.50-35	\$30	100%
1933 low	1250-2250	1500	54½%	15 - 22.50	17.50	58½%
1937 current	1500-2500	1800	65½%	17.50-25	20	67%

~~1937~~ sale values occurred in 1927 and were 105% of the 1929 level.

~~1937~~ rental values occurred in 1927 and were 105% of the 1929 level.

8. OCCUPANCY: a. Land 80%; b. Dwelling units 98%; c. Home owners 60%

9. SALES DEMAND: a. Poor; b. 5-rm cottage \$1800; c. Activity is Slow

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

11. NEW CONSTRUCTION: a. Types None; b. Amount last year None

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building None

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward

14. CLARIFYING REMARKS: (5-g.) Population increasing due to concentration of more that one-family of low wage earners into one home. Semi-slum area.

15. Information for this form was obtained from JAMES G. STAFFORD; BUILDING INSPECTOR'S

OFFICE, CITY OF EMERYVILLE; RALPH E. PRENTICE

Date 6-15-37 193       

