AREA DESCRIPTION

1. NAME OF CITY: ALAMEDA, CALIFORNIA
   SECURITY GRADE: YELLOW
   AREA NO.: 0-39

2. DESCRIPTION OF TERRAIN:
   Level

3. FAVORABLE INFLUENCES:
   Convenient to local and San Francisco transportation, schools, local shopping district, recreational facilities and beach.

4. DETRIMENTAL INFLUENCES:
   Heterogeneous mixture of old, small and large houses, many of run-down appearance. Zoned for single-family dwellings, except for scattered multiple zoning throughout area, especially along CLINTON AVENUE and the WATERSHED.

5. INHABITANTS:
   White-collar workers, storekeepers, retired pensioners;
   a. Type: Keepers, retired pensioners;
   b. Estimated annual family income $1800-
   c. Foreign-born; 5 %
   d. Negro: No
   e. Infiltration of Threat: Lower grades:
   f. Relief families: Occasional
   g. Population is increasing: Yes
   h. Decreasing: No
   i. Type: Various
   j. Relation families: Occasional
   k. Population is increasing: Yes
   l. Decreasing: No
   m. Type: Keepers
   n. Relation families: Occasional
   o. Population is increasing: Yes
   p. Decreasing: No

6. BUILDINGS:
   2-story, 3&8-
   a. Type: Frame; room homes prevail
   b. Estimated annual family income $1800-
   c. Average age: 35 (5 to 50) yrs.
   d. Negro: No
   e. Infiltration of Threat: Lower grades:
   f. Relief families: Occasional
   g. Population is increasing: Yes
   h. Decreasing: No
   i. Type: Various
   j. Relation families: Occasional
   k. Population is increasing: Yes
   l. Decreasing: No
   m. Type: Frame
   n. Relation families: Occasional
   o. Population is increasing: Yes
   p. Decreasing: No

7. HISTORY:
   2-story, 3-rm
   a. Type: Keepers
   b. Estimated annual family income $1800-
   c. Average age: 35 (5 to 50) yrs.
   d. Negro: No
   e. Infiltration of Threat: Lower grades:
   f. Relief families: Occasional
   g. Population is increasing: Yes
   h. Decreasing: No
   i. Type: Various
   j. Relation families: Occasional
   k. Population is increasing: Yes
   l. Decreasing: No

8. OCCUPANCY:
   a. Land: 95 %
   b. Dwelling units: 98 %
   c. Home owners: 75 %

9. SALES DEMAND:
   a. Fair
   b. 2-story home $3000
   c. Activity is Fair

10. RENTAL DEMAND:
    a. Fair
    b. 2-story home $30
    c. Activity is Fair

11. NEW CONSTRUCTION:
    a. Types: Single-fam. detached
    b. Amount last year: One at $11,000

12. AVAILABILITY OF MORTGAGE:
    a. Home purchase: Limited
    b. Home building: Limited

13. TREND OF DESIRABILITY NEXT 10-15 YEARS:
    Static to slightly upward in spots.

14. CLARIFYING REMARKS:
   (6-a.) There are also many good, large, modern apartment houses, as well as old two-unit flats and old one-story cottages in the district. Occasionally a new stucco bungalow takes the place of some old home, which has been wrecked. In the area live many elderly people, retired and of moderate means. Grading Alameda areas is extremely difficult and is complicated by constantly changing zoning ordinances, as such is exemplified in this area.

15. Information for this form was obtained from:
   JOHN F. WARD, Realtor, Alameda; E.H. ROGERS, Building Inspector, CITY OF ALAMEDA; RALPH B. PRENTICE; F. D. GOURDIN, Vice President
   Oakland Federal Savings & Loan Association
   Date: 6-15-37

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