**NAME OF CITY**: BERKELEY, CALIFORNIA  
**SECURITY GRADE**: YELLOW  
**AREA NO.**: C-4

### DESCRIPTION OF TERRAIN
- Level

### FAVORABLE INFLUENCES
- Convenience to local and San Francisco transportation; local shopping district, schools and University of California.

### DETRIMENTAL INFLUENCES
- Zoned for unlimited type residential; mixed older type and semi-modern homes, mostly two-story. Many homes showing age and lack of care. Threat of infiltration.

### INHABITANTS
- White-collar, salaried, artisans, tradesmen
- Estimated annual family income: $1,200-2,000
- Foreign-born (Nationality): Various, 5%
- Negro Threat: 1/10%
- Oriental Threat: Serious threat
- Relief families: Very few
- Population is increasing Slowly, decreasing: static

### BUILDINGS
- Type or types: Two-story homes
- Type of construction: Frame & stucco
- Average age: 20 (6 to 40) years
- Repair: Fair

### HISTORY
<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>NAT PNL %-</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929</td>
<td>$3000-7000</td>
<td>$4750</td>
<td>100%</td>
</tr>
<tr>
<td>1933</td>
<td>2000-4500</td>
<td>3000</td>
<td>63%</td>
</tr>
<tr>
<td>1937</td>
<td>current</td>
<td>2500-5000</td>
<td>3500</td>
</tr>
</tbody>
</table>

- Peak sale values occurred in 1927 and were 100% of the 1929 level.
- Peak rental values occurred in 1927 and were 100% of the 1929 level.

### OCCUPANCY
- Land: 95%
- Dwelling units: 99%
- Home owners: 75%

### SALES DEMAND
- Fair
- 5-room frame: $3,250
- 2-story home: $4,000

### RENTAL DEMAND
- Good
- 2-story home: $3,250

### NEW CONSTRUCTION
- Types: 5-room $7,000
- Amount last year: Two in 1936

### AVAILABILITY OF MORTGAGE FUNDS
- Home purchase: Limited
- Home building: Limited

### TREND OF DESIRABILITY NEXT 10-15 YEARS
- Downward for single-family residential

### CLARIFYING REMARKS
(5-e.) Infiltration survey made in 1935 showed ten Oriental families and one colored family in the entire area. These are better class, well-to-do families, however. Population increasing due to multiple units. Only one duplex built in 1935. This area gives evidence of developing into a medium class multi-family dwelling house district.

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Information for this form was obtained from HAROLD V. JENNET; SUTLIFF REALTY & FINANCE COMPANY; CITY OF BERKELEY BUILDING DEPARTMENT; RALPH E. PRENTICE

**Date**: 6-15-37