1. NAME OF CITY: BERKELEY, CALIFORNIA
   SECURITY GRADE: RED
   AREA NO.: D-3

2. DESCRIPTION OF TERRAIN:
   Level; low, only few feet above Bay.

3. FAVORABLE INFLUENCES:
   Near main highway to San Francisco Bay Bridge. Convenient to
   local and San Francisco transportation, schools, new Yacht
   Harbor, shopping centers; proximity to industries of which there
   are many nearby (walking distance for employees.)

4. DETRIMENTAL INFLUENCES:
   Mixed (heterogeneous) age and type of homes. Cheap construction
   predominating. Infiltration of Negroes and Orientals. Odors
   from nearby industry.

5. INHABITANTS:
   a. Type Wage earners
      b. Estimated annual family income $900-1300
      c. Foreign-born Latin & Nordic 10%; d. Negro Scattered
         (2 %)
      e. Infiltration of Orientals, etc.
         Yes
      f. Belief families Many
      g. Population is increasing Slowly
         decreasing

6. BUILDINGS:
   a. Type or types Old houses & cheap
      b. Type of construction Frame
      c. Average age 16 years
      d. Repair Poor

7. HISTORY: 5-rooms; SALE VALUES
   RENTAL VALUES
   YEAR RANGE  PREDOMINATING %. RANGE  PREDOMINATING %
   1929 level $2000-3500 $2500 100% $22.50-35 $27.50 100%
   1933 low 1000-2250 1250 54% 12.50-20 15 66%
   1937 current 1500-2600 1800 72% 15-26 20 73%

   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 %

9. SALES DEMAND:
   a. Fair
   b. 5-rooms $3000
   c. Activity is Slow

10. RENTAL DEMAND:
    a. Fair
    b. 5-rooms $20
    c. Activity is Fair

11. NEW CONSTRUCTION:
    a. Types Cottages: $3500-4000; b. Amount Last year Five in 1936

12. AVAILABILITY OF MORTGAGE:
    a. Home purchase Limited
    b. Home building Practically none

13. TREND OF DESIRABILITY NEXT 10-15 YEARS
    Up in northern portion; static to downward imbalance

14. CLARIFYING REMARKS:
    The majority of people in this district are of Latin extraction: Italians, Portuguese,
    etc. Zoned industrial, unrestricted as to type of home or as to race of occupants.
    However, Negroes have not settled to any great extent in this area and there are practically
    none north of University Avenue. There are a great number of Orientals, however,
    scattered over the entire area, north and south of University Avenue. Area zoned for
    unlimited types residential. There were two small duplexes built in 1936.
    Loans in this area should be upon a highly restricted basis.

15. Information for this form was obtained from
    LEE SUTLIF, BERKELEY; HAROLD W. JEWETT,
    Oakland; RALPH B. PARANTIC; BERKELEY BUILDING INSPECTOR

Date 6-15-37