AREA DESCRIPTION

1. NAME OF CITY        ALBANY, CALIFORNIA          SECURITY GRADE       LOW BLUE     AREA NO.    B-3
2. DESCRIPTION OF TERRAIN.    Undulating, with sloping tendency toward west.
3. FAVORABLE INFLUENCES.    Schools, local shopping center and transportation conveniently available. Low city taxes.
4. DETRIMENTAL INFLUENCES.  Practically none

5. OCCUPATION: Professional, white collar
   a. Type and service employees
   b. Estimated annual family income $1800-2500
   c. Foreign-born No concentration
   d. Negro  No
   (Tess or no)
   e. Infiltration of remote
   f. Relief families Very few
   g. Population is increasing Moderately decreasing static.

6. BUILDINGS: Single-family
   a. Type or types detached
   b. Type of construction Stucco predominates
   c. Average age 12 years
   d. Repair Good

7. HISTORY: 5-rm cottages predominate
   5- & 6-rm single $3750
   SCALE VALUES
   RENTAL VALUES
   YEAR          RANGE     PREDOMINATING %  RANGE     PREDOMINATING %
   1929 level   $4000-5500  $4750  100%  $35 - 50  $45  100%
   1933 low     2500-3500  3000  60%  28 - 35  28  60%
   1937 current 3000-4500  3750  73%  30 - 40  33  73%
   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 80 %
   b. Dwelling units 99 %
   c. Home owners 80 %

9. SALES DEMAND: a. Good
   b. if new, $4500
   c. Activity is Good

10. RENTAL DEMAND: a. Good
    b. 5- & 6-rm single $35
    c. Activity is Fair

11. NEW CONSTRUCTION: a. Types $4500 to $5500
    b. Amount last year 15 in 1936

    b. Home building Ample

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable

14. CLARIFYING REMARKS:
    Homogeneous neighborhood; upkeep showing high degree of pride of ownership. Some blocks in southern part, surrounding the Catholic School, are considerably older, some being as much as twenty years old. Zoned, first residential. Most of the aforementioned new construction occurred in western part of area.

15. Information for this form was obtained from SUTHER REALTY & FINANCE COMPANY,
    BERKELEY, BUILDING INSPECTION, CITY OF ALBANY; RALPH E. PRESTON

Date 8-16-37 193