1. NAME OF CITY: ALBANY, CALIFORNIA
2. SECURITY GRADE: LOW YELLOW
3. AREA NO.: 0-2
4. DESCRIPTION OF TERRAIN: Slightly rolling; generally sloping toward Bay; 200 ft. hill in north center of area.
5. FAVORABLE INFLUENCES: On main highway to San Francisco Bridge. Good view property; low taxes
6. DETRIMENTAL INFLUENCES: Subject to fog and wind; tide marsh odors; distance from shopping centers, schools and street cars. Racial restrictions have expired over entire city of Albany (1932); Infiltration of Negros and Orientals possibility.
7. INHABITANTS:
   a. Type Laborers, artisans, etc.;
   b. Estimated annual family income $1000-1500
   c. Foreign-born Various; 15%
   d. Negro No; 0%
   e. Infiltration of Undesirables No; F
   f. Relief families Many
   g. Population is increasing Slowly; decreasing; static.
8. BUILDINGS:
   a. Type or types detached cottages;
   b. Type of construction Frame
   c. Average age 8 to 10 years
   d. Repair Fair
9. HISTORY:
   Small S-9
   Year Range 1929 level $1250-3000, $2750 100%
   1933 Low 1250-1500 1400 51%
   1937 Current 1600-2250 2000 77%
   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.
10. OCCUPANCY:
    a. Land 30%;
    b. Dwelling units 98%;
    c. Home owners 70%
11. SALES DEMAND:
    a. Poor;
    b. $1750 to $2500
12. RENTAL DEMAND:
    a. Poor;
    b. $18 to $22.50
13. NEW CONSTRUCTION:
    a. Types $4500 to $7000
    b. Amount last year Two homes
14. AVAILABILITY OF MORTGAGE:
    a. Home purchase Limited
    b. Home building Limited
15. TREND OF DESIRABILITY NEXT 10-15 YEARS Static with prospect of upward.
16. CLARIFYING REMARKS:
    Prospect of improved transportation and favorable development of vacant unplatted track immediately adjoining, which is owned by the University of California, add to possibilities of area. Zoned second residential. In this area, however, are very few duplexes and no apartments. There has been recently completed a duplex at the northeast corner of Jackson and Solano, costing approximately $7000 and a new stucco home at Taylor and Solano, offered for sale at $4500 and rented at $40 per month; also another $4500 home on Pierce Street. Local realtors state that these are all over-improvements and the public shows no interest in them at prices indicated. Along Cleveland Street, zoning is for Light Industrial. However, plans are now before City Council to re-zone to second residential.
17. Information for this form was obtained from MRS. RAYMOND OF RAYMOND & SHAFFER, Realtors.

ALBANY; CITY OF ALBANY BUILDING DEPARTMENT; RALPH E. PRENTICE

Date: 6-15-37

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