### AREA DESCRIPTION

**NAME OF CITY** Berkeley, California  
**SECURITY GRADE** Yellow  
**AREA NO.** C-6

#### DESCRIPTION OF TERRAIN
Level

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

#### DETRIMENTAL INFLUENCES
Mixed (heterogeneous) type of buildings (old homes prevail) rooming houses, fraternity and sorority houses, etc. Infiltration of wealthy Orientals and Oriental store keepers.

#### INHABITANTS
- **White-collar, salaried, artisans, tradesmen, rooming house keepers.**
- **Estimated annual family income** $2000-3500
- **Negro** Very few (trace, servant class)
- **Infiltration of** 6 families
- **Relief families** Very few
- **Population is decreasing**; static. Yes

#### BUILDINGS
- **Type or types** Frame, shingle, stucco
- **Average age** 25 (15 to 40) yrs
- **Repair**
- **Sale values**
- **Rental values**

#### HISTORY

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RANGE</td>
<td>PRE-DOMINATING %</td>
</tr>
<tr>
<td>1929 level</td>
<td>$3500-6000</td>
<td>100%</td>
</tr>
<tr>
<td>1933 low</td>
<td>3250-6000</td>
<td>61%</td>
</tr>
<tr>
<td>1937 current</td>
<td>2500-3750</td>
<td>70%</td>
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</tbody>
</table>

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.

#### OCCUPANCY
- **Land** 96%  
- **Purchasing units** 98%  
- **Home owners** 50%

#### SALES DEMAND
- **Type** Semi-modern $3500  
- **Activity** Fair

#### RENTAL DEMAND
- **Type** 6-rooms $35  
- **Activity** Good

#### NEW CONSTRUCTION
- **Types** Apt. House $17,000

#### AVAILABILITY OF MORTGAGE
- **Home purchase** Limited

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

#### REMARKS
- (4) Student rooming houses in three blocks south of university, in eastern and southeastern part of area are located better class fraternity and apartment houses. (5) Above mentioned Oriental families are found in widely separated parts of the area near the business district. One is very wealthy Chinese, known as the "Potato King of California." A very superior person, an old resident whose family enjoy the respect of the neighborhood. Oriental residents of educated student class. (7) Values have not greatly recovered in the older areas; neither did they decline as greatly as in outlying areas. Activity near University of California has always held values somewhat steady. (8-b.) Entire area is zoned second and third class residential. Area is known as COLLEGE HOMESTEAD TRACT. It is closely associated with the life of the U.S. probably become more and more multi-unit student residential district.

Information for this form was obtained from

CHARLES OWREN; CHARLES SPENCER; CITY OF BERKELEY BUILDING DEPT; RALPH E. PRENTICE

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