1. NAME OF CITY  
ALBANY, CALIFORNIA

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:  
a. Type  
Professional and white collar workers

b. Estimated annual family income  
$2000-$3000

c. Foreign-born  
No concentration

(d) Infiltration of Undesirables:  
remote

e. Infiltration of  
Rapidly decreasing

f. Population is increasing  
Rapidly decreasing; static

g. Type  
Single-family

t. Type or types  
detached

c. Average age  
5 to 10 yrs.

d. Repair  
Good

6. BUILDINGS:  
a. Type or types  
single-family detached

c. Average age  
5 to 10 yrs.

7. HISTORY:  
SALE VALUES

<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929 level</td>
<td>$4500-$6000</td>
<td>$2500</td>
</tr>
<tr>
<td>1933 low</td>
<td>$3000-$3750</td>
<td>$3400</td>
</tr>
<tr>
<td>1937 current</td>
<td>$3750-$5500</td>
<td>$4500</td>
</tr>
</tbody>
</table>

Peak sale values occurred in 1929 and were 102% of the 1929 level.

Peak rental values occurred in 1927 and were 100% of the 1929 level.

8. OCCUPANCY:  
a. Land  
65%

b. Dwelling units  
98%

c. Home owners  
90%

d. Renters  
10%

9. SALES DEMAND:  
a. Good  
95%

b. If new to $5000  
5%

c. Activity is  
Good

d. Home building  
Ample

e. New construction  
Ample

10. RENTAL DEMAND:  
a. Fair  
50%

b. 6 room - $150  
30%

c. Activity is  
Fair

d. Home building  
Ample

e. New construction  
Ample

11. NEW CONSTRUCTION:  
a. Types  
4500 to $5750

b. 6 and 6 room  
$5000 to $6000

12. AVAILABILITY OF MORTGAGE:  
NDS:  
a. Home purchase  
Ample

b. Home building  
Ample

c. Activity is  
Fair

d. Rental demand:  
Fair

e. New construction:  
Ample

13. TENDENCY 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" HUD.

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 sold at prices considerably higher (on long term F.H.A. loans) than the predominating average. Chas. M. Macgruder, a speculative builder has built many of the homes in this area.

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

CITY OF ALBANY, BUILDING DEPARTMENT; RALPH K. PRESTICE

Date 6-15-37