AREA DESCRIPTION

1. NAME OF CITY ALAMEDA, CALIFORNIA
   SECURITY GRADE RED
   AREA NO. D-20

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. Convenience to local and San Francisco transportation, local shopping districts and schools. For laborers, walking distance to local industries. Zoned for single-family residential, except near business districts, where there is occasional unlimited residential.

4. DETRIMENTAL INFLUENCES. Borders the industrial district of Alameda. Old type homes, many of which are converted into housekeeping apartments and rooming houses.

5. INHABITANTS:
   a. Type Laborers and wage earners
   b. Estimated annual family income $1200-1800
   c. Foreign-born Various ; 10 %
   d. Negro Yes ; 3 %
   e. Infiltration of Orientals, etc.
   f. Relief families Many
   g. Population is increasing ; decreasing ; static. Yes

6. BUILDINGS:
   a. Type or types detached cottage
   b. Type of construction Cheap frame and stucco
   c. Average age 25 (10 to 40) yrs.
   d. Repair Fair

7. HISTORY: 5- rm frame cottages:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td>RANGE</td>
<td>PREDOMINATING</td>
<td>%</td>
</tr>
<tr>
<td>1929 level</td>
<td>$2000-4000</td>
<td>$3250</td>
</tr>
<tr>
<td>1933 low</td>
<td>1250-2250</td>
<td>1750</td>
</tr>
<tr>
<td>1937 current</td>
<td>1750-2750</td>
<td>2250</td>
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</tbody>
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   Max. sale values occurred in 1927 and were 102% of the 1929 level.
   Max. rental values occurred in 1937 and were 100% of the 1929 level.

8. OCCUPANCY: a. Land 85 %
   b. Dwelling units 98 %
   c. Home owners 70 %

9. SALES DEMAND: a. Fair
   b. 5- rm cottage $2250
   c. Activity is Fair

10. RENTAL DEMAND: a. Good
    b. 5- rm cottage $22.50
    c. Activity is Good

11. NEW CONSTRUCTION: a. Types Single-fam detached
    b. Amount last year $4500 to $7000

     b. Home building Limited

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static to downward

14. CLARIFYING REMARKS: At present there is very little home vacancy in the entire area. However, rental and sale values have not recovered as well as in the better locations. The new construction resulted in over-improvement in one instance. There are some blocks in this area that might be graded "C" were it not for surroundings. The area, while characterized by cheap construction, is not a slum area. It is, however, the oldest section of ALAMEDA and nearest to the industries, thereby being mainly occupied by wage earning families. The Orientals in this area are of a good working class, such as gardeners and often keep their homes and surroundings in attractive condition.

15. Information for this form was obtained from CITY OF ALAMEDA, BUILDING INSPECTOR, JOHN T. WARD, Realtor, ALAMEDA; RALPH T. PRENTICE; F. D. COUNSEH, VICE PRESIDENT OAKLAND FEDAL SAVINGS & LOAN ASSOCIATION Date 6-15-37 193