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. **DETREMENTAL 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: White-collar employees, store-keepers,  
   - b. Estimated annual family income $1500-3500  
   - c. Foreign-born: Various;  
   - d. Negro:  
   - e. Infiltration of Threat: Not  
   - f. Population is increasing: Yes  
   - g. Infiltration of Threat:  
6. **BUILDINGS**:  
   - Cottages, 2-5y home,  
   - a. Type or types: Flats & apartments  
   - b. Repair: Fair to poor  
   - c. Average age: 35 (5 to 50) yrs.  
7. **HISTORY**:  
   - 2-sty 6-vm home  
   - SALE VALUES  
     - Year: 1929, 1933, 1937  
     - Range: $4000-7500, $2250-3500, $2750-4500  
     - Predominating Range: $4750, $2750, $3250  
     - % of 1929 level: 108%, 68%, 66%  
   - RENTAL VALUES  
     - Year: 1929, 1933, 1937  
     - Range: $35-60, $25-40, $30-42.50  
     - Predominating Range: $47.50, 35  
     - % of 1929 level: 106%, 74%  
   - Peak sale values occurred in 1927 and were 108% of the 1929 level.  
   - Peak rental values occurred in 1927 and were 100% of the 1929 level.  
8. **OCCUPANCY**:  
   - a. Land: 95%  
   - b. Dwelling units: 98%  
   - c. Home owners: 70%  
9. **SALES DEMAND**:  
   - a. Fair  
   - b. One-story elevated cottage $3000  
   - c. Activity is: Fair  
10. **RENTAL DEMAND**:  
    - a. Good  
    - b. One-story elevated cottage $30  
    - c. Activity is: Good  
    - Midget in 1936  
11. **NEW CONSTRUCTION**:  
    - a. Types: Single-fam. detached  
    - b. Amount last year: at $4500 to $5500  
12. **AVAILABILITY OF MORTGAGE FUNDS**:  
    - a. Home purchase: Limited  
    - 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-c.) Two duplexes were also built in 1935, at approximately $9500. Zoning in this area is typical of Alameda.  
15. **Information for this form was obtained from**: JOHN F. WARD, Realtor, Alameda; E.H. ROGERS, Building Inspector, CITY OF ALAMEDA; RALPH Z. PRENTICE; F. D. COURNICK, Vice-President, Oakland Federal Savings & Loan Association.

Date: 6-15-37