NAME OF CITY: BERKELEY, CALIFORNIA

AREA NO.: D-4

DATE: 6-15-37

INHABITANTS:

- a. Type: Negro white-collar workers
- b. Estimated annual family income: $1000-2500
- c. Foreign-born: Latin & Nordic 15%;
- d. Negro: Yes; 60%
- e. Infiltration of Orientals: Slowly
- f. Relief families: Many
- g. Population is increasing: Slow; decreasing: static

BUILDINGS:

- a. Type or types: Modern type cottages and bungalows prevail;
- b. Type of construction: Medium; Frame & stucco
- c. Average age: 25 years
- d. Repair: Good; excellent care-takers

SALES DEMAND: a. Little

RENTAL DEMAND: a. Fair

NEW CONSTRUCTION: a. Types: Cottages avg $3500; b. Amount last year: Four in 1936


TREND OF DESIRABILITY NEXT 10-15 YEARS: Downward

CLARIFYING REMARKS:

(3) This area, of modern type bungalows, was originally put on as a white subdivision. However, now Negroes have crowded in until there is only a small percentage of white remaining, mostly Italians. District known as the "NEGRO FISDMOHT." This district will never recover its original pre-depression values. Zoned for restricted type residences, except about ten blocks in the center, which are zoned for two-family residences and duplexes. This is a high grade Negro area and good loans can be made here if care is exercised.

INFORMA TION FOR THIS FORM obtained from RALPH SPENCER; CITY OF BERKELEY, BUILDING INSPECTOR'S OFFICE; RALPH B. PRENTICE.