AREA DESCRIPTION

1. NAME OF CITY BERKELEY, CALIFORNIA
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Convenient to local and San Francisco transportation, schools, local shopping and somewhat convenient to University of California.
5. INHABITANTS: White-collar workers,
   a. Type salaried, tradesmen
   b. Estimated annual family income $1200-2000
   c. Foreign-born Latin & Nordic; d. Negro Scattered
   e. Infiltration of Orientals 2%; f. Relief families Occasional
   g. Population is increasing Slowly
6. BUILDINGS: Older homes and
   a. Type of types modern bungalows
   b. Type of construction Frame, shingle
   c. Average age 25 (10 to 45 yrs)
7. HISTORY: 5-yr bungalow type: SALE VALUES RENTAL VALUES
   YEAR | RANGE | PERCENT | RANGE | PERCENT
   1929 level | $3250-5000 | $4000 | 100% | $30 - 45 | $37.50 | 100%
   1933 low | 2000-3000 | 2500 | 621/2 | 18 - 25 | 22.50 | 60%
   1937 current | 2500-3500 | 3000 | 75% | 20 - 30 | 26 | 651/2%
   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 95%; b. Dwelling units 98%; c. Home owners 70%
9. SALES DEMAND: a. Poor; b. 5-room $3000; c. Activity is Poor
10. RENTAL DEMAND: a. Good; b. 5-room $25; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Cottages avrg $3750; b. Amount last year 6 homes 1936
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
   (4 and 6) Older homes prevail east of CALIFORNIA STREET; modern and
   semi-modern to west. Northeastern part of area, north of University,
   could be classed as HIGH-THEM, but for infiltration of Orientals and gradual infil-
   tration of Negroes from south to north. District zoned for unlimited residential. There
   was only one duplex built in 1936, however. There were thirty-two Oriental and twenty-
   five colored families in this area in 1936, when infiltration survey was made. These
   are scattered over entire area with predominance in southwestern part. Several blocks
   in south central part of the area, around BROWNING, BOVAR AND BANCROFT, are free of in-
   filtration due to deed restriction. The surrounding blocks are all scattered with
   Orientals and colored. Therefore, this entire area must be classed as hazardous. Good
   loans are possible in this area if hazards are taken into consideration.
14. CLARIFYING REMARKS: Information for this form was obtained from

CITY OF BERKELEY BUILDING DEPARTMENT, RALPH E. ORRISON, H. W. TRENT

Date 8-15-37