AREA DESCRIPTION

1. NAME OF CITY: BERKELEY, CALIFORNIA
   SECURITY GRADE: HIGH BLUE
   AREA NO.: 2-7

2. DESCRIPTION OF TERRAIN: Characterized by steep slopes and hills, which lend themselves to view home locations and landscaping; streets platted to minimise grades.

3. FAVORABLE INFLUENCES: Inspiring view location.

4. DETRIMENTAL INFLUENCES: Distance from transportation, schools and local shopping centers.

5. INHABITANTS:
   a. Type: men, executives, retired
   b. Estimated annual family income: $3000-10,000
   c. Foreign-born: No concentration
   d. Negro: Yes or No
   e. Infiltration of Undesirables: Yes or No
   f. Relief families: None
   g. Population is increasing: Slowly; decreasing: static.

6. BUILDINGS:
   a. Type or types: Single-fam. -2 story
   b. Type of construction: Frame and stucco
   c. Average age: 15 years
   d. Repair: Very good

7. HISTORY:
   a. Land: 26%
   b. Dwelling units: 92%
   c. Home owners: 90%
   b. Type or types: Single-fam. - 2 story
   c. Type of construction: Frame and stucco
   d. Repair: Very good

8. OCCUPANCY:
   a. Land: 26%
   b. Dwelling units: 92%
   c. Home owners: 90%

9. SALES DEMAND:
   a. Poor

10. RENTAL DEMAND:
    a. None
    b. 6 & 7 rooms, $60
    c. Activity is: Little

11. NEW CONSTRUCTION:
    a. Types: $10,000 type
    b. Amount last year: One home in 1936

12. AVAILABILITY OF MORTGAGE LENDS:
    a. Home purchase
    b. Home building

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

14. CLARIFYING REMARKS:
   (1) This would be classified as GREEN except for average older age of homes and lack of restrictions. (6) There are a few modern stucco homes, but older type predominate; houses built here since 1930. (7) Property values here have not fluctuated as greatly as in many areas, neither will there be a great recovery in values due to age of improvements. (9) Steep lots and high land prices limit speculative demand. District known as UNIVERSITY TERRACE and is unrestricted residential. There were no multiple unit dwellings built here in 1936, however.

15. Information for this form was obtained from SUTLIFF REALTY A FINANCE COMPANY, CHARLES

   OWEN, EAST BAY REALTY COMPANY, BERKELEY, CITY OF BERKELEY, BUILDING DEPARTMENT RECORDS

   RALPH E. PRENTICE
   Date: 6-15-37

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