AREA DESCRIPTION

1. NAME OF CITY: OAKLAND, CALIFORNIA
2. DESCRIPTION OF TERRAIN: Rolling, with steep slope at western side. Streets platted to minimize grades.
3. FAVORABLE INFLUENCES: A homogeneous area of attractive, modern new homes; many good view locations and excellent climate. Restricted by deed to Caucasian ownership and zoned single-family homes, except around the business district, where multiple units are permitted. Assessed values are low in this area in comparison to assessments to some of the older ones.
4. DETRIMENTAL INFLUENCES: Lack of adequate local and San Francisco transportation. Distance from schools and churches. Local shopping centers still inadequate, but are growing.
5. INHABITANTS: Business men, professional,
a. Type: minor executives, white-collar workers.
b. Estimated annual family income: $2500-4500.
c. Foreign-born: No concentration.
d. Negro: No.
(e) Infiltration of Lower grades: No.
f. Relief families: No.
g. Population is increasing: Yes, decreasing.

6. BUILDINGS: Single-family
a. Type or types: detached.
b. Type of construction: Stucco.
c. Average age: 5 (new to 10) yrs.
d. Repair: Very good.

7. HISTORY: 6-rm home

<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING</th>
<th>%</th>
<th>RANGE</th>
<th>PREDOMINATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929</td>
<td>$5500-8000</td>
<td>$7000</td>
<td>100%</td>
<td>$45 - 65</td>
<td>$57.50</td>
</tr>
<tr>
<td>1933</td>
<td>5000-7000</td>
<td>6000</td>
<td>86%</td>
<td>40 - 60</td>
<td>45</td>
</tr>
<tr>
<td>1937</td>
<td>5500-8000</td>
<td>7000</td>
<td>100%</td>
<td>45 - 65</td>
<td>52.50</td>
</tr>
</tbody>
</table>

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

8. OCCUPANCY:
a. Land: 50%.
b. Dwelling units: 98%.
c. Home owners: 90%.

9. SALES DEMAND:
a. Excellent.
b. New 6-rm home: $7000.
c. Activity is: Very good.

10. RENTAL DEMAND:
a. Good.
b. New 6-rm home: $4500.
c. Activity is: Fair.

11. NEW CONSTRUCTION:
a. Types: Good; avg. $7000.
b. Amount last year: 5 duplexes in '36.
c. Activity is: Fair.

12. AVAILABILITY OF MORTGAGE:


14. CLARIFYING REMARKS:
This area includes a part of OAKMONT known as the OAKMONT DISTRICT HIGHLANDS. The new homes built here in 1936 were of a better type, one and one-half and two-story construction, largely financed by F.H.A. loans. This is one of the most active real estate sections in Oakland and very well regarded. Several of the homes recently built here are thought too expensive for the area, which probably accounts for the fact that at present there are still a number of speculatively built homes, which are for sale, but are still vacant. The recently built duplexes adjoining to the shopping center in the northwest part of the area, are of a better type, averaging from $10,000 to $12,000.

15. Information for this form was obtained from RALPH A. KHAPP, CITY OF OAKLAND, BUILDING INSPECTOR'S DEPARTMENT; ASSESSOR'S OFFICE, COUNTY OF ALAMEDA; RALPH E. PRENTICE.

Date: 6-15-37