NS FORM-B
2-3-37

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY: SAN LEANDRO
SECURITY GRADE: LOW BLUE
AREA NO: B-40

2. DESCRIPTION OF TERRAIN: Level

3. FAVORABLE INFLUENCES: Convenient to schools, recreational areas and transportation. Excellent climate; good local shopping easily available; uniformly large lots (homesites).

4. DETRIMENTAL INFLUENCES: Distance from Metropolitan area

5. INHABITANTS: Professional, Office workers a. Type: service workers and artisans b. Estimated annual family income $1,600 - $2,000 c. Foreign-born Italian & Portuguese; 22% Negro No; 0.8% Chinese; 0.8% Japanese

6. INFLUX: Infiltration of lower grades; No threat Relief families Very few

7. POPULATION: Yes; decreasing; static

8. BUILDINGS: a. Type or types: bungalow and two-story homes b. Type of construction: Frame and stucco c. Average age: twenty years d. Repair: Show pride of ownership

9. HISTORY: 8-room houses and bungalows: 1929 level $4,500 - $6,000 $5,000 100% 1929 low $2,750 - $4,000 $3,200 63% 1927 current $3,500 - $4,500 $4,000 22% Peak sale values occurred in 1927 and were 100% of the 1929 level. Peak rental values occurred in 1927 and were 100% of the 1929 level.

10. OCCUPANCY: a. Land 90%; b. Dwelling units 98%; c. Home owners 90% 90%

11. SALES DEMAND: a. Good b. 8-room detached $4,000 c. Activity is Good

12. RENTAL DEMAND: a. Good b. 8-room detached $420 c. Activity is Good


14. NEW CONSTRUCTION: a. Types: b. 1930 designs c. Activity is Good


16. TEND IN DESIRABILITY NEXT 10-15 YEARS: Stable rather than static

17. CLARIFYING REMARKS: Area known as BROADMOOR PARK. This is a somewhat mixed area of fine, older type homes and semi-modern bungalows. Lots are large and deep and district well thought of. Zoned single-family residential, except in southern and southwestern parts, where there are occasional apartment houses on blocks partially zoned for multiple units. This area has been developing slowly for a number of years, but can still be classified as desirable as maintenance has been good.

18. Information for this form was obtained from RAY L. BILLINGS, Realtor and present Mayor of SAN LEANDRO; PAUL A. PACHeco, Realtor; SAN LEANDRO; CITY OF SAN LEANDRO BUILDING DEPARTMENT; RALPH E. PRENTICE; EDW. J. JOHNSON

Date: JUNE 15, 1937
AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY       SAN LEANDRO  SECURITY GRADE       LOW BLUE  AREA NO. B-41
2. DESCRIPTION OF TERRAIN.  Level

3. FAVORABLE INFLUENCES. Convenient to schools and local transportation; climate fair. Good local shopping, fairly convenient. Homogeneous neighborhood of modern attractive Spanish and English type homes

4. DETRIMENTAL INFLUENCES. Distance from Metropolitan area - south of EAST FOURTEENTH STREET (Boulevard) generally considered "less desirable." Proximity to industrial area will tend to depressiv area as industrial activity expands

5. INHABITANTS:
   a. Type Skilled labor, office workers
   b. Estimated annual family income: $1,500 - $2,500
   c. Foreign-born Latin races: 2%; Negro: 2% (Nationally)
   d. Infiltration of No threat; Relief families: Very few
   e. Infiltration of No threat; Relief families: Very few
   f. Infiltration of No threat; Relief families: Very few
   g. Population is increasing: Yes; decreasing: No; static: Yes

6. BUILDING:
   a. Type or types: Bungalows; Spanish
   b. Type of construction: Frame and stucco
   c. Average age: eight years
   d. Repair: Show pride of ownership

7. HISTORY:
   a. Type of stucco: bungalow
   b. Sale Values
      | YEAR       | RANGE | RENTAL VALUES |
      | 1929 level | 4,000 - 6,000 | 4,500 | 100% |
      | 1933 low   | 2,500 - 3,000 | 2,750 | 61  |
      | 1937 current | 3,000 - 4,000 | 3,500 | 75  |
   c. Peak sale values occurred in 1927 and were 102% of the 1929 level.
   d. Peak rental values occurred in 1927 and were 104% of the 1929 level.

8. OCCUPANCY:
   a. Land: 40%;
   b. Dwelling units: 1,028;
   c. Home owners: 95%

9. SALES DEMAND:
   a. Good;
   b. A-rooms: $1,250.00;
   c. Activity is Fair

10. RENTAL DEMAND:
    a. None;
    b. A-rooms: $20.00;
    c. Activity is Fair

11. NEW CONSTRUCTION:
    a. Types: Detached: $14,500.
    b. Amount last year: Limited

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static

14. CLARIFYING REMARKS: There were many foreclosures in this area in 1932 and 1933, with resultant big decline in value. District has not recovered as rapidly as other areas north of EAST FOURTEENTH STREET. Moreover, new building construction in this area has been very scarce as compared with the great activity in northeast San Leandro. This area known as BEST MANOR, is zoned first residential. There is a district south of this area zoned for industry, but is as yet largely undeveloped. The CHEVROLET NORD COMPANY has a truck assembly plant at the corner of Fourteenth and Durant, but this is considered a favorable factor, rather than otherwise.

15. Information for this form was obtained from RAY L. BILLINGS, Realtor and present Mayor of SAN LEANDRO; PAUL A. PACHECO, Realtor; SAN LEANDRO; CITY OF SAN LEANDRO INSPECTION DEPARTMENT; RALPH E. FRENTICE; EDN. J. JOHNSON Date JUNE 15, 1937
AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY SAANICHTON    SECURITY GRADE HIGH BLUE    AREA NO. B-42

2. DESCRIPTION OF TERRAIN. Level with small stream, Saanich Creek, running through area, which adds to charm of neighborhood and lends itself to landscaping. Homes surrounded by shade trees and small orchards.

3. FAVORABLE INFLUENCES. Schools and recreational areas conveniently located. Neatness to good local shopping center. Transportation fair to good.

4. DETRIMENTAL INFLUENCES. Distance from Metropolitan business district.

5. INHABITANTS: Executive and high a. Type of house office workers; b. Estimated annual family income $2,000 - $4,000.
   c. Foreign-born No concentration; d. Negro No
   (Nationality) (Yes or No)  
   e. Infiltration of undesirable: Renters Relief families: None
   g. Population is increasing Yes; decreasing No; static.

6. BUILDINGS: a. Type or types: Family detached; b. Type of construction: Stucco predominates;
   c. Average age: 10 to 15 years; d. Repair: Good.

7. HISTORY: 6-room homes predominate.  
   SALE VALUES  RENTAL VALUES
   
   Year  Range  Predominating  %  Range  Predominating  %
   1950 and  
   1957 1222 level 8,750 - 2,500 7,000 100% 60.00 - 65.00 57.50 100%
   1955 low 4,500 - 6,000 5,000 75% 40.00 - 45.00 42.50 75%
   current same as high 7,000 100% 46.00 - 60.00 52.00 91%

   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.

8. OCCUPANCY: a. Landlord 60%; b. Dwelling units 90%; c. Home owners 90%.

9. SALES DEMAND: a. Good; b. 6-room detached $8,500; c. Activity is Good.

10. RENTAL DEMAND: a. Good; b. 6-room detached $8,500; c. Activity is Good.


14. CLARIFYING REMARKS: Area consists of Estudillo Estates, Bancroft Gardens, Broadmoor Park. High degree of maintenance of both improvements and grounds. Estudillo Estates, south of Saanich Creek is a new district and there was practically no development prior to 1950. Many F.H.A. and California Veterans Administration loans in this area. This area promoted in 1930 and 1931 had a high percent of foreclosures; all this acquired property now liquidated to north and west of Saanich Creek; the area was built up over ten years ago. Very few sales in 1933 and practically no houses rented. Zoned first residential. North and east of this area is a vacant tract which is now being platted and improved for subdivisions, which when occupied, will undoubtedly be a HIGH BLUE. This area has great charm and one of the best sections of the west bay area. It may easily develop into an "A" area.

15. Information for this form was obtained from

RAY L. BILLINGS, Realtor and present Mayor of SAANICHTON; PAUL A. RACINECO, Realtor, SAANICHTON; CITY OF SAANICHTON INSPECTION DEPARTMENT; RALPH B. FRANCIS; W.E. J. JOHNSON

Clarifying remarks, cont'd:

LOW GREEN AREA.

(High Blue B-42)

Date: JUNE 15, 1937
AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY: SAN LEANDRO  SECURITY GRADE: YELLOW  AREA NO.: C-51

2. DESCRIPTION OF TERRAIN: Level to rolling in upper part of area

3. FAVORABLE INFLUENCES: Convenience to schools and recreational area; fairly convenient to San Francisco transportation

4. DETRIMENTAL INFLUENCES: Poor local transportation and distance to Metropolitan areas. No nearby shopping area, except for one or two chain stores

5. INHABITANTS:
   a. Type: Clerks, laborers
   b. Estimated annual family income: $1,000 - $1,800
   c. Foreign-born Latin races: 5%
   d. Negro: Yes or No: Yes
   e. Infiltration of remote: Occasional
   f. Relief families: Occasionally
   g. Population is increasing slowly; decreasing: static -

6. BUILDINGS:
   a. Type or types: Cottages
   b. Type of construction: Frame; stucco front
   c. Average age: Nine years
   d. Repair: Fair to poor

7. HISTORY: 5-room cottage:
   SALE VALUES
   RENTAL VALUES
   YEAR RANGE PREDOMINATING % RANGE PREDOMINATING %
   1929 level 3,000 - 4,000 3,550 100% 30,00 - 40,00 33,00 100%
   1938 low 1,750 - 2,250 2,000 60 17,00 - 22,00 20,00 61
   1937 current 2,000 - 2,750 2,400 72 20,00 - 30,00 24,00
   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.

8. OCCUPANCY:
   a. Land: 69%
   b. Dwelling units: 25%
   c. Home owners: 75%

9. SALES DEMAND:
   a. Poor
   b. Fair: 5-rms $2,250.00
   c. Activity is: Poor

10. RENTAL DEMAND:
    a. Home
    b. Good: 5-rms - 22,50
    c. Activity is: Fair

11. NEW CONSTRUCTION:
    a. Types: Very little
    b. Amount last year: Very few

12. AVAILABILITY OF MORTGAGE FUNDS:
    a. Home purchase: Poor
    b. Home building: Fair

13. TRENDS IN DESIRABILITY NEXT 10-15 YEARS: Stable, at low-medium prices

14. CLARIFYING REMARKS:
    This is an area of cheaply constructed homes, financed in 1928. There were many foreclosures in this area in 1938-1939, and the district has not fully recovered and will never show any marked degree of recovery as homes being built now are in better areas and of better class. This area looks somewhat "run down." Very little home building during last year. This might with propriety have been included in C-29, were it not for the fact that it is situated in the City of San Leandro

15. Information for this form was obtained from:

EDW. J. JOHNSON: CITY OF SAN LEANDRO OFFICIALS: RALPH E. PRENTICE

Date: JUNE 16, 193-
AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY  SAN LEANDRO  SECURITY GRADE  HIGH YELLOW  AREA NO. C-32

2. DESCRIPTION OF TERRAIN. Level with slight slope down to southwest

3. FAVORABLE INFLUENCES. Convenience to schools and recreational areas; nearness to San Francisco transportation; excellent climate

4. DETRIMENTAL INFLUENCES: Distance from Metropolitan business center and local shopping district

5. INHABITANTS: Skilled artisans and a. Type white collar workers
b. Estimated annual family income  $1,500 - 2,500
c. Foreign-born No concentration 5%  d. Negro No -
(Selection)
e. Infiltration of remote  f. Relief families Very few
g. Population is increasing slowly; decreasing -; static.

6. BUILDINGS: a. Type or types of homes detached
b. Type of construction Stucco predominant

7. HISTORY: 5-room homes predominant

<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PERCENT</th>
<th>PREDOMINATING %</th>
</tr>
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<tbody>
<tr>
<td>1929 level</td>
<td>3,500 - 4,500</td>
<td>100%</td>
<td>35,00 - 45,00</td>
</tr>
<tr>
<td>1933 low</td>
<td>2,500 - 3,500</td>
<td>62%</td>
<td>25,00 - 35,00</td>
</tr>
<tr>
<td>1937 current</td>
<td>3,000 - 4,000</td>
<td>81%</td>
<td>30,00 - 45,00</td>
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</tbody>
</table>

Peak sale values occurred in 1927 and were 100% of the 1929 level.
Peak rental values occurred in 1927 and were 100% of the 1929 level.

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

9. SALES DEMAND: a. Good
b. Good; 5-rms $5,000.00  c. Activity is Good

10. RENTAL DEMAND: a. None
b. Good; 5-rms 30.00  c. Activity is Good

11. NEW CONSTRUCTION: a. Types from $4,750 to $6,500b. Amount last year About 15 homes


13. TREND OF DESIRABILITY NEXT 10-15 YEARS Slightly up under normal conditions

14. CLARIFYING REMARKS: Homogeneous neighborhood of attractive, well maintained, medium priced bungalows. If it were not for the detrimental influences mentioned, this area would be graded LOW BLUE and may yet develop into BLUE. Zoned first residential. Development which is taking place in BLUE HASED district adjacent on the east will probably prove a favorable influence

Information for this form was obtained from

E.H. J. JOHNSON; RALPH E. PRENTICE AND CITY OFFICIALS OF SAN LEANDRO

Date: JUNE 15, 1937

(Over)

HIGH YELLOW C-32
AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY
   SAN LEANDRO
   SECURITY GRADE
   YELLOW
   AREA NO. C-33

2. DESCRIPTION OF TERRAIN.
   Level with good drainage

3. FAVORABLE INFLUENCES.
   Transportation, school and recreational facilities conveniently available. Above average climatic condition.
   Nearness to important industries.
   Convenience to local shopping districts.

4. DETRIMENTAL INFLUENCES.
   Distance from Metropolitan center; many homes are of older type and show effects of age.

5. INHABITANTS:
   Factory workers, artisans,
   a. Type of workers
   Service workers
   b. Estimated annual family income
   $1,000 - $2,000
   c. Foreign-born
   Italian and Portuguese
   d. Negro
   (Yes or No)
   e. Infiltration of
   no threat
   f. Relief families
   numerous (5% est.)
   g. Population is increasing
   Yes; decreasing

6. BUILDINGS:
   Single-family
   a. Type or types
   cottages
   b. Type of construction
   frame and stucco
   c. Average age
   10 to 15 years
   d. Repair Fair maintenance
   (a few very old ones)

7. HISTORY:
   5-room cottages
   predominate
   a. Year
   1929 level
   3,000 - 3,500
   3,200
   b. Predominating
   100%
   c. Sale values in
   1929
   30.00 - 40.00
   35.00
   d. Rental values in
   1929
   40.00
   45.00

   Low
   1,800 - 2,250
   2,000
   62%
   17.50 - 22.50
   20.00
   57

   Current
   2,150 - 2,750
   2,400
   75
   20.00 - 27.50
   24.00
   69

   Peak sale values occurred in
   1927 and were 102% of the 1929 level.

   Peak rental values occurred in 1927 and were 100.4% of the 1929 level.

8. OCCUPANCY:
   a. Land
   40%
   b. Dwelling units
   98%
   c. Home owners
   20%

9. SALES DEMAND:
   a. Poor
   b. 5-rooms - $2,500.00
   c. Activity is Poor

10. RENTAL DEMAND:
    a. None
    b. Fair
    $2,500.00 to $3,000.00
    Activity is Fair

11. NEW CONSTRUCTION:
    a. Types
    Very few singles
    b. Amount last year
    Very Limited

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS
    Static

14. CLARIFYING REMARKS:
    Very little new construction in this district and prospects for future activity rests largely on increase of industrial development in San Leandro and southeast Oakland. Thirty blocks zoned first residential, balance business and second residential. Parts of district varying on LOW YELLOW on account of age of structures. In extreme southeast of area, there is a small new subdivision of LOW BLUE class, but with very little building activity to date. Northeast part of area, together with undeveloped territory adjoining, might easily develop into high grade. In this area was located the first home in Alameda County, the PERALTA RANCHO HOME-STRAD

15. Information for this form was obtained from

   EMIL. J. JOHNSON; CITY OFFICIALS; RALPH E. PRACTICE

   Date

   JUNE 15, 1937

   (Over)

   YELLOW C-33
1. NAME OF CITY: SAN LEANDRO  
   SECURITY GRADE:  
   R. D. D. AREA NO.: D-18

2. DESCRIPTION OF TERRAIN: Level with fair drainage

3. 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

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

5. INHABITANTS: Factory workers and
   a. Type: common laborers
   b. Estimated annual family income: $800 - 1,500
   c. Foreign-born: Mixed; 20%
   d. Negro: Yes (very few); 1/4%
   e. Infiltration of Negroes: Very slowly. Relief families: Numerous
   f. Population is increasing: Slowly; decreasing: static

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

7. HISTORY: Five-room 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>PREDOMINATING</td>
</tr>
<tr>
<td>1929</td>
<td>2,000 - 3,000</td>
<td>100%</td>
</tr>
<tr>
<td>1935</td>
<td>1,200 - 1,800</td>
<td>60%</td>
</tr>
<tr>
<td>1937</td>
<td>1,400 - 2,000</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.


9. SALES DEMAND: a. Poor; b. 5-rooms: $1,750.00; c. Activity: Poor

10. RENTAL DEMAND: a. Fair; b. Cottage: $35.00 to $50.00; c. Activity: Fair

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

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

13. TRENDS OF DESIRABILITY NEXT 10-15 YEARS: Rising housing and lodging for poorer class of factory workers

14. 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 Italian 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 PERALTA FAMILY, original Spanish land grantees

15. Information for this form was obtained from

   M. J. JOHNSON; RALPH R. PRENTICE AND CITY OFFICIALS

   Date: JUNE 16, 1937

(Over)