1. **NAME OF CITY**: BERKELEY, CALIFORNIA
2. **DESCRIPTION OF TERRAIN**: Level
3. **FAVORABLE INFLUENCES**: Convenience to local and San Francisco transportation; local shopping district, schools and University of California.
4. **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.
5. **INHABITANTS**: White-collar, salaried, a. Type artisans, tradesmen b. Estimated annual family income: $1,200-2,000
c. Foreign-born Various: 5% d. Negro Threat: 1/10%
(Industry:)
e. Infiltration of Orientals: Serious threat
f. Relief families: Very few
g. Population is increasing: Slowly
6. **BUILDINGS**: a. Type of types: Two-story homes b. Type of construction: Frame, stucco and shingle

c. Average age: 20 (6 to 40) years
d. Repair: Fair
7. **HISTORY**: semi-mod. homes

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RANGE</td>
<td>PREDOM.</td>
</tr>
<tr>
<td>1929 level</td>
<td>$3000-7000</td>
<td>$4750</td>
</tr>
<tr>
<td>1933 low</td>
<td>2000-4500</td>
<td>3000</td>
</tr>
<tr>
<td>1937 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.
8. **OCCUPANCY**: a. Land 95% b. Dwelling units 99% c. Home owners 78%
9. **SALES DEMAND**: a. Fair b. 6-room frame $3750 c. Activity: Fair
11. **NEW CONSTRUCTION**: a. Types: 3-room $7000 b. Amount last year: Two in 1936
13. **TREND OF DESIRABILITY NEXT 10-15 YEARS**: Downward for single-family residential
14. **CLARIFYING REMARKS**: 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 1936. This area gives evidence of developing into a medium class multi-family dwelling house district.
15. Information for this form was obtained from HAROLD W. JEWETT; SUTLIFF REALTY & FINANCE COMPANY; CITY OF BERKELEY BUILDING DEPARTMENT; RALPH E. PRENTICE

Date 6-15-37