NAME OF CITY: ALAMEDA, CALIFORNIA  
SECURITY GRADE: HIGH BLUE  
AREA NO.: B-35

DESCRIPTION OF TERRAIN: Level

FAVORABLE INFLUENCES: Convenience to local and San Francisco transportation, schools and recreational areas. Homogeneous area of fine new and modern homes; restricted to Caucasian race; zoned single-family residential.

DETERRIMENTAL INFLUENCES: Small size of area prevents much further growth; distance to shopping areas.

INHABITANTS: Executives, professionals
a. Type and business men;  
b. Estimated annual family income: $3000-15,000;

c. Foreign-born No concentration;  
d. Negro: No;

e. Infiltration of Lower grades: No;  
f. Relief families: No;

g. Population is increasing Yes; decreasing: static.

BUILDINGS: Detached, single family fine homes;  
a. Type or types of construction: Frame and stucco;

c. Average age: 7 years;

d. Excellent.

HISTORY:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RANGE</td>
<td>PRINCIPAL INATING</td>
</tr>
<tr>
<td>1929 level</td>
<td>$8500-20,000</td>
<td>$10,500</td>
</tr>
<tr>
<td>1933 low</td>
<td>5000-10,000</td>
<td>6,750</td>
</tr>
<tr>
<td>1937 current</td>
<td>6500-14,000</td>
<td>8,500</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 104% of the 1929 level.

OCCUPANCY: a. Land: 65%  
b. Dwelling units: 99%  
c. Home owners: 95%

SALES DEMAND: a. Good  
b. 6-room home: $7500  
c. Activity is Fair

RENTAL DEMAND: a. Good  
b. 6-room home: $57.50  
c. Activity is Poor

b. Amount last year: $6000 to 10,000

b. Home building: Ample

TREND OF DESIRABILITY NEXT 10-15 YEARS: Static

CLARIFYING REMARKS: Known as the FERNHIDE DISTRICT, was subdivided and practically built up in 1927 and 1928. There has been some building activity ever since, even during the depression. (10-c) Rental activity poor; as there is practically nothing available to rent. Most of the residents here commute to and work in San Francisco. Proximity to possible industrial area along estuary is all that keeps this district from being classed as good.

Information for this form was obtained from JOHN F. WARD, Realtor; E. H. ROGERS, Building Inspector, CITY OF ALAMEDA; RALPH J. PRENTICE; S. D. GORENEK, V.P. OAKLAND

FEDERAL SAVINGS & LOAN ASSOCIATION  
Date: 5-15-37  
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