NAME OF CITY: BERKELEY, CALIFORNIA  
SECURITY GRADE: HIGH BLUE  
AREA NO.: 3-5

DESCRIPTION OF TERRAIN: Hill, steep lots in north and eastern portion of area. Central, western and southern part fairly level.

FAVORABLE INFLUENCES: Schools and transportation conveniently available; nearness to University of California. Good view of San Francisco Bay.

DETRIMENTAL INFLUENCES: Tendency toward possible slide conditions. Twenty-three years ago, before streets were made permanent, several blocks in proximity of D-1 showed slide tendencies.

INHABITANTS:  
a. Type: Professional, business man and teachers;  
b. Estimated annual family income: $2500-5000;  
c. Foreign-born No concentration;  
d. Negro No;  
e. Infiltration of undesirables: Remote;  
f. Relief families: None known;  
g. Population is increasing: Moderately decreasing; static.

BUILDINGS:  
a. Type or types: Single-family 2 sty;  
b. Type of construction: Frame or stucco;  
c. Average age: 18 (new to 35 yrs);  
d. Repair: Good.

HISTORY:  
7-rm homes predominate.

<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>$8000-12,000</td>
<td>$8500</td>
</tr>
<tr>
<td>1933</td>
<td>$6000-7,000</td>
<td>$6000</td>
</tr>
<tr>
<td>1937</td>
<td>$6000-8,250</td>
<td>$7000</td>
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</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 98%;  
b. Dwelling units 99%;  
c. Home owners 80%.

SALES DEMAND:  
a. Fair;  
b. 7-room, $5,500;  
c. Activity is Fair.

RENTAL DEMAND:  
a. None;  
b. 7-room, $50;  
c. Activity is Good.

NEW CONSTRUCTION:  
a. Types: 7-room, $8000;  
b. Amount last year: 1 multi-unit dwelling.

AVAILABILITY OF MORTGAGE FUNDS:  
a. Home purchase, Ample;  
b. Home building, Ample.


CLARIFYING REMARKS: Nearness to University of California adds to stability of this section during depression and will continue to increase the desirability of property in the area. Topography protects area from any great increase of multiple units, quite a few which exist in the area south of Vine. Zoned, first residential, north of Vine Street and the southern extension of the area. This extension, called the KILLOG TRACT, contains fine one-family homes. The main part of the area is known as BERKELEY VIEW TERRACE. Some of the homes built in this area were even more expensive than those built in A-1 area. A very desirable neighborhood; most mortgage institutions offer maximum term loans here.

Information for this form was obtained from SUTLIFF REALTY & FINANCE COMPANY, HAROLD W. JEWETT, CITY OF BERKELEY BUILDING DEPARTMENT RECORDS: ALPH B. PRENTICE.

Date: 6-15-37