NAME OF CITY: SAN LEANDRO, CALIFORNIA
SECURITY GRADE: 
AREA NO.: D-19

DESCRIPTION OF TERRAIN: Level with fair drainage

FAVORABLE INFLUENCES: Nearness to Caterpillar 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.

DETRIMENTAL 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: 20%; d. Negro: Yes (very few); 1/4%
   e. Infiltration of Negroes: (very slowly)
   f. Relief families: Numerous
   g. Population is increasing: Slowly; decreasing: static.

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

HISTORY: 5-ram frame cottage

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RANGE</td>
<td>PRINCIPAL INATING %</td>
</tr>
<tr>
<td>1929 level</td>
<td>$2000-3000</td>
<td>100%</td>
</tr>
<tr>
<td>1933 low</td>
<td>1200-1800</td>
<td>60%</td>
</tr>
<tr>
<td>1937 current</td>
<td>1400-2000</td>
<td>70%</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.


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

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

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

AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase: None; 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