AREA DESCRIPTION

1. NAME OF CITY SAN LEANDRO SECURITY GRADE LOW BLUE AREA NO. 5-41

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. Convenient to schools and local transportation; climate fair. Good local shopping, fairly convenient. Homogeneous neighborhood of modern attractive Spanish and English type homes.

4. DETRIMENTAL INFLUENCES. Distance from Metropolitan area - south of EAST FOURTEENTH STREET (Boulevard) generally considered "less desirable". Proximity to industrial area will tend to depreciate area as industrial activity expands.

5. INHABITANTS:
   a. Type Skilled labor, office workers
   b. Estimated annual family income $3,000 - $8,000
   c. Foreign-born Latin races 2 %
   d. Negro 0 %
   e. Infiltration of No threat
   f. Relief families
   g. Population is increasing

6. BUILDINGS: Bungalows: Spanish and English
   a. Type or types
   b. Type of construction
   c. Average age
   d. Repair

7. HISTORY: 5 room stucco
   a. Year range: 1929 level 4,000 - 5,000, 1933 low 2,500 - 3,000, 1937 current 3,000 - 4,000
   b. Predominating rental values: 1929 level 35.00 - 45.00, 1933 low 22.50 - 27.50, 1937 current 27.50 - 35.00
   c. Repair

8. OCCUPANCY: a. Land 40 %
   b. Dwelling units
   c. Home owners

9. SALES DEMAND: a. Good
   b. 5 rooms - $3,250
   c. Activity is

10. RENTAL DEMAND: a. None
    b. 5 rooms - $30
    c. Activity is

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

    b. Home building

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static

14. CLARIFYING REMARKS: There were many foreclosures in this area in 1932 and 1933, with consequent 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 scarce 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

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 Inspection Department; Ralph E. Prentice, Edw. J. Johnson Date June 15th 1937