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

2. DESCRIPTION OF TERRAIN: Level to rolling is upper part of area.

3. FAVORABLE INFLUENCES: Convenience to schools and recreational area; fairly convenient to San Francisco transportation.

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

5. INHABITANTS:
   a. Type: Clerks, laborers
   b. Estimated annual family income: $1000-$1800
   c. Foreign-born: Latin races: 5% (Nationality)
   d. Negro: None
   e. Infiltration of: Remote
   f. Relief families: Occasional
   g. Population is increasing: Slowly; decreasing:

6. BUILDINGS:
   a. Type or types: Cheap mod. cottages
   b. Type of construction: Frame; stucco front
   c. Average age: 9 years
   d. Repair: Fair to poor

7. HISTORY: 5-rm cottages:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING $</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929</td>
<td>$3000-4000</td>
<td>$3550 100%</td>
<td>$20 - 40</td>
</tr>
<tr>
<td>1933</td>
<td>1750-2250</td>
<td>2000 60%</td>
<td>17.50-25</td>
</tr>
<tr>
<td>1937</td>
<td>2000-2750</td>
<td>2400 72%</td>
<td>20 - 30</td>
</tr>
</tbody>
</table>

   Peak sale values occurred in 1927 and were 102% of the 1929 level.
   Peak rental values occurred in 1927 and were 100% 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-rm $2250
   c. Activity is: Poor

10. RENTAL DEMAND:
    a. None
    b. Good: 5-rm $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 0-29, were it not for the fact that it is situated in the City of San Leandro.

15. Information for this form was obtained from:

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

   Date: 6-15-37

   GOEBEL S. R. MARGIANO