AREA DESCRIPTION

1. NAME OF CITY: Alameda, California
2. DESCRIPTION OF TERRAIN:
   Level
3. FAVORABLE INFLUENCES:
   Excellent climate and proximity to San Francisco Bay Beach; convenience to schools, local and San Francisco transportation and local shopping center. Mansion type homes, zoned single-family, residential.
4. DETRIMENTAL INFLUENCES:
   Many homes show age. Mixture of old and new, fine homes. (except for these detrimental influences, area would warrant GREEN rating, as the most valuable homes in Alameda are located here.)
5. INHABITANTS:
   a. Retired capitalists,
   b. Estimated annual family income $3500-15,000
   c. Foreign-born No concentration
   d. Negro No
   e. Infiltration of Lower grades: No
   f. Relief families No
   g. Population is increasing decreasing Yes; static.
6. BUILDINGS:
   Mansion, single-family detached
   a. Type or types: family detached
   b. Type of construction: Frame, stucco
   c. Average age: 22 years
   d. Repair: Very good
7. HISTORY:
<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929 level</td>
<td>$7500-25,000</td>
<td>$13,500 100%</td>
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<tr>
<td>1933 low</td>
<td>5000-12,500</td>
<td>9,000 52%</td>
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<tr>
<td>1937 current</td>
<td>6500-15,000</td>
<td>9,500 70%</td>
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   Peak sale values occurred in 1927 and were 102% of the 1929 level.
   Peak rental values occurred in 1927 and were 102% of the 1929 level.
8. OCCUPANCY:
   a. Land 98%
   b. Dwelling units 99%
   c. Home owners 95%
9. SALES DEMAND:
   a. Good
   b. 8 rm home $10,000
   c. Activity is Poor
10. RENTAL DEMAND:
    a. Poor
    b. 8 rm home $75
    c. Activity is Poor
11. NEW CONSTRUCTION:
    a. Types: Mansion type
    b. Amount last year One at $11,000 including 1st
12. AVAILABILITY OF MORTGAGE FUNDS:
    a. Home purchase Ample
    b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Static
14. CLARIFYING REMARKS:
    Many of the wealthiest families in Alameda live in this area; retired capitalists, etc. (E.g.,) Occasionally in this area an old home is wrecked and on its site a fine new home is built. However, families are getting smaller and in general, population is decreasing. (9 and 10) Selling and rental activity small because of scarcity of rental properties. Area formerly known as OAK PARK. However, now this name has little significance.
15. Information for this form was obtained from Ralph E. Frentice, John F. Ward, Realtor.
   2333 Santa Clara Avenue, Alameda; E. H. Rogers, Building Inspector City of Alameda.
   F. D. Cournoed, V. P. Oakland FED. SAVS. & Loan Ass'n Date 6-30-37