AREA DESCRIPTION

1. NAME OF CITY       ALBANY, CALIFORNIA  SECURITY GRADE  BLUE   AREA NO.  B-2

2. DESCRIPTION OF TERRAIN.  Level

3. FAVORABLE INFLUENCES.  Schools, recreation areas, shopping centers and transportation conveniently available. Low taxes.

4. DETRIMENTAL INFLUENCES.  Subject to fog and wind

5. INHABITANTS:  Professional and white collar workers
   a. Type  
   b. Estimated annual family income $2000-3000
   c. Foreign-born  No concentration
   d. Negro  No
   e. Infiltration of Undesirables  remote
   f. Belief families  Very few
   g. Population is increasing rapidly

6. BUILDINGS:  Single-family detached
   a. Type or types
   b. Type of construction  Stucco predominant
   c. Average age  5 to 10 yrs.
   d. Repair  Good

7. HISTORY:
   a. Land  65%
   b. Dwelling units  98%
   c. Home owners  90%
   d. If new to $5000  Activity is Good
   e. 6 & 8-room $35
   f. Activity is Fair
   g. Single-family detached $4500 to $5750
   h. Amount last year 76 in 1936

8. OCCUPANCY:
   a. Land  65%
   b. Dwelling units  98%
   c. Home owners  90%

9. SALES DEMAND:
   a. Good
   b. If new to $5000  Activity is Good

10. RENTAL DEMAND:
   a. Fair
   b. 6 & 8-room $35  Activity is Fair

11. NEW CONSTRUCTION:
   a. Types
   b. Amount last year 76 in 1936

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS  Upward

14. CLARIFYING REMARKS: This is the fastest growing section of the city of Albany. Many blocks in this area, especially around City Park, could be classified as "HIGH".edu. This is a new district and maintenance of both improvements and grounds is of a high order. Zoned first residential. Many F.H.A. and California Veterans' loans have been made in this area. Most of the new homes built here are between Key Route Boulevard and Evelyn Street. Current predominating values are for homes several years old. The many newly built homes sell at prices considerably higher (on long term F.H.A. loans) than the predominating average. Chas. M. Macgregor, a speculative builder has built many of the homes in this area.

15. Information for this form was obtained from SUTLIFE REALTY & FINANCE COMPANY, BERKELEY.

CITY OF ALBANY, BUILDING DEPARTMENT: RALPH E. PHEHTICE

Date 6-15-37