NAME OF CITY: OAKLAND, CALIFORNIA  
SECURITY GRADE: HIGH GREEN  
AREA NO.: A-5

DESCRIPTION OF TERRAIN: Characterized by steep slopes and bluffs, which lend themselves to view home locations and landscaping; zoned, single-family residences, with restrictions as to type of home, with protective provisions against occupancy by Negroes and Orientals.

FAVORABLE INFLUENCES: Inspiring marine view. Well improved streets, platted to minimize grades. Considered one of the best residential areas in East Bay.

DETRIMENTAL INFLUENCES: Poor transportation (served by bus only). Not convenient to schools or shopping district.

INHABITANTS: Professional, business
- Type men and executives
- Estimated annual family income $3500-15,000
- Foreign-born No concentration
- Negro None
- Infiltration Undesirables: None
- Reliance None
- Population is increasing Yes; decreasing

BUILDINGS: Mansion, semi-manor
- Type or types on & single-family
- Type of construction Frame and stucco
- Average
- Repair Very good

HISTORY: SALE VALUES; RENTAL VALUES

<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING %</th>
<th>RENTAL VALUES</th>
<th>PREDOMINATING %</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929 level</td>
<td>$8000-20,000</td>
<td>$12,500 100%</td>
<td>$65 - 126</td>
<td>$90 100%</td>
</tr>
<tr>
<td>1933 low</td>
<td>5500-10,000</td>
<td>7,500 60%</td>
<td>45 - 76</td>
<td>55 61%</td>
</tr>
<tr>
<td>1937 current</td>
<td>7000-17,000</td>
<td>11,600 92%</td>
<td>60 - 126</td>
<td>80 89</td>
</tr>
</tbody>
</table>

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.

OCCUPANCY: a. Land 45%; b. Dwelling units 100%; c. Home owners 90%.

SALES DEMAND: a. Good; b. 6-25 - $8000; c. Activity is Good.

RENTAL DEMAND: a. Poor; b. 6-25 - $65; c. Activity is Slow.


TREND OF DESIRABILITY NEXT 10-15 YEARS: Upward.

CLARIFYING REMARKS:
- Population increasing, due to home construction activity. In proportion to sales value, rental values in this district have always been low. The very western part of this area contains some expensive mansions, costing considerably over $12,000 to build; mostly F.H.A. financing. (10-c) Rental activity slow because most homes occupied by, or being built for, owners. This district is known as CLAREMONT PINES.

Information for this form was obtained from CITY OF OAKLAND, BUILDING INSPECTOR'S OFFICE; THOMAS F. WATSON; CHARLES MWTHN; RALPH F. PRENTICE.

Date 6-15-37