AREA DESCRIPTION

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

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

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

4. 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.

5. 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 undesirable: None
   f. Relief families: None known
   g. Population: Increasing Moderately decreasing;

6. 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

7. HISTORY:
   7-ee homes predominate
   SALE VALUES
   YEAR RANGE  PEAK PERIOD INATING %
   1929 level $8000-12,000 $6500 100% $70-85 $75 100%
   1933 low $5000-7,000 6000 63% 45-55 50 67%
   1937 current $6000-8,250 7000 74% 55-65 60 80%
   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: 90%
   b. Dwelling units: 99%
   c. Home owners: 80%

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

10. RENTAL DEMAND:
    a. Fair
    b. 7-room: $50
    c. Activity: Fair

11. NEW CONSTRUCTION:
    a. Types: 7-room $9000
    b. Amount last year: 1 multi-unit dwelling

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Stable, rather than static

14. CLARIFYING REMARKS:
    Dearness to University of California added 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 ELLOGG 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.

15. 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