NAME OF CITY: OAKLAND, CALIFORNIA
SECURITY GRADE: GREEN
AREA NO.: A-6

DESCRIPTION OF TERRAIN: Rolling

FAVORABLE INFLUENCES: Beautiful sylvan setting, among pine and eucalyptus trees; fine view; zoned single-family residential; highly restricted.

DETRIMENTAL INFLUENCES: Distance to local and San Francisco transportation, schools and shopping centers; lack of sewers in considerable part of area.

INHABITANTS:
- Executives, professional and business men
- Estimated annual family income: $3500-15,000
- Foreign-born: No concentration
- Negro: No
- Infiltration of Lower classes: No
- Population is increasing: Rapidly
- Estimated annual family income: $3500-15,000
- Type and activity: Mansion type; Frame and Stucco
- Average age: 4 (new to 12) years
- Repair: Very good
- Repair: Very good

BUILDINGS:
- Type or types: Mansion type
- Type of construction: Frame and Stucco
- Average age: 4 (new to 12) years
- Repair: Very good

SALES DEMAND:
- Good
- Large lot: $12,500
- Activity is: Good

RENTAL DEMAND:
- Fair
- 7 & 8 rm: $90
- Activity is: Very little

NEW CONSTRUCTION:
- Types: $12,500, incl. lot
- Amount last year: 18 - 1936
- and financing

AVAILABILITY OF MORTGAGE FUNDS:
- Home purchase: Ample
- Home building: Ample

TREND OF DESIRABILITY NEXT 10-15 YEARS: Upward

CLARIFYING REMARKS:
Considerable F.H.A. financing in this area. Rents are lower in proportion to market price because of small rental demand and the availability of long term loans, which enable house ownership cheaper than a fair, ordinary rent. Little rental activity, as houses are mostly owner occupied. This area would be classed as HIGH GREEN but for above detrimental influences. This area is known as MONTCLAIR (Montclair acres to northwest and MONTCLAIR ESTATES to southwest).

Information for this form was obtained from CITY OF OAKLAND, BUILDING INSPECTOR'S OFFICE;
COUNTY OF ALAMEDA, ASSESSOR'S OFFICE; THOMAS F. WATSON; RALPH E. PRENTICE

Date 6-15-37