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

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.

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.

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

INHABITANTS: Professional, executives
a. Type
b. Estimated annual family income
   $3000-7500
   (Yes or No)
   %
c. Foreign-born
   No
   (Nationality)
   %
d. Negro
   No
   (Yes or No)
   %
e. Infiltration of Undesirables
   No
   (Yes or No)
   %
f. Relief families
   No
   (Yes or No)
   %
g. Population is increasing
   Moderately
   decreasing
   %
   static.

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

HISTORY: 6 & 7-rooms

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>1st to 2-stor</td>
<td>1st to 2-stor</td>
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<td></td>
<td>PREDOMINANT</td>
<td>PREDOMINANT</td>
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<tr>
<td></td>
<td>$</td>
<td>$</td>
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<tr>
<td>1927</td>
<td>$8000-15,000</td>
<td>$10,500 100%</td>
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<tr>
<td>1933</td>
<td>$4500-9,500</td>
<td>$7,000 66 1/4%</td>
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<tr>
<td>1937</td>
<td>$5500-10,500</td>
<td>$8,000 76 1/2%</td>
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</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.

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

SALES DEMAND:
a. Good
b. 6-room new $9500
   6-room mod. 7000
   6-room avgr. $7650
   6-room mod. $60
   Activity is Good
   Fair

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

NEW CONSTRUCTION:
a. Types
   Goods avgr. $7650
b. Amount last year
   6 in 1936

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

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

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.

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