AREA DESCRIPTION

NAME OF CITY: ALBANY, CALIFORNIA

DESCRIPTION OF TERRAIN: Level

FAVORABLE INFLUENCES: Schools and shopping center conveniently available. Transportation facilities excellent; low local taxes; strong community sentiment against infiltration of Negroes; none in city.

DETERTENTAL INFLUENCES: Subject to fog and winds. In 1933, racial restrictions expired over entire city of Albany. Infiltration of undesirables a possibility.

INHABITANTS:
- White-collar, artisans
- Estimated annual family income: $1200-1800
- Foreign-born various 30%
- Negro no
- Infiltration of one Oriental family in southern part
- Reluctant families very few
- Population increasing slowly

BUILDINGS:
- Type or types detached cottages
- Type of construction Stucco and rustic
- Average age 10 to 15 years
- Repair good

HISTORY:
- 5-room homes predominates: Sale values

<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING $</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929 level</td>
<td>$3000-4000</td>
<td>$3500</td>
<td>$30-40</td>
</tr>
<tr>
<td>1933 low</td>
<td>1750-2250</td>
<td>2000</td>
<td>17.50-22.50</td>
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<tr>
<td>1937 current</td>
<td>2000-5000</td>
<td>2500</td>
<td>22.50-27.50</td>
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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.

OCCUPANCY:
- Land 60%
- Dwelling units 98%
- Home owners 86%

SALES DEMAND:
- Fair
- 5-room single $2750
- Activity is Fair

RENTAL DEMAND:
- Good
- 5-room single $25
- Activity is Fair

NEW CONSTRUCTION:
- Types $4000 to $4750
- Amount last year about 10 to 15

AVAILABILITY OF MORTGAGE FUNDS:
- Home purchase Fair
- Home building Fair

TREND OF DESIRABILITY NEXT 10-15 YEARS: Slowly upward

CLARIFYING REMARKS:
Prospect of improved transportation to San Francisco appeals to lower bracket classes. New construction will prove to be equalizing influence. Area zoned first residential east of KAINS AVENUE and second residential west of KAINS AVENUE. Little speculative building in this area. 

The above average is for homes several years old. The newly constructed homes priced around $4500 are few in comparison to the ones built before the depression, which are only considered in the average. This area could be classed HIGH YELLOW, with blocks which approach a LOW BLUE designation.

Information for this form was obtained from LEB SUTLIFF of the SUTLIFF REALTY & FINANCE COMPANY, BERKELEY; CITY OF ALBANY BUILDING DEPARTMENT; RALPH S. PRENTICE

Date 6-15-37