AREA DESCRIPTION

1. NAME OF CITY OAKLAND, CALIFORNIA

2. DESCRIPTION OF TERRAIN. Level to rolling

3. FAVORABLE INFLUENCES. Convenient to local and San Francisco transportation, schools, local shopping district. Good climate, free from high winds.

4. DETRIMENTAL INFLUENCES. Mixed types of homes; new, modern and old; heterogeneous.

5. INHABITANTS:
   a. Type: Professional, business men and executives
   b. Estimated annual family income $2500-6000
   c. Foreign-born No concentration
   d. Negro No
   e. Infiltration of remote
   f. Relief families None known
   g. Population is increasing Slowly; decreasing static.

6. BUILDINGS:
   a. Type or types: Old or modern
   b. Type of construction: Frame, shingle or stucco
   c. Average age: 15 years
   d. Repair: Very Good

7. HISTORY:
   For example:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RANGE</td>
<td>PREDOMINATING</td>
</tr>
<tr>
<td>1929</td>
<td>$7000-12,000</td>
<td>$9000</td>
</tr>
<tr>
<td>1933</td>
<td>4500-7,500</td>
<td>6000</td>
</tr>
<tr>
<td>1927 current</td>
<td>5500-8,000</td>
<td>7000</td>
</tr>
</tbody>
</table>

8. OCCUPANCY: a. Land 90% b. Dwelling units 98% c. Home owners 85%

9. SALES DEMAND: a. Good b. 6 & 7-rms, $6500 c. Activity is Fair

10. RENTAL DEMAND: a. Good b. 6 & 7-rms, $55 c. Activity is Fair

11. NEW CONSTRUCTION: a. Types 6 & 7-rm detached avg. $9750, incl. lot. b. Amount last year 7 in 1928


13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Northeastern, up; southwestern, problematic

14. CLARIFYING REMARKS:

This area is generally known as ROCKRIDGE. It is difficult to prognosticate the future trend of the southern and southwestern arms of this area. The future of the southern extension will probably be determined by the future development of the adjacent undeveloped area, which, for the sake of conservatism, has been hashed BLUE. The southwest portion will probably trend upward for some years and then follow the very old, but respectable 0-10 area into gradual decline.

15. Information for this form was obtained from CITY OF OAKLAND, RECORDS OF BUILDING

INSPECTION DEPARTMENT; RALPH E. PRENTICE; CHARLES GWYN

Date 6-15-37 193