1. **NAME OF CITY** OAKLAND, CALIFORNIA  
**SECURITY GRADE** HIGH BLUE  
**AREA NO.** B-21

2. **DESCRIPTION OF TERRAIN.** Rolling, steep slopes on each side of TRESTLE GLEN, sloping generally down toward the center (to Trestle Glen) in northern part of area and in southerly direction in lower part. Streets platted to minimize grades.

3. **FAVORABLE INFLUENCES.** Convenient to local and San Francisco transportation and schools. Zoned single-family residential and restricted to racial characteristics. Also restricted to type and cost of homes. Fine, modern homes prevail.

4. **DETRIMENTAL INFLUENCES.** Poor climate in central part of area due to low, rather damp Trestle Glen; nevertheless, fine, modern houses fill this area.

5. **INHABITANTS:**  
   a. **Type** Professional, executives  
   b. **Estimated annual family income** $3000-7500
   c. Foreign-born **No concentration**
   d. **Negro**
   e. **Infiltration of Undesirables—No**
   f. **Relief families—No**
   g. **Population is increasing—Moderately**

6. **BUILDINGS:**  
   a. **Type or types** Detached homes  
   b. **Type of construction** Goods stucco
   c. **Average age** (new to 15 yrs)
   d. **Repair** Very good

7. **HISTORY:**  
   **6 & 7-rooms**
   **SALE VALUES**
   **YEAR**  
   - 1927 level $8000-15,000  
   - 1933 low 4500-9,500  
   - 1937 current 6500-10,500  
   **RANGE**
   - Predominating $11,000  
   **Rental Values**
   **YEAR**  
   - 1927 level $70-125  
   - 1933 low 40-80  
   - 1937 current 47.50-90  
   **RANGE**
   - Predominating $95  

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8. **OCCUPANCY:**  
   a. **Land** 85%  
   b. **Dwelling units** 99%  
   c. **Home owners** 85%

9. **SALES DEMAND:**  
   a. **Good**
   b. **6-room new $9500**
   c. **Activity is Good**

10. **RENTAL DEMAND:**  
    a. **Good**
    b. **6-room mod. $60**
    c. **Activity is Fair**

11. **NEW CONSTRUCTION:**  
    a. **Types** Good; avg. $7650  
    b. **Amount last year** 6 in 1936

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

13. **TREND OF DESIRABILITY NEXT 10-15 YEARS** Stable, rather than static, with upward trend for next few years.

14. **CLARIFYING REMARKS:**  
   (5-g) Increasing because of home construction activity. Homes built last year are of better class, $7600 to $10,000, financed with F.H.A. funds on long term leases. The resultant newly constructed homes, thus out-compete the six or seven year old and semi-modern homes, with less advantageous mortgage pattern. This area is known as TRESTLE GLEN. Topography accounts for the long irregular shape of this area.

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15. **Information for this form was obtained from** CITY OF OAKLAND, BUILDING INSPECTOR'S DEPARTMENT RECORDS; HAROLD JEWETT; RALPH E. PRENTICE; RALPH A. KNAPP

**Date** 6-15-37