AREA DESCRIPTION

1. NAME OF CITY BERKELEY, CALIFORNIA  SECURITY GRADE GREEN AREA NO. A-2

2. DESCRIPTION OF TERRAIN. Hilly, with steep slopes and bluffs, which provide view homesites capable of beautification. Streets are constructed to minimize grades.

3. FAVORABLE INFLUENCES. View property, well improved streets. Harmonious development and high degree of maintenance. Ready access to direct arterials leading to Metropolitan Center and Bay Bridge to San Francisco.

4. DETRIMENTAL INFLUENCES. Distance from schools, street car transportation and local shopping center

5. INHABITANTS: Professionals, business people, and capitalists.
   a. Type of household
   b. Estimated annual family income $4000-15000
   c. Foreign-born; no concentration
   d. Negro; none
   e. Infiltration of undesirable races; none known
   f. Population is increasing moderately
   g. Land use: 50%, Dwelling units 100%, Home owners 90%

6. BUILDINGS:
   a. Type of construction; Stucco or frame
   b. Average age; Ten years
   c. Repair; very good

7. HISTORY: 6-rm, semi-mansion type predominant
   a. Range: $8000-15,000
   b. Range: $10,000-15,000
   c. Peak sale values occurred in 1927 and were 102% of the 1929 level.
   d. Peak rental values occurred in 1927 and were 100% of the 1929 level.

8. OCCUPANCY: a. Land use; 50%
   b. Dwelling units; 100%
   c. Home owners; 90%

9. SALES DEMAND: a. Good
   b. 6-rm - $8500
   c. Activity is Fair

10. RENTAL DEMAND: a. Fair
    b. 6-rm - $60
    c. Activity is Fair

11. NEW CONSTRUCTION: a. Types of homes; 6-rm - $8500
    b. Amount last year including lot; 11, avg $3400

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Up

14. CLARIFYING REMARKS: Slightly more convenient location than A-1, but improved with less pretentious structures. The average cost of homes built in this area in 1936 was slightly higher than the average cost in A-1. There has been practically no speculative building during the past year, which indicates quality, rather than quantity of home building. District known as THOUSAND OAKS. Recovery in values has not been so great as in A-1, because there has been little new construction at recent high building costs to bring up the average. Values in this area reflect the average ten year depreciation.

15. Information for this form was obtained from SUTLIFF REALTY & FINANCE COMPANY, BERKELEY, BUILDING DEPARTMENT AND ENGINEER'S OFFICE, CITY OF BERKELEY; RALPH E. PRENTICE

Date 6-15-37

GREEN A-2