AREA DESCRIPTION

1. NAME OF CITY: OAKLAND, CALIFORNIA
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
   b. Estimated annual family income $3,000-10,000
   c. Foreign-born No concentration %
   d. Negro No %
   e. Infiltration of Lower grade - No
   f. Relief families - None
   g. Population is increasing Yes decreasing static.
6. BUILDINGS:
   a. Type or types - single-family
   b. Type of construction - Frame and stucco
   c. Average age - 3 (new to 7) yrs
   d. Repair - Excellent
7. HISTORY:
   a. Land - 25 %
   b. Dwelling units - 100 %
   c. Home owners - 96 %
8. SALES DEMAND:
   a. Good
   b. 7-8 rm, 2-story $6500
   c. Activity is Good
9. RENTAL DEMAND:
   a. Poor
   b. 7-8 rm, 2-story $70
   c. Activity is Very little
10. NEW CONSTRUCTION:
    a. Types - $10,000 inf. lot, etc
    b. Amount last year - 37 in 1936
11. AVAILABILITY OF MORTGAGE:
    a. Home purchase - Ample
    b. Home building - Ample
12. TREND OF DESIRABILITY NEXT 10-15 YEARS: Upward
13. CLARIFYING REMARKS:
    - Population increasing due to great building activity with F.H.A. and private funds. District was first building activity in 1931. Little rental activity due to big percentage of owner occupants. This area is known as the OAKMORS DISTRICT, including OAKMORE HIGHLANDS
14. Information for this form was obtained from CITY OF OAKLAND, BUILDING INSPECTOR'S OFFICE: RALPH E. PRENTICE; ARTHUR L. GORD; RALPH KNAPP
   Date 3-15-37