NAME OF CITY: SAN LEANDRO, CALIFORNIA  
SECURITY GRADE: YELLOW  
AREA NO.: 0-31

1. DESCRIPTION OF TERRAIN: Level to rolling in upper part of area.

2. FAOORABLE INFLUENCES: Convenience to schools and recreational area; fairly convenient to San Francisco transportation.

3. DETRIMENTUAL INFLUENCES: Poor local transportation and distance to Metropolitan area. No nearby shopping area, except for one or two chain stores.

4. INHABITANTS:
   a. Type of work: clerks, laborers
   b. Estimated annual family income: $1000-$1800
   c. Foreign-born Latin races: 5%; Negro: No
   d. Infiltration of Remote
   e. Population is increasing Slowly; decreasing static.
   f. Relief families: Occasional
   g. Building type or types: Cheap mod. cottages
   h. Type of construction: Frame; stucco front
   i. Average age: 30 years
   j. Repair: Fair to poor

5. BUILDINGS:
   a. Type or types: Cheap mod. cottages
   b. Building type: Frame; stucco front
   c. Average age: 30 years
   d. Repair: Fair to poor

6. HISTORY:
   a. Type or types: 5-rtm cottages
   b. Building type: Frame; stucco front
   c. Average age: 30 years
   d. Repair: Fair to poor

7. SALE VALUES:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING $</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929</td>
<td>$3000-4000</td>
<td>$3550 100%</td>
</tr>
<tr>
<td>1935 low</td>
<td>1750-2250</td>
<td>2000 60%</td>
</tr>
<tr>
<td>1937 current</td>
<td>2000-2750</td>
<td>2400 75%</td>
</tr>
</tbody>
</table>

Peak sale values occurred in 1929 and were 105% of the 1929 level.

8. OCCUPANCY:
   a. Land: 60%  
   b. Dwelling units: 98%  
   c. Home owners: 75%

9. SALES DEMAND:
   a. Poor  
   b. Fair: 5-rtm $2260  
   c. Activity is Poor

10. RENTAL DEMAND:
    a. None  
    b. Good: 5-rtm $22.50  
    c. Activity is Fair

11. NEW CONSTRUCTION:
    a. Types: Very little  
    b. Amount last year: Very few

12. AVAILABILITY OF MORTGAGE FUNDS:
    a. Home purchase: Poor  
    b. Home building: Fair


14. CLARIFYING REMARKS:
This is an area of cheaply constructed homes, financed in 1926-1928. There were many foreclosures in this area in 1932-1933, and the district has not fully recovered, and will never show any marked degree of recovery as homes being built now are in better areas and of better class. This area looks somewhat "run down." Very little home building during last year. This might with propriety have been included in C-29, were it not for the fact that it is situated in the City of San Leandro.

Information for this form was obtained from

EDW. J. JOHNSON; CITY OF SAN LEANDRO OFFICIALS; RALPH M. PRESTICE

Date 6-15-37