1. NAME OF CITY: BERKELEY, CALIFORNIA
   SECURITY GRADE: HIGH BLUE
   AREA NO.: B-6

2. DESCRIPTION OF TERRAIN:
   Level

3. FAVORABLE INFLUENCES:
   Homogeneous area of modern and new well built homes. Convenient to local and San Francisco transportation, schools and local shopping center. Well-paved streets. Vacant land to south offers some expansion possibilities.

4. DETRIMENTAL INFLUENCES:
   Area too small and too near to unfavorable influences to rank with the better districts of upper Berkeley. With completion of present building program, will become static. Does not appeal to higher income classes.

5. INHABITANTS:
   a. Type and business men
   b. Estimated annual family income: $2500-5000
   c. Foreign-born: No concentration
   d. Negro: No
   e. Infiltration of Undesirables: No
   f. Relief families: Home
   g. Population is increasing: Rapidly
   h. Land: __%
   i. Dwelling units: 97%
   j. Home owners: 95%

6. BUILDINGS:
   a. Type or types: Single-family homes
   b. Type of construction: Good - stucco
   c. Average age: 6 years
   d. Repair: Good, well kept

7. HISTORY:
   - SALE VALUES
     | YEAR   | RANGE   | PEAK
     | RANGE   | INFLATING |
     | 1929 level | $5500-8500 | $7500 | 100% |
     | 1933 low    | 4500-6000 | 5250 | 70% |
     | 1937 current | 5500-7250 | 6250 | 83 4% |
   - RENTAL VALUES
     | YEAR   | RANGE   | PEAK
     | RANGE   | INFLATING |
     | 1929 level | $50 - 65  | $60 | 100% |
     | 1933 low    | 45 - 60   | 42.50 | 71% |
     | 1937 current | 40 - 65   | 47.50 | 75% |

   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: 40%
   b. Dwelling units: 97%
   c. Home owners: 95%

9. SALES DEMAND:
   a. Good
   b. 6-room, $6500
   c. Activity: Good

10. RENTAL DEMAND:
    a. Poor
    b. 6-room, $45
    c. Activity: Poor

11. NEW CONSTRUCTION:
    a. Types: 6-room, $6500
    b. Amount last year: 12 homes, 1 duplex

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS:
    Upward ten years, then static

14. CLARIFYING REMARKS:
    (7) Federal Housing and California Veterans' Loan Funds are mostly the source of financing in this area. Long term loans and small monthly payments attract buyers at sale prices, high in proportion to rental values. (10-a) There is little rental activity, since the homes are built to sell, not to rent. District is known as WINFIELD PLACE. Is unrestricted as to residential building. Multiple units allowed. However, there was only one duplex built in the area in 1936. A "Spotless town" neighborhood of home owners, showing high order of maintenance. Were it not for small size and lack of restrictions, this area would be graded "A".

15. Information for this form was obtained from SUTLIFF REALTY & FINANCE COMPANY.

HAROLD W. JEWETT, CITY OF BERKELEY, BUILDING DEPARTMENT; RALPH E. PRENTICE

Date: 6-16-37