NS FORM-8
8-26-37

1. NAME OF CITY: OAKLAND, CALIFORNIA
2. DESCRIPTION OF TERRAIN: Rolling
3. FAVORABLE INFLUENCES: Convenient to local and San Francisco transportation; local shopping district, schools; zoned for single-family residential.
4. DETRIMENTAL INFLUENCES: Homes showing their age; completely housed in by and surrounded by multiple unit buildings.

5. INHABITANTS:
   a. Type: Business men, executives and professionals
   b. Estimated annual family income $5500-7500
   c. Foreign-born: No concentration of
   (Nationality)
   d. Negro: No
   e. Infiltration of Lower grades: No
   f. Relief families: None known
   g. Population is increasing: No decreasing: Yes; static: Yes

6. BUILDINGS:
   a. Type or types: Large detached homes
   b. Type of construction: Frame predominates
   c. Average age: 25 (10 to 35) yr.
   d. Repair: Good

7. HISTORY:
   YEAR | SALE VALUES | RENTAL VALUES
   1929 level | $5000-15,000 | $10,000 100% | $75 - 140 | $95 100%
   1933 low | $5000-9,000 | 6,500 65% | 50 - 90 | 60 63%
   1937 current | $6000-10,000 | 7,500 75% | 60 = 100 | 70 74%

Peak sale values occurred in 1927 and were 102% of the 1929 level.
Peak rental values occurred in 1937 and were 100% of the 1929 level.

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

9. SALES DEMAND:
   a. Only fair
   b. Large house: $7500
   c. Activity is: Poor

10. RENTAL DEMAND:
    a. Fair
    b. Large house: $70
    c. Activity is: Poor

11. NEW CONSTRUCTION:
    a. Types: None
    b. Amount last year: None in 1936

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Static to downward

14. CLARIFYING REMARKS:
   This was formerly one of the very best residential areas of OAKLAND and was similar to, but slightly less pretentious than B-18. There are many fine old homes which cost originally considerably more than $15,000. Area generally known as ADAMS POINT HIGHLANDS. Loans are freely made on generous terms in the area.

Information for this form was obtained from RECORDS OF BUILDING INSPECTOR,
CITY OF OAKLAND; RALPH E. PRENTICE; ZURA A. BELLS.

Date 6-15-37