AREA DESCRIPTION

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 of workers: Wage earners
   b. Estimated annual family income: $900-1300
   c. Foreign-born Latin & Nordic: 10%
   d. Negro: Scattered
   e. Infiltration of Orientals, etc.: Yes
   f. Relief families: Many
   g. Population is increasing: Slowly

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 | $2500-3500 | 100% | $250 | 100%
   1933 low | 1000-2250 | 54% | 12.50-20 | 55%
   1937 current | 1500-2600 | 72% | 15 - 25 | 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 in balance.

14. CLARIFYING REMARKS:
    The majority of people in this district are of Latia extraction: Italian,
    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 prac­
    tically 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 SUTLIFF, BERKELEY; HAROLD W. JEWETT,
    Oakland; RALPH E. FARNocha BERKELEY BUILDING INSPECTOR

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