1. NAME OF CITY: BERKELEY, CALIFORNIA
SECURITY GRADE: HIGH BLUE
AREA NO.: B-8

2. DESCRIPTION OF TERRAIN: Level

3. FAVORABLE INFLUENCES:
   Excellent local and San Francisco transportation; convenient to schools, University of California, recreational facilities and local shopping centers.

4. DETRIMENTAL INFLUENCES:
   Older type homes, though dignified, show age due to difference in architectural design.

5. INHABITANTS:
   a. Type: white-collar class, teachers
   b. Estimated annual family income: $2500-$5000
   c. Foreign-born: No concentration %; Negro: No %
   d. Infiltration of lower classes: Moderate; Relief families: remote
   e. Population is increasing: Moderately decreasing; static.

6. BUILDINGS:
   a. Type or types: Large 2-sty homes
   b. Type of construction: Frame predominates
   c. Average age: 22 years
   d. Repair: Good

7. HISTORY:
   a. Land: 95 %; Dwelling units: 98 %; Home owners: 98 %
   b. Activity is: Slow
   c. Activity is: Fair
   d. Repair: Good
   e. Population is increasing: Moderately decreasing; static.

8. OCCUPANCY:
   a. Land: 95 %; Dwelling units: 98 %; Home owners: 98 %
   b. Activity is: Slow
   c. Activity is: Fair
   d. Repair: Good
   e. Population is increasing: Moderately decreasing; static.

9. SALES DEMAND:
   a. Fair
   b. 7-rooms, $5500
   c. Activity is: Slow

10. RENTAL DEMAND:
    a. Good
    b. 7-room homes, $50
    c. Activity is: Fair

11. NEW CONSTRUCTION:
    a. Types: 5 4 6 rooms, $5500
    b. Amount last year: 5 new homes, 1936

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

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

14. CLARIFYING REMARKS:
    (5-g.) Some tendency toward multiple units which will increase the population. Is zoned for unlimited type residential, group dwellings. High price of the few vacant lots in this area, prohibits speculative building. Formerly was one of the best residential areas in Berkeley. This area is generally known as ELMWOOD PARK.

15. Information for this form was obtained from CHARLES DAVIS OF EAST BAY REALTY COMPANY, BERKELEY; RALPH SPENCER, OAKLAND; CITY OF BERKELEY BUILDING DEPARTMENT; RALPH E. PRESTIGE

   Date: 6-15-37