Area Description

1. NAME OF CITY: OAKLAND, CALIFORNIA
2. SECURITY GRADE: BLUE
3. AREA NO.: 3-20
4. DESCRIPTION OF TERRAIN: Rolling
5. 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.
6. 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.
7. INHABITANTS:
   - Professional, business men,
     a. Type: minor executives, clerical
     b. Estimated annual family income: $2500-5000
     c. Foreign-born: No
     d. Negro: No
     e. Infiltration of lower grades: No
     f. Relief families: None known
     g. Population is increasing: Slowly
7. BUILDINGS:
   - Type or types: detached
   - Type of construction: Stucco predominates
   - Average age: 16 years
   - Repair
8. HISTORY: 5-room homes
   - Sale Values
     - Year: 1933
     - Range: 3750-7200
     - Predom- rating: 62% 55-90 $70 100%
     - 1937 current
     - Range: 5000-6000
8. OCCUPANCY:
   - Land: 95% 50-60 62,50 75%
   - Dwelling units: 98% 40-60 62,50 75%
9. SALES DEMAND:
   - a. Land: Good
   - b. Dwelling units: $5000
   - c. Activity is: Fair
10. RENTAL DEMAND:
    - a. Land: Good
    - b. Dwelling units: $50
    - c. Activity is: Good
11. NEW CONSTRUCTION:
    - a. Types: One-story
    - b. Amount last year: 3 homes in 1936
12. AVAILABILITY OF MORTGAGE:
    - a. Home purchase: ample
    - b. Home building: ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS:
    - Upward for multiple unit dwellings
14. CLARIFYING REMARKS:
    - New homes average in cost, including lot, $2250. 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 LAKMONT.
15. Information for this form was obtained from RECORDS OF BUILDING INSPECTOR, CITY OF OAKLAND. RALPH E. PRENTICE; HAROLD W. JEWITT; RALPH A. KINNAP
   - Date: 6-15-37