## NAME OF CITY
San Leandro

## SECURITY GRADE
Low Blue

## AREA NO.
3-41

### DESCRIPTION OF TERRAIN
Convenient to schools and local transportation; climate fair. Good local shopping, fairly convenient neighborhood of modern attractive Spanish and English type homes.

### AREA DESCRIPTION

<table>
<thead>
<tr>
<th>FAVORABLE INFLUENCES</th>
<th>DETRIMENTAL INFLUENCES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Good local shopping, fairly convenient. Excellent neighborhood of modern attractive Spanish and English type homes.</td>
<td>Distance from Metropolitan area - south of EAST FOURTEENTH STREET (Boulevard) generally considered &quot;less desirable&quot;. Proximity to industrial area will tend to depreciate area as industrial activity expands.</td>
</tr>
</tbody>
</table>

### INHABITANTS:
- **a.** Type: Skilled labor, office workers
- **b.** Estimated annual family income: $3,600 - 8,600
- **c.** Foreign-born Latin races: 2%
- **d.** Negro: 5%
- **e.** Infiltration of Negro: No
- **f.** Relief families: Very few
- **g.** Population is increasing: Yes, decreasing: No, static.

### BUILDINGS:
- **a.** Type or types: Bungalows, Spanish
- **b.** Type of construction: Frame and stucco
- **c.** Average age: Eight years
- **d.** Repair: Show pride of ownership

### HISTORY:
- **1929 level:** Bungalows: 4,500 - 5,500
- **1935 low:** Bungalows: 2,500 - 3,000
- **1937 current:** Bungalows: 3,000 - 4,000

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RANGE</td>
<td>PREDOMINATING</td>
</tr>
<tr>
<td>1929</td>
<td>4,500 - 5,500</td>
<td>160%</td>
</tr>
<tr>
<td>1933</td>
<td>2,500 - 3,000</td>
<td>61</td>
</tr>
<tr>
<td>1937</td>
<td>3,000 - 4,000</td>
<td>78</td>
</tr>
</tbody>
</table>

### OCCUPANCY:
- **a.** Land: 40%
- **b.** Dwelling units: 60%
- **c.** Home owners: 85%

### SALES DEMAND:
- **a.** Good
- **b.** 5 rooms: $3,250
- **c.** Activity: Fair

### RENTAL DEMAND:
- **a.** None
- **b.** 5 rooms: $30
- **c.** Activity: Fair

### NEW CONSTRUCTION:
- **a.** Types: Detached: $4,500
- **b.** Amount last year: Limited

### AVAILABILITY OF MORTGAGE LANDS:
- **a.** Home purchase: Limited
- **b.** Home building: Fair

### TREND OF DESIRABILITY NEXT 10-15 YEARS:
Static

### CLARIFYING REMARKS:
There were many foreclosures in this area in 1932 and 1933, resulting in a big decline in value. District has not recovered as rapidly as other areas north of EAST FOURTEENTH STREET. Moreover, new building construction in this area has been very spotty as compared with the great activity in northeast, San Leandro. This area known as BEST MANOR, is zoned first residential. There is a district south of this area zoned for industry, but is as yet largely undeveloped. The CHEVROLET MOTOR COMPANY has a truck assembly plant at the corner of Fourteenth and Durant, but this is considered a favorable factor, rather than otherwise.

Information for this form was obtained from Ray L. Billings, Real estate and present Mayor of San Leandro; Paul A. Pacheco, Realtor; San Leandro; City of San Leandro Inspection Department; Ralph E. Prentice; Edw. J. Johnson Date June 15, 1937