AREA DESCRIPTION

1. NAME OF CITY: OAKLAND, CALIFORNIA
   SECURITY GRADE: YELLOW
   AREA NO.: 6-13

2. DESCRIPTION OF TERRAIN: Rolling

3. FAVORABLE INFLUENCES: Convenience to local and San Francisco transportation, schools and local shopping centers. In northern part of this area, there are attractive tree-lined streets and better class homes; this part of area might be classed as LOW BLUE.

4. DETRIMENTAL INFLUENCES: Older homes of more or less heterogeneous appearance and types prevail

5. INHABITANTS:
   - Artisans, store-keepers, minor executives and professionals
   - Latin races: 5 %
   - Negro: No
   - Foreign-born Latin races: 5 %
   - Relief families: Occasional
   - Population is increasing: Slowly

6. BUILDINGS:
   - Type or types: 1 and 2-story homes
   - Type of construction: Frame predominates
   - Average age: 22 (10 to 32) years
   - Repair: Fair to good

7. HISTORY:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>1-story home:</th>
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<tbody>
<tr>
<td></td>
<td>1929 level</td>
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<tr>
<td></td>
<td>$3000-6500</td>
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<tr>
<td></td>
<td>$4750</td>
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<td>100%</td>
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   - Sale values occurred in 1929 and were 102% of the 1929 level.
   - Rental values occurred in 1937 and were 100% of the 1929 level.

8. OCCUPANCY:
   - Land: 98 %
   - Dwelling units: 98 %
   - Home owners: 85 %

9. SALES DEMAND:
   - a. Good
   - b. 6-rm home: $3500
   - c. Activity is: Good

10. RENTAL DEMAND:
    - a. Home
    - b. 6-rm home: $32.50
    - c. Activity is: Good

11. NEW CONSTRUCTION:
    - Types: averaging $4900
    - Amount last year: 6 new homes 1936

12. AVAILABILITY OF MORTGAGE FUNDS:
    - a. Home purchase
    - b. Home building

13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Static; close-in location will maintain demand.

14. CLARIFYING REMARKS:
    Tendency toward multiple unit buildings is cause of population increase. Zoned two-family, or multiple-family area, except about eight blocks in northern part of area; this latter would be considered LOW BLUE except for proximity to cemetery and influence of nearby two-family zoning.

15. Information for this form was obtained from ZURA B. BELLS: CITY OF OAKLAND, RECORDS OF BUILDING INSPECTOR'S OFFICE, RAUH E. PHILSTOR.