AREA DESCRIPTION

NAME OF CITY: ALAMEDA, CALIFORNIA

SECURITY GRADE: HIGH YELLOW

AREA NO.: C-40

DESCRIPTION OF TERRAIN:

Level

FAVORABLE INFLUENCES:

Convenience to local and San Francisco transportation, local shopping centers, schools and recreational facilities. Zoned single-family residential, except strip along FERMIDE BOULEVARD in northeast part of area, which is zoned for multi-family residences, permitting apartment houses.

DETERRIMENTAL INFLUENCES:

Heterogeneous mixture of old, large two-story houses; predominance of semi-modern one-story cottages and a great many modern bungalows.

INHABITANTS:

White-collar employees, a. Type artisans, store-keepers, minor executives
b. Estimated annual family income $1800-3600
c. Foreign-born Various
(NAZIATrALITY)
d. Negro One family: 1/10
(e or so)
e. Infiltration of Lower grades: Threat
f. Relief families Few
g. Population is increasing: Decreasing; static.

BUILDINGS:

a. Type or types: Single-family residential
b. Type of construction: Older; frame

HISTORY:

One-story modern (12 yr. old) bungalow

SALE VALUES

PREDOM-
RANGE
RATING

1929 level
$4000-6500
$4950
100%

1933
$2750-4500
$3100
62½%

1937 current
$3750-4500
$3800
77%

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.

OCCUPANCY:

a. Land 95% b. Dwelling units 98% c. Home owners 35%

SALES DEMAND:

a. Good b. 5-ram cottage $3750 c. Activity is Good

RENTAL DEMAND:

a. Good b. 5-ram cottage $3750 c. Activity is Good

NEW CONSTRUCTION:

a. Types Single-family detached; b. Amount last year $3500 to $7000

AVAILABILITY OF MORTGAGE FUNDS:

a. Home purchase Limited b. Home building Limited

TREND OF DESIRABILITY NEXT 10-15 YEARS:

Indefinable

CLARIFYING REMARKS:

One colored family has lived in southern part of this area for many years. There are several blocks in various parts of this area which could be classed as SLUM, but proximity to detrimental influences and mixture of older type homes prohibits that. Most of the above new construction was in the very northern part of area, along FERMIDE BOULEVARD from TRABALON PLACE to PEARL STREET. This large, irregularly shaped area should be regraded in the course of a few years to reflect changing zoning ordinances and possible development. There is a threat of industrial invasion in the northern part along the Tidal Canal.

Information for this form was obtained from JOHN F. WARD, Realtor, Alameda: ROBERTS, Building Inspector, CITY OF ALAMEDA; RALPH H. PRENTICE; F. D. COOK, Vice President

Federal Savings & Loan Association. Date 6-15-37