AREA DESCRIPTION

NAME OF CITY BERKELEY, CALIFORNIA SECURITY GRADE LOW YELLOW AREA NO. 0-7

DESCRIPTION OF TERRAIN.

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

DETRIMENTAL INFLUENCES. Heterogeneous mixture of older homes and semi-modern bungalows with frame houses predominating. Zoned for unlimited residential, except about ten blocks in central part, which is zoned for two to four family dwellings.

INHABITANTS: Clerical, store keepers,

a. Type service workers; b. Estimated annual family income $1500-2000

c. Foreign-born (See below); d. Negro Two families

INHABITANTS:

e. Infiltration of Various [ ]

f. Relief families Occasional

g. Population is increasing Yes; decreasing static.

BUILDINGS:

a. Type or types predominate; b. Type of construction Frame, shingle & stucco

c. Average age 25 (mod. to 40) yrs; d. Repair Fair

HISTORY: 2-story 6-rm house; SALE VALUES

YEAR RANGE PREDOMINATING %
1929 level $3500-5600 $4250 100%
1933 low 2000-3000 2500 59%
1937 current 2500-3500 3000 71%

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: a. Land 95 %; b. Dwelling units 98 %; c. Home owners 70 %

SALES DEMAND: a. Fair; b. 6-rm 2-sty $3000; c. Activity is Good

RENTAL DEMAND: a. Good; b. 6-rm home $50; c. Activity is vacancies

NEW CONSTRUCTION: a. Types 5 & 6-rm avg. $5750; b. Amount last year 4 homes 1936


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

CLARIFYING REMARKS:

A large part of this extensive area is known as the BLAKE TRACT and is transversed by two main arteries of the city which are zoned for business; these constitute a detrimental influence insofar as single-family residences are concerned. While parts of the area contain fairly desirable residences which are well maintained, generally speaking, the area is made up of older houses, largely out-mode and only fairly maintained. At the time of the infiltration survey made in Berkeley in 1935, there were within the area twelve Oriental and two Negro families. These, however, were above the average of their races and were probably attracted to the district on account of its nearness to the U.

Information for this form was obtained from

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Date 6-15-37