AREA DESCRIPTION

1. NAME OF CITY: OAKLAND, CALIFORNIA
   SECURITY GRADE: ORBEH
   AREA NO. A-11

2. DESCRIPTION OF TERRAIN: Steep slopes, land platted to minimize grades.

3. FAVORABLE INFLUENCES: Homogeneous area of mansion type homes with unsurpassed view. Zoned for single-family residences. Restricted to racial occupants and class of homes.

4. DETRIMENTAL INFLUENCES: Lack of adequate local and San Francisco transportation; distance from schools, shopping centers and churches.

5. INHABITANTS:
   a. Type or types of business men: Professionals, executives
   b. Estimated annual family income: $5000-$10,000
   c. Foreign-born population: No
   d. Negro (Yes or No): No
   e. Infiltration of Lower grade - No
   f. Relief families: None
   g. Population is increasing: Yes; decreasing: No; static.

6. BUILDINGS:
   a. Type or types of buildings: 2-story, 7-room, single-family
   b. Type of construction: Frame and stucco
   c. Average age: 3 (new to 7) yrs
   d. Repair: Excellent

7. HISTORY:
   SALE VALUES
<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929 Level</td>
<td>Same as current</td>
<td>$9,500</td>
</tr>
<tr>
<td>1933 Low</td>
<td>$6,000-$10,500</td>
<td>7,500</td>
</tr>
<tr>
<td>1937 Current</td>
<td>$8,000-$15,000</td>
<td>9,500</td>
</tr>
</tbody>
</table>
   RENTAL VALUES
<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929 Level</td>
<td>Same as current</td>
<td>$80</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.

8. OCCUPANCY:
   a. Land: 25%
   b. Dwelling units: 100%
   c. Home owners: 96%

9. SALES DEMAND:
   a. Good
   b. 7-14, 2-story: $8500
   c. Activity: Good

10. RENTAL DEMAND:
    a. Poor
    b. 7-14, 2-story: $70
    c. Activity: Very Little

11. NEW CONSTRUCTION:
    a. Types: $10,000 inclusion, etc
    b. Amount last year: 37 in 1936

12. AVAILABILITY OF MORTGAGE
    a. Home purchase: Ample
    b. Home building: Ample

13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Upward

14. CLARIFYING REMARKS:
    (5-7) Population increasing due to great building activity with F.H.A. and private funds. District saw first building activity in 1931. Little rental activity due to high percentage of owner occupants. This area is known as the OAKMORE DISTRICT, including OAKMORE HIGHLANDS

15. Information for this form was obtained from CITY OF OAKLAND, BUILDING INSPECTOR'S OFFICE; RALPH E. PRENTICE; ARTHUR L. GOARD; RALPH KNAPP
   Date: 6-16-37