1. NAME OF CITY OAKLAND, CALIFORNIA

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.)

4. DETRIMENTAL INFLUENCES. Lack of convenient shopping centers.

5. INHABITANTS: Professional, business
   a. Type men and executives
   b. Estimated annual family income $5000-85,000
   c. Foreign-born No concentration %
   d. Negro No
   e. Infiltration of Lower grades No
   f. Relief families None
   g. Population is increasing Yes decreasing static.

6. BUILDINGS:
   a. Type or types Large, single-fam.; b. Type of construction Frame, stucco & masonry
   c. Average age 10 (New to 20) yrs.
   d. Repair Good

7. HISTORY:
   a. Land 75 %
   b. Dwelling units 100%
   c. Home owners 85 %
   d. Mansion type home
   e. Activity is Fair

8. SALES DEMAND:
   a. Good
   b. $10,000
   c. Mansion type home $90
   d. Activity is Slow

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

11. AVAILABILITY OF MORTGAGE UNDS:
    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. (5-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 LAKE SHORE 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. BELLIS