S FORK-8 AREA DESCRIPTION

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: Professional, business men,
   a. Type white-collar class, teachers
   b. Estimated annual family income $2500-5000
   c. Foreign-born No concentration %
   d. Negro No (Yes or No)
   e. Infiltration of Lower classes: 
   f. Relief families Home known
   g. Population is increasing Moderately

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 %
   b. Dwelling units 92 %
   c. Home owners 80 %
   d. Repair Good
   e. Activity is Slow

8. OCCUPANCY:
   a. Land 95 %
   b. Dwelling units 98 %
   c. Home owners 80 %
   d. Repair Good
   e. Activity is Slow

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

10. RENTAL DEMAND:
    a. Good
    b. 7-room homes $500
    c. Activity is Fair

11. NEW CONSTRUCTION:
    a. Types 5 & 6 rooms $6500
    b. Amount last year 5 new homes 1936

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

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

14. CLARIFYING REMARKS:
    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

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