NAME OF CITY: SAN LEANDRO, CALIFORNIA

DESCRIPTION OF TERRAIN: Level with fair drainage

FAVORABLE INFLUENCES:
Nearness to Catapillar Tractor Company, the principal industry in San Leandro and several fruit packing plants. Good school facilities and convenience to good local shopping center. Excellent climate.

DETERRIMENTAL INFLUENCES:
Distance from center of Metropolitan area; adjoining industrial area with attendant odors, smoke, etc. Heterogeneous nature of neighborhood.

INHABITANTS:
a. Type Factory workers and common laborers;
   b. Estimated annual family income $800-1500;
c. Foreign-born Italian 20%;
d. Negro Yes (very few);
eg. Infiltration of Negroes (very slowly);
f. Relief families Numerous;
g. Population is increasing Slowly; decreasing static;

BUILDINGS:
a. Type or types Old homes and shacks;
b. Type of construction Wood;
c. Average age 25 years;
d. Repair Poor;

HISTORY: 5-rm frame cottage:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>PREDOM-</td>
<td>PREDOM-</td>
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<tr>
<td></td>
<td>INATING</td>
<td>INATING</td>
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<tr>
<td>1929 level</td>
<td>$2000-3000</td>
<td>$2500</td>
</tr>
<tr>
<td>1933 low</td>
<td>1200-1800</td>
<td>1500</td>
</tr>
<tr>
<td>1937 current</td>
<td>1400-2000</td>
<td>1750</td>
</tr>
</tbody>
</table>

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 66%; b. Dwelling units 98%; c. Home owners 80%;

SALES DEMAND:
a. Poor;
b. 5-rm $1750;
c. Activity is Poor;

RENTAL DEMAND:
a. Fair;
b. Cottage $18 to $20;
c. Activity is Fair;

NEW CONSTRUCTION:
a. Types None;
b. Amount last year None;

AVAILABILITY OF MORTGAGE FUNDS:
a. Home purchase Meagre;
b. Home building None;

TREND OF DESIRABILITY NEXT 10-15 YEARS:
Slowly downwards will probably degenerate into cheap rooming houses and lodgings for poorer class of factory workers.

CLARIFYING REMARKS:
Zoned first and second residential and industrial in lower part. There are very few Negro families in San Leandro. The predominating races are Italians and Portuguese, which make up 80% of the population of this area. This was one of the first areas settled in the East Bay and was part of the home site of the FERALTA FAMILY, original Spanish land grantees.

Information for this form was obtained from EDW. J. JOHNSON; RALPH E. PRENTICE AND CITY OFFICIALS.

Date 6-15-37