

AREA DESCRIPTION

1. NAME OF CITY OAKLAND, CALIFORNIA SECURITY GRADE RED AREA NO. D-9
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Convenience to local and San Francisco transportation, schools, public library, local shopping center and walking distance to downtown Oakland.
4. DETRIMENTAL INFLUENCES. Old homes, run down in appearance; infiltration of Negroes, Orientals, etc. High city taxes in proportion to value of property.
5. INHABITANTS: Clerical, industrial wage
 - a. Type earners, shop-keepers & rooming-house keepers. ; b. Estimated annual family income \$ 1000-1800
 - c. Foreign-born Latin, Slavic, 15 % ; d. Negro Yes ; 10 % ;
(Nationality) etc. (Yes or No)
 - e. Infiltration of Orientals and Negroes ; f. Relief families Many ;
 - g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:
 - a. Type or types Detached large homes ; b. Type of construction Frame ;
 - c. Average age 35 years ; d. Repair Poor
7. HISTORY: 2-story, old SALE VALUES RENTAL VALUES
nine-room home:

YEAR	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level *	<u>\$3500-7500</u>	<u>\$5000</u>	<u>100%</u>	<u>\$35 - 75</u>	<u>\$50</u>	<u>100%</u>
1933 low *	<u>1500-3250</u>	<u>2500</u>	<u>50%</u>	<u>17.50 - 30</u>	<u>25</u>	<u>50%</u>
1937 current *	<u>1800-3500</u>	<u>2750</u>	<u>65%</u>	<u>22.50-32.50</u>	<u>30</u>	<u>60%</u>

~~Peak~~ sale values ~~XXXXXXXXXX~~ 1927 and were 110 % of the 1929 level.
~~Peak~~ rental values ~~XXXXXXXXXX~~ 1927 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 95 % ; b. Dwelling units 97 % ; c. Home owners 35 %
9. SALES DEMAND: a. Poor ; b. income \$2500 ; c. Activity is Fair
10. RENTAL DEMAND: a. Poor ; b. income \$25 ; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year
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: *(7) Indeterminate ground values made definite valuation impossible. This area includes the former elite section of Oakland, with many homes of old mansion type, which formerly housed Oakland's best families in the 90's. Some of these homes were still high priced in 1926, but by 1933 had suffered a great decline in value. Now zoned for apartment houses. Many of the old, large homes have been converted into house-keeping units. New NAVAL BASE on Harbor lands near lower part of this area, should bring some added demand for property in this area. Also, the World's Fair in 1939, could bring appreciable increase in lot values for cheaper type apartment house sites.
15. Information for this form was obtained from CITY OF OAKLAND, BUILDING INSPECTOR'S OFFICE;
RALPH E. PRENTICE; JAMES G. STAFFORD

Date 6-15-37 193

