1. **NAME OF CITY**  
   SAN LEANDRO, CALIFORNIA

2. **DESCRIPTION OF TERRAIN.**  
   Level with slight slope down to southwest.

3. **FAVORABLE INFLUENCES.**  
   Convenience to schools and recreational areas; nearness to San Francisco transportation; excellent climate.

4. **Detrimental Influences.**  
   Distance from Metropolitan business center and local shopping district.

5. **INHABITANTS:**  
   a. Skilled artisans and white-collar workers  
   b. Estimated annual family income $1500-2500  
   c. Foreign-born No concentration 5%  
   d. Negro No.;  
   e. Infiltration of Remote  
   f. Relief families Very few  
   g. Population is increasing Slowly

6. **BUILDINGS:**  
   a. Type or types Modern and family detached  
   b. Type of construction Stucco predominant  
   c. Average age 10 years  
   d. Repair Good

7. **HISTORY: 5-rm homes predominates:**

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td>LEVEL</td>
<td>RANGE</td>
<td>PREDOMINATING</td>
</tr>
<tr>
<td>1929 level</td>
<td>$3500-4750</td>
<td>$4000</td>
</tr>
<tr>
<td>1933 Low</td>
<td>2250-2750</td>
<td>2500</td>
</tr>
<tr>
<td>1937 Current</td>
<td>3000-3500</td>
<td>3250</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 70%;  
   b. Dwelling units 98%;  
   c. Home owners 98%  

9. **SALES DEMAND:**  
   a. Good  
   b. Good; 5-rm $3000  
   c. Activity is Good

10. **RENTAL DEMAND:**  
    a. Home  
    b. Good; 5-rm $35  
    c. Activity is Good

11. **NEW CONSTRUCTION:**  
    a. Types from $4750 to $5500;  
    b. Amount last year About 15 homes

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

13. **TREND OF DESIRABILITY NEXT 10-15 YEARS**  
    Slightly up under normal conditions.

14. **CLARIFYING REMARKS:**  
    Homogeneous neighborhood of attractive, well maintained, medium-priced bungalows. If it were not for the detrimental influences mentioned, this area would be graded LOW BLUE and may yet develop into BLUE.  
    Zoned first residential. Development which is taking place in BLUE HASHED district adjacent on the east will probably prove a favorable influence.

15. Information for this form was obtained from  
    EDW. J. JOHNSON; RALPH E. PRENTICE and CITY OFFICIALS OF SAN LEANDRO  
    Date 6-15-37