**AREA DESCRIPTION**

1. **NAME OF CITY**
   - Oakland, California

2. **DESCRIPTION OF TERRAIN**
   - Rolling

3. **FAVORABLE INFLUENCES**
   - Convenient to local and San Francisco transportation, local shopping centers, schools and recreational centers. Attractive tree-lined streets.

4. **DETRIMENTAL INFLUENCES**
   - Prevailing older type homes, which though mansions and attractive, show their age.

5. **INHABITANTS**
   - Artisans, minor executives, professional men and store keepers.
   - a. Type or types: Large 2-sty homes
   - b. Estimated annual family income: $2000-5000
   - c. Foreign-born: No concentration
   - d. Negro: Yes, one wealthy family 1/5
   - e. Infiltration of undesirable: Threat
   - f. Relief families: Very few
   - g. Population is increasing: Slowly
   - h. Professional men and store- Type: Fair to good
   - i. Concentration: 98%
   - j. Negro: 1%
   - k. Infiltration of threat: Very few
   - l. Population increasing: 1/5

6. **BUILDINGS**
   - a. Type or types: Large 2-sty homes
   - b. Type of construction: Frame, shingle, stucco
   - c. Average age: 25 years
   - d. Repair: Fair to good

7. **HISTORY: 2-story**
   - **SALE VALUES**
     - **YEAR** | **RANGE** | **PREDOMINATING $**
     - 1929 level | $6000-10,000 | $8000 100%
     - 1933 | $4500 | $55 35%
     - 1937 current | $5500 | $55 35%
   - **RENTAL VALUES**
     - **YEAR** | **RANGE** | **PREDOMINATING $**
     - 1929 level | $55 - 90 | $72 35%
     - 1933 | $42 35% | $42 35%
     - 1937 current | $55-75 | $55-75
   - Peak sale values occurred in 1929 and were 103% of the 1929 level.
   - Peak rental values occurred in 1929 and were 100% of the 1929 level.

8. **OCCUPANCY**
   - a. Land 98%
   - b. Dwelling units 98%
   - c. Home owners 60%

9. **SALES DEMAND**
   - a. Good
   - b. 2-story home $5250
   - c. Activity is Fair

10. **RENTAL DEMAND**
    - a. Good
    - b. 2-story home $45
    - c. Activity is Fair

11. **NEW CONSTRUCTION**
    - a. Types
    - b. Amount last year: Two in 1936
    - c. Activity is Fair

12. **AVAILABILITY OF MORTGAGE FUNDS**
    - a. Home purchase Ample
    - b. Home building Ample

13. **TREND OF DESIRABILITY NEXT 10-15 YEARS**
    - Downward for homesites - upward for apt. houses.

14. **CLARIFYING REMARKS**
    - In very southwestern part of this area, there are many modern, well built, stucco bungalows and homes. All this area is zoned as two-family or multiple district, however, except a very few blocks in northern part of area. There are many older, well to do retired families in this area. Population increasing due to tendency toward multiple units. The wide, new MOSS AVENUE, lateral to San Francisco Bay Bridge passes through the western center of this area.
    - The area is known as ADAMS POINT. Loan applications are granted upon favorable terms.

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

**Date** 6-15-37