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.

4. DETRIMENTAL INFLUENCES:
   Mixed (heterogeneous) age and type of homes. Infiltration of Orientals and Negroes. Zoned for multiple-family and stores.

5. INHABITANTS:
   a. Type: White-collar workers, salaried, tradesmen
   b. Estimated annual family income: $1200-2000
   c. Foreign-born: Latin & Nordic
   d. Negro: Scattered; 1%
   e. Infiltration of Orientals: 2%
   f. Relief families: Occasional 1/2%
   g. Population is increasing: Slowly, decreasing: static

6. BUILDINGS:
   a. Type of construction: Older homes and modern bungalows
   b. Type of construction: Frame, shingle
   c. Average age: 25 (10 to 45 yrs)

7. HISTORY:
   a. 5-yr bungalow: SALE VALUES
      YEAR | RANGE | PREDOM. RENTAL VALUES
      ---- | ----- | ---------------------
      1929 | $3250-5000 | $2000 |
      1933 | low 2000-3000 | 2500 |
      1937 | current 2500-3500 | 3000 |
   
   b. 6-room: $30-45
   c. Activity is: Poor
   d. Repair: Fair

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 avg: $3750
    b. Amount last year: 6 homes 1936

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS
    Downward

14. CLARIFYING REMARKS:
    (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-YELLOW, but for infiltration of Orientals. Infiltration 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 1935, 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, BORAR AND BANCROFT, are free of infiltration 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.

Information for this form was obtained from:

CITY OF BERKELEY BUILDING DEPARTMENT: R. L. RICE, E. H. TRANST

Date: 8-15-37