1. NAME OF CITY: SAN LEANDRO, CALIFORNIA
2. DESCRIPTION OF TERRAIN: Level with good drainage.
3. FAVORABLE INFLUENCES: Transportation, school and recreational facilities conveniently available. Above average climatic condition. Nearest to important industries. Convenience to local shopping districts.
4. DETRIMENTAL INFLUENCES: Distance from Metropolitan center; many homes are of older type and show effects of age.
5. INHABITANTS: Factory workers,
   a. Type or types: artisans, service workers;
   b. Estimated annual family income: $1000-2000
   c. Foreign-born Portuguese, 10%; d. Negro: No
   (Percent)
   e. Infiltration of: No threat
   f. Relief families: Numerous (5% est.)
   g. Population is increasing: Yes, decreasing; static.
6. BUILDINGS: Single-family
   a. Type or types: cottages (few very old ones)
   b. Type of construction: Frame and stucco
   c. Average age: 10 to 15 years; d. Repair: Fair maintenance
7. HISTORY: 8-rem cottages: SALE VALUES
   a. Predominate: $3000-3500 $3200 100% 1929 level
   b. Predominate: $30 - 40 $35 100% 1933 low
   c. Predominate: $2150-2750 $2400 75% 1937 current
   Peak sale values occurred in 1927 and were 100% of the 1929 level.
   Peak rental values occurred in 1927 and were 100% of the 1929 level.
9. SALES DEMAND: a. Poor; b. 5-rem - $2500; c. Activity is: Poor
10. RENTAL DEMAND: a. None; b. Fair - $22.50; c. Activity is: Fair
11. NEW CONSTRUCTION: a. Types: $2500 to $3500; b. Amount last year: Very limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Static
14. CLARIFYING REMARKS: Very little new construction in this district and prospects for future activity rests largely on increase of industrial development in San Leandro and southeast Oakland. Thirty blocks zoned first residential, balance business and second residential. Parts of district verging on LOW YELLOW on account of age of structures. In extreme southeast of area, there is a small new subdivision of LOW BLUE class, but with very little building activity to date. Northeast part of area, together with underdeveloped territory adjoining, might easily develop into high grade. In this area was located the first home in Alameda County, the PERALTA RANCHO HOMESTEAD.
15. Information for this form was obtained from:
   EDW. J. JOHNSON; CITY OFFICIALS; RALPH L. PRENTICE
   Date 6-15-37