FORM -8

AREA DESCRIPTION

1. NAME OF CITY OAKLAND SECURITY GRADE Blue AREA NO. B-33

2. DESCRIPTION OF TERRAIN. Rolling

3. FAVORABLE INFLUENCES. Convenience to good local shopping district, local and San Francisco transportation; convenience to schools; zoned single-family residential. Homogeneous area of attractive one and one-half story stucco homes.

4. DETRIMENTAL INFLUENCES. Distance from Metropolitan centers; small size of area and bordered by cheaper homes and shopping center.

5. INHABITANTS: Minor executives, office workers; a. Type artisans, storekeepers; b. Estimated annual family income $2,000 - 4,000
   c. Foreign-born No concentration; d. Negro No
   (expected) (Yes or No)
   e. Infiltration of Lower grades: No; f. Relief families No
   g. Population is increasing moderately decreasing ; static.

6. BUILDINGS:
   a. Type or types 5 & 6 room detached; b. Type of construction Frame, stucco; good
   c. Average age 8 (new to 10) years; d. Repair Good

7. HISTORY:
   a. Land 70\%; b. Dwelling units 100\%; c. Home owners 90\%

8. OCCUPANCY: a. Land 70\%; b. Dwelling units 100\%; c. Home owners 90\%

9. SALES DEMAND: a. Good ; b. 6 rm. detached $5,500 c. Activity is Good

10. RENTAL DEMAND: a. Good ; b. 6 rm. detached $45 ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types 5 & 6 room detached; b. Amount last year Six in 1936


13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward for an indeterminate period

14. CLARIFYING REMARKS: *The average cost of homes built in 1936 was $6,500 including lot and financing, etc. Most of this financing was through F.H.A. on long term loans.

The new homes constituted somewhat an over-improvement in this area. While this small area is practically surrounded by districts of lower grade, they are by no means declining in tendency

15. Information for this form was obtained from WALTER K. GABRIEL,

OAKLAND BUILDING INSPECTOR'S OFFICE RECORDS: RALPH H. PHELPS

Date June 15, 1937