1. NAME OF CITY: ALAMEDA, CALIFORNIA
2. DESCRIPTION OF TERRAIN: Level
3. FAVORABLE INFLUENCES: Convenience to local and San Francisco transportation, schools, and local shopping district; recreational facilities.
4. DETRIMENTAL INFLUENCES: Heterogeneous mixture of old, large two-story homes and one-story cottages, many of run-down appearance, but with a large percentage of multiple unit dwellings, apartments, etc., for which all of area east of WALNUT STREET is zoned with spasmodic multiple unit zoning in parts of blocks.
5. INHABITANTS:
   a. Type of occupation: White-collar employees, store-keepers.
   b. Estimated annual family income: $1500-3500
   c. Foreign-born: Various; 6%
   d. Negro: Not threat, however.
   e. Inflation of Threat: No
   f. Relief families: Occasional
   g. Population is increasing: Yes
6. BUILDINGS:
   a. Type of building: Cottages, 2-sty homes.
   b. Type of construction: Older; Frame
   c. Average age: 35 (5 to 50) yrs.
7. HISTORY: 2-sty 6-rm home
   a. Land: 95%
   b. Dwelling units: 98%
   c. Home owners: 70%
8. OCCUPANCY: a. Land: 95%
   b. Dwelling units: 98%
   c. Home owners: 70%
9. SALES DEMAND: a. Fair
   b. cottage $3000
   c. Activity is Fair
10. RENTAL DEMAND: a. Good
    b. cottage $30
    c. Activity is Good
    b. Amount last year: at $4500 to $5500
    b. Home building: Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Static to downward
14. CLARIFYING REMARKS:

In 1926, the peak in the real estate market, most of the homes were already so old and poorly kept up, that they reflected little of that boom in real estate values. Nor has there been great recovery in values recently. There are many Italian residents in this area, who create a demand for half basement homes. (II-a.) Two duplexes were also built in 1935, at approximately $9500. Zoning in this area is typical of Alameda.

Information for this form was obtained from:

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Oakland Federal Savings & Loan Association.

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