AREA DESCRIPTION

1. NAME OF CITY  OAKLAND, CALIFORNIA  SECURITY GRADE  HIGH BLUE  AREA NO. B-19

2. DESCRIPTION OF TERRAIN. Rolling and steep slopes; streets platted to minimize grades.

3. FAVORABLE INFLUENCES. Convenience to local and San Francisco transportation, schools, local shopping centers. Zona single-family residential. Heterogeneous type, well built, attractive modern and semi-modern homes.

4. DETRIMENTAL INFLUENCES. Include two small slide area with slide tendencies. Many homes verging on older type, indicate area obsolescence. Racial restrictions terminating in parts of area.

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

6. BUILDINGS:
   a. Type or types  1 & 2-sty detached
   b. Type of construction  Good; frame, stucco
   c. Average age  15 (6 to 25) yrs.
   d. Repair  Good

7. HISTORY:
   a. Land  98%.
   b. Dwelling units  98%.
   c. Home owners  86%

8. OCCUPANCY:
   a. Land  98%.
   b. Dwelling units  98%.
   c. Home owners  86%

9. SALES DEMAND:
   a. Good
   b. 6-7 rm semi-mod $500
   c. Activity is Fair

10. RENTAL DEMAND:
    a. Fair
    b. 6-7 rm semi-mod $55
    c. Activity is Fair

11. NEW CONSTRUCTION:
    a. Types  $7650 including lot.
    b. Amount last year  Seven in 1936

12. AVAILABILITY OF MORTGAGE:
    a. Home purchase  Apple
    b. Home building  Fair

13. TREND OF DESIRABILITY NEXT 10-15 YEARS  Static

14. CLARIFYING REMARKS:
    This area is generally referred to as LAKE SHORE HIGHLANDS; its recovery has not been rapid, as most of it is completely built up and homes in the newer districts with low interest, long term loans, are more in demand. Near the center of this area, there are several blocks in which slides occurred a number of years ago before the area was fully paved. The City Engineer thinks that paving the area has overcome the slide tendency and that it is no longer a hazard, but it is thought that consideration should be given this tendency for a few blocks along Belfour where it is intersected by Paloma Avenue.

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

Date  6-15-37