Area Description

NAME OF CITY: SAN LEANDRO

SECURITY GRADE: LOW BLUE

AREA NO.: B-40

1. NAME OF CITY: SAN LEANDRO
   SECURITY GRADE: LOW BLUE
   AREA NO.: B-40

2. DESCRIPTION OF TERRAIN:
   Level

3. FAVORABLE INFLUENCES:
   Convenient to schools, recreational areas and transportation.
   Excellent climate; good local shopping easily available;
   uniformly large lots (homesites).

4. DETRIMENTAL INFLUENCES:
   Distance from Metropolitan area.

5. INHABITANTS:
   Professional, office workers,
   a. Types: service workers and artisans;
   b. Estimated annual family income: $1,500 - 3,000
   c. Foreign-born Italian: 3.4%
   d. Negro: No
   e. Infiltration of lower grades: No
   f. Population is increasing: Yes
   g. Relief families: Very few
   h. Average age: 20 years
   i. Repair: Show pride of ownership

6. BUILDINGS:
   Bungalow and two
   a. Type or types: story homes
   b. Type of construction: Frame and stucco
   c. Average age: 20 years

7. HISTORY:
   Sale Values

<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREVIOUS RANGE</th>
<th>PENDING</th>
<th>$</th>
<th>PREVIOUS RANGE</th>
<th>PENDING</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929</td>
<td>4,500 - 6,000</td>
<td>5,250</td>
<td>100%</td>
<td>45.00 - 55.00</td>
<td>50.00</td>
<td>100%</td>
<td></td>
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<tr>
<td>1931</td>
<td>2,750 - 4,000</td>
<td>3,200</td>
<td>53%</td>
<td>27.50 - 37.50</td>
<td>32.50</td>
<td>59%</td>
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<tr>
<td>1937</td>
<td>3,500 - 4,500</td>
<td>4,000</td>
<td>82%</td>
<td>32.50 - 45.00</td>
<td>37.50</td>
<td>75%</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.

8. OCCUPANCY:
   a. Land: 90%
   b. Dwelling units: 98%
   c. Home owners: 90%

9. SALES DEMAND:
   a. Good
   b. 6 room detached $4,000
   c. Activity: Good

10. RENTAL DEMAND:
    a. Good
    b. 6 room detached $37.50
    c. Activity: Good

11. NEW CONSTRUCTION:
    a. Types: 1930 designs
    b. Amount last year: Practically none

12. AVAILABILITY OF MORTGAGE:
    a. Home purchase: ample
    b. Home building: ample

13. TREND OF DESIRABILITY NEXT 10-15 YEARS:
    Stable rather than static

14. CLARIFYING REMARKS:
    Area known as BROADMOOR PARK. This is a somewhat mixed area of
    fine, older type homes and semi-modern bungalows. Lots are large and deep and district
    well thought of. Zoned single-family residential, except in southern and south western
    parts, where there are occasional apartment houses on blocks partially zoned for multiple
    units. This area has been developing slowly for a number of years, but can still
    be classified as desirable as maintenance has been good.

15. Information for this form was obtained from Ray L. Billings, Realtor and present Mayor
    of San Leandro; Paul A. Pacheco, Realtor, San Leandro; City of San Leandro Building
    Department: Ralph E. Prentice; Edw. J. Johnson.

Date: June 15, 1937