1. NAME OF CITY: BERKELEY, CALIFORNIA
   SECURITY GRADE: LOW YELLOW
   AREA NO.: C-3

2. DESCRIPTION OF TERRAIN:
   Convenience to local and San Francisco transportation, schools and local shopping center.

3. FAVORABLE INFLUENCES:
   Mixed type of inharmonious homes, old, semi-modern and modern. Zoned for multiple-family and stores.

4. DETRIMENTAL INFLUENCES:
   Infiltration of Orientals (threat).

5. INHABITANTS:
   a. Type: White-collar, salaries, artisans, tradesmen.
   b. Estimated annual family income: $1200-1800
   c. Foreign-born Latin races: 10%
   d. Negro: Three families
   e. Infiltration of Orientals (threat): Several: 1%
   f. Relief families: Several: 1%
   g. Population is increasing: Slowly
   h. Type of construction: Frame or stucco
   i. Average age: 15 (2 to 35) years
   j. Repair: Fair

6. BUILDINGS:
   a. Type or types: Detached homes and cottages
   b. Type of construction: Frame or stucco
   c. Average age: 15 (2 to 35) years
   d. Repair: Fair

7. HISTORY:
   5-room bungalow:
   YEAR | RANGE | PREDOMINATING |
   ------|-------|---------------|
   1929 level | $3000-4500 | $3750 | 100%
   1933 low | 2000-2500 | 2400 | 64%
   1937 current | 2500-3250 | 2850 | 73%

   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: 85%
   b. Dwelling units: 98%
   c. Home owners: 85%

9. SALES DEMAND:
   a. Fair
   b. Type: 5-rooms: $2750
   c. Activity: Fair

10. RENTAL DEMAND:
    a. Fair
    b. Type: 5-rooms, $2750
    c. Activity: Fair

11. NEW CONSTRUCTION:
    a. Types: Incl. lot and financing
    b. Amount last year: 6 new homes in 1936

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

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

14. CLARIFYING REMARKS:
    (5-avg.) All of WEST BERKELEY is threatened by infiltration of Orientals, who have not concentrated in a few blocks, but have scattered throughout. To date, however, they are of the better class, professional, etc. Recent survey showed three colored families and four Oriental families in the entire area. District known as REGENTS PARK and is zoned for unlimited residential. There were no multiple units built here in 1936, however.

15. Information for this form was obtained from HAROLD W. JENNETT, SUTLIFF REALTY COMPANY.

CITY OF BERKELEY BUILDING DEPARTMENT: RALPH B. PRENTICE

Date: 6-15-37