

AREA DESCRIPTION

1. NAME OF CITY BERKELEY SECURITY GRADE GREEN AREA NO. A-1
2. DESCRIPTION OF TERRAIN. Characterized by steep slopes and hills which lend themselves to view home locations and landscaping. Streets platted to minimize grades.
3. FAVORABLE INFLUENCES. Inspiring view locations, well improved streets, leading to direct arterials to Metropolitan Center and Bay Bridge to San Francisco.
4. DETRIMENTAL INFLUENCES. Distance from schools, street car transportation and local shopping centers.
5. INHABITANTS: Professional and business men,
 a. Type executives, retired capital-; b. Estimated annual family income \$ 4000-25,000
1870.
 c. Foreign-born No concentration %; d. Negro No %;
(Nationality) (Yes or No)
 Undesirables -
 e. Infiltration of No threat; f. Relief families None known;
 g. Population is increasing Rapidly; decreasing _____; static.
6. BUILDINGS: Single family
 a. Type or types Mansion type; b. Type of construction Stucco, masonry, frame;
 c. Average age Ten years; d. Repair Excellent

7. HISTORY:

| YEAR | RANGE | SALE VALUES | | RENTAL VALUES | |
|--------------|------------------------|-----------------|-------------|-------------------|-------------------|
| | | PREDOMINATING | % | RANGE | PREDOMINATING % |
| 1929 level | <u>\$10,000-20,000</u> | <u>\$12,500</u> | <u>100%</u> | <u>\$80 - 125</u> | <u>\$100 100%</u> |
| 1933 low | <u>6,500-10,000</u> | <u>7,500</u> | <u>60%</u> | <u>55 - 75</u> | <u>65 65%</u> |
| 1937 current | <u>7,500-15,000</u> | <u>10,500</u> | <u>84%</u> | <u>70 - 90</u> | <u>80 80%</u> |

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 40 %; b. Dwelling units 100- %; c. Home owners 95 %
9. SALES DEMAND: a. Good; b. 7-rm, \$9000-10,000; c. Activity is Good
10. RENTAL DEMAND: a. Fair; b. 7-rooms, \$75; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types 7-rm, \$8000-10,000; b. Amount last year 94, avr'g \$8000 including lot
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample; b. Home building Ample

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Up
This section is known as ARLINGTON HEIGHTS, THOUSAND OAKS HEIGHTS and
NORTH Cragmont and is one of the most active residential districts of

14. CLARIFYING REMARKS: A great amount of Federal housing money has been used in financing homes in this area. A long time loan plan, at small monthly payments attracts buyers at prices high in proportion to rental values. Zoned first residential, single family, deed restrictions prohibit Asiatics and Negroes. The lower, more central part of the area would be classed as HIGH GREEN, whereas in the extreme upper part and that part near D-1, rating would be only GREEN to LOW GREEN. Of all the residential construction in Berkeley in 1936, forty percent was in this area. In the upper part of the area, there is much speculative building of houses costing around \$5,000 to \$8,000 to build.

15. Information for this form was obtained from SUTLIFF REALTY & FINANCE COMPANY, BERKELEY, CALIFORNIA, BUILDING DEPARTMENT AND ENGINEER'S OFFICE RECORDS, CITY OF BERKELEY, CAL.

