1. NAME OF CITY: OAKLAND  
2. DESCRIPTION OF TERRAIN: Level  
3. FAVORABLE INFLUENCES: Convenience to local and San Francisco transportation; schools and local shopping center. Homogeneous district of modern, attractive, frame and stucco bungalows. Restricted to single-family residences.  
5. INHABITANTS: Artisans, service employees.  
   a. Type: Storekeepers, office workers.  
   b. Estimated annual family income: $1,800 - 3,500  
   c. Foreign-born: Latin race 6%  
   d. Negro: No  
   e. Infiltration of lower classes: not yet, but there is threat.  
   f. Relief families: very few  
   g. Population is increasing: yes, decreasing: static.  
6. BUILDINGS:  
   a. Type or types: 5 & 6 rm. det. homes  
   b. Type of construction: Frame & stucco  
   c. Average age: 12 years  
   d. Repair: Good  
7. HISTORY:  
   a. Type or types: 6 room stucco home  
   b. Type or types: 6 room stucco home  
   c. Average age: 12 years  
   d. Repair: Good  
8. OCCUPANCY:  
   a. Land: 97%  
   b. Dwelling units: 98%  
   c. Home owners: 65%  
9. SALES DEMAND:  
   a. Good  
   b. Mod. 6 room $3,750  
   c. Activity is: Good  
10. RENTAL DEMAND:  
    a. Good  
    b. Mod. 6 room $350  
    c. Activity is: Good  
11. NEW CONSTRUCTION:  
    a. Types: 5 & 6 room detached  
    b. Amount last year: Three in 1936  
12. AVAILABILITY OF MORTGAGE LANDS:  
    a. Home purchase: ample  
    b. Home building: ample  
13. TREND OF DESIRABILITY NEXT 10 - 15 YEARS: Static six to eight years; then downward  
14. CLARIFYING REMARKS: Known as the HAVEN COURT DISTRICT. Due to convenience to San Francisco transportation, many residents of this district work in San Francisco.  
   (11) Average cost of homes, including lot, financing, etc., was $5,600. The part of area D-18 to the east was so graded because of the presence of two negro families and threat of further infiltration.