Area Description

1. Name of City: Oakland, California
   Security Grade: High
   Area No.: A-9

2. Description of Terrain: Mostly rolling; in places, steep slopes with terraced, view lots. Land platted to minimize grades.

3. Favorable Influences: Homogeneous area of fine, modern and semi-modern homes and mansions. Good view, convenient to San Francisco and local transportation and schools. Zoned for single-family residences and restricted to racial characteristics. (Prohibits Asians and Negroes.)


5. Inhabitants: Professional, business
   a. Type: men and executives
   b. Estimated annual family income: $5000-25,000
   c. Foreign-born: No concentration
   d. Negro: No
   e. Infiltration of Lower grades: No
   f. Belief families: None
   g. Population is increasing: Yes; decreasing: static.

6. Buildings:
   a. Type or types: Large, single-family
   b. Type of construction: Frame, stucco & masonry
   c. Average age: 10 (New to 20) yrs.
   d. Repair: Very good

7. History:
   a. Land type: 76 %
   b. Dwelling units: 100%
   c. Home owners: 85 %

8. Sales Demand:
   a. Type or types: Large, single-family
   b. Type of construction: Frame, stucco & masonry
   c. Average age: 10 (New to 20) yrs.
   d. Repair: Very good

9. Rental Demand:
   a. Fair
   b. Mansion type home: $90
   c. Activity is: Slow

10. New Construction:
    a. Types: Large detached homes
    b. Amount last year: 17 in 1936
    c. Average: $10,000 including lot, etc.

11. Availability of Mortgage Funds:
    a. Home purchase: Ample
    b. Home building: Ample

12. Trend of Desirability Next 10-15 Years: Stable

13. Clarifying Remarks:
    Considered the best residential district of Oakland proper. (6-g.) Increasing, due to building fine homes on comparatively few remaining lots. (9-c.) Activity only fair for semi-modern homes, as new houses built under Federal Housing, long term low interest loans, increase competition. This area is known as Lakeshore Highlands.

14. Information for this form was obtained from Building Inspector's Office, City of Oakland: Ralph E. Prentice; Assessor's Office, County of Alameda: Zura R. Bells

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