FORM-8 AREA DESCRIPTION

1. NAME OF CITY: OAKLAND, CALIFORNIA  SECURITY GRADE: BLUE  AREA NO.: 3-20

2. DESCRIPTION OF TERRAIN: Rolling

3. FAVORABLE INFLUENCES: Convenient to local and San Francisco transportation, local shopping districts, Oakland High School, grammar schools and recreational facilities. Homogeneous, good and medium type, rather attractive homes.

4. DETRIMENTAL INFLUENCES: Mixed coming. Northern part of area has scattered fine apartment buildings. Central part of area are all single-family homes; along eastern and southern edge of area are many multiple dwellings.

5. INHABITANTS: Professional, business men,
   a. Type: minor executives clerical; b. Estimated annual family income: $2500-6000
   c. Foreign-born: No.
   d. Negro: No.
   e. Infiltration of lower grades: No.
   f. Relief families: None known.
   g. Population: increasing slowly.

6. BUILDINGS:
   a. Type: mainly single-family
   b. Type of construction: Stucco predominant.
   c. Average age: 18 years.
   d. Repair: Good.

7. HISTORY: 6-room homes
   a. Type of family: fair.

8. SALES DEMAND:
   a. Land: 
   b. Dwelling units:
   c. Home owners: 

9. RENTAL DEMAND:
   a. Good;
   b. 5-room houses: $5500;
   c. Activity is:

10. NEW CONSTRUCTION:
    a. Type of family: fair;
    b. Amount last year: 3 homes in 1936;

11. AVAILABILITY OF MORTGAGE FUNDS:
    a. Home purchase: static;
    b. Home building: static for single families;

12. TREND OF DESIRABILITY NEXT 10-15 YEARS:
    Upward for multiple unit dwellings.

13. CLARIFYING REMARKS:
    *New homes average in cost, including lot, $8250. New duplexes average in cost, including lot, $12,500. This district is well thought of, and medium priced homes herein are in demand; proximity to downtown Oakland and Lake Merritt will cause demand to continue for many years. Area is generally known as LAKE MONT.

14. Information for this form was obtained from RECORDS OF BUILDING INSPECTOR, CITY OF OAKLAND: RALPH E. PRENTICE, HAROLD W. JEWETT, RALPH A. KINNEP

Date: 6-15-37

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