NS FORM-8

AREA DESCRIPTION

1. NAME OF CITY: BERKELEY, CALIFORNIA
   SECURITY GRADE: HIGH YELLOW
   AREA NO.: 0-5

2. DESCRIPTION OF TERRAIN.
   Level 75%; the southeastern section, next to University of California, characterized by moderately steep grades.

3. FAVORABLE INFLUENCES.
   Convenient to local and San Francisco transportation, local shopping centers, schools, University of California.

4. DETRIMENTAL INFLUENCES.
   Mixed type of homes: old, modern and new (heterogeneous.) Slight infiltration of Orientals, such as Jap tailor and cleaning shop, Jap student rooming house, etc.

5. INHABITANTS:
   a. Type and white-collar class.
   b. Estimated annual family income: $1500-3000
   c. Foreign-born: 5% (Latino and various)
   d. Negro: 5% (Yes or No)
   e. Infiltration of Orientals: 1935
   f. Relief families: Very few
   g. Population is increasing slowly; decreasing; static.

6. BUILDINGS:
   a. Type of homes predominately
   b. Type of construction: mixed, frame and stucco
   c. Average age: 18 (5 to 40) yrs.
   d. Repair: Good, pride of ownership

7. HISTORY:
   7-ram old style
   Home (low values for older homes and higher values for modern) / PREDOMINATING % / RAISE %
   1929 level / $4000-10,000 / $5000 / 100% / $35 - 55 / $50 / 100%
   1933 low / $250-4,500 / $3000 / 60% / $25 - 40 / 30 / 60%
   1937 current / $3000-5,500 / $3750 / 75% / $25 - 45 / 37.50 / 75%
   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: 50%
   b. Dwelling units: 98%
   c. Home owners: 60%
   b. 5-6 rm semi-mod.

9. SALES DEMAND:
   a. Fair
   b. $4000 to $4500
   c. Activity is Slow

10. RENTAL DEMAND:
    a. Good
    b. Large homes

11. NEW CONSTRUCTION:
    a. Types $5500 and $10,000
    b. Amount last year: 6 new homes 1935

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Static to downward for single-family residential

14. CLARIFYING REMARKS:
   (4) Many local parts of this area could be classified as BLUE, except for above mentioned detrimental influences. (5-5.) Increase of rooming houses near University of California and some new building action in eastern part of area, south of CEDAR STREET, Zoned second residential. Multiple unit dwellings built in 1935, costing about $9000 each, including lot. (5-5.) Oriental families are widely scattered in this area; three families near University of California are students there. This area very closely related to University and indications are that student dwelling units and fraternity houses will become increasingly numerous.

15. Information for this form was obtained from Harold H. Jewett, Sutliff Realty & Finance Company, Berkeley; City of Berkeley Building Department, Sales & Finance

Date 5-15-37