1. NAME OF CITY: SAN LEANDRO, CALIFORNIA
2. DESCRIPTION OF TERRAIN: Level with small stream, San Leandro Creek, running thru area, which adds to charm of neighborhood and lends itself to landscaping. Homes surrounded by shade trees and small orchards.
3. FAVORABLE INFLUENCES: Schools and recreational areas conveniently located. Nearness to good local shopping center. Transportation fair, to good.
4. DETRIMENTAL INFLUENCES: Distance from Metropolitan business district.
5. INHABITANTS: Executives and high grade office workers
   a. Type of occupation
   b. Estimated annual family income: $2500-4000
   c. Foreign-born No concentration
   d. Negro No
   e. Infiltration of Undesirables: Remote
   f. Population is increasing: Yes
   g. Presence of undesirable Negroes: No
6. BUILDINGS: Modern single-family detached
   a. Type of building
   b. Type of construction: Stucco predominates
   c. Average age: 8 (new to 15) yr
   d. Repair: Good
7. HISTORY: 6-room homes predominating
   a. Type or types
   b. Estimated family income: $6750-7400
   c. Average age: 1933 low: 7000
   d. Repair: Good
9. SALES DEMAND: a. Good b. $6500
   c. Activity is Good
10. RENTAL DEMAND: a. Good b. $52.50
    c. Activity is Good
11. NEW CONSTRUCTION: a. Type: 6-room single-family $6500
    b. Activity is Good
    b. Home building: Good
13. TENDENCY OF DESIRABILITY: Upward
14. CLARIFYING REMARKS: Area consists of Estudillo Estates, Bancroft Gardens, Broadmoor Park Estates, south of San Leandro Creek in a low district and there was practically no development prior to 1930. Many F.E.A. and California Veterans Administration loans in this area. This area promoted in 1930 and 1933 had a high percent of foreclosures, all this acquired properly and being liquidated to north and west of San Leandro Creek the area was built up over ten years ago. Many FHA and California Veterans Administration loans in this area. This area was developed into a HIGH BLUE area. Very few sales in 1933 and practically no houses rented. Zoned first residential. North and east of this area is a vacant tract which is now being platted and improved for a subdivision, which, when occupied, will undoubtedly be a HIGH BLUE. This area has great charm and one of the most active sections of the East Bay area. It may easily develop into a "A" LOW GREEN AREA.
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 R. FRENCH; RW. J. JOHNSON