

AREA DESCRIPTION

1. NAME OF CITY OAKLAND, CALIFORNIA SECURITY GRADE RED AREA NO. D-15
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Convenience to local and San Francisco transportation, schools, local shopping districts; for laborers, walking distance to local industries.
4. DETRIMENTAL INFLUENCES. Odors from industries; heterogeneous mixture of old two-story homes and old one-story cottages (latter predominating). Predominance of foreign inhabitants, infiltration of Negroes and Orientals.
5. INHABITANTS:
- a. Type Laborers; b. Estimated annual family income \$ 1200-1800
- c. Foreign-born Various; %; d. Negro Yes; 1 %;
(Nationality) (Yes or No)
- e. Infiltration of Lower grades; Yes; f. Relief families Many;
- g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS: Single-family cottages predominate; b. Type of construction Frame (cheap);
- c. Average age 27 (20 to 40) yrs.; d. Repair Poor
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|---------------------|--------------------|---------------|-------------|-------------------|---------------|-------------|
| | RANGE | PREDOMINATING | % | RANGE | PREDOMINATING | % |
| 1929 level | <u>\$2000-3500</u> | <u>\$2750</u> | <u>100%</u> | <u>\$25 - 40</u> | <u>\$32</u> | <u>100%</u> |
| <u>1933</u> low | <u>1250-2250</u> | <u>1500</u> | <u>54½%</u> | <u>15 - 22.50</u> | <u>17.50</u> | <u>54½%</u> |
| <u>1937</u> current | <u>1500-2500</u> | <u>1900</u> | <u>69½%</u> | <u>17.50-25</u> | <u>22</u> | <u>69½%</u> |
- ~~Peak~~ sale values ~~occurred in~~ 1927 and were 105% of the 1929 level.
- ~~Peak~~ 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. Fair; b. 5-rm cottage \$20; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types 5-rm cottage \$4750; b. Amount last year 1 in 1936
Very
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: This area lies below east Fourteenth Street (below the tracks) and is poorly regarded; semi-slum area. There are only a few Negroes and Orientals, but the low class foreign element is large. Zoned for Light Industrial. The Owens-Illinois Glass Company is now completing one of the largest and most modern glass factories in America near the estuary (Tidal Canal) between High Street and Fruitvale Avenue. When completed, it will employ from fifteen hundred to two thousand workmen. This will create a demand for housing in the district and will incidentally cause an increase of population. Rentals are out of proportion to sale values in this area. Splendidly situated for a "slum clearance" project.
15. Information for this form was obtained from RALPH A. KNAPP; ARTHUR L. GOARD; OAKLAND

BUILDING INSPECTOR; RALPH E. PRENTICE

Date 6-15-37 193