NAME OF CITY: ALBANY, CALIFORNIA
SECURITY GRADE: LOW YELLOW
AREA NO.: 0-2

DESCRIPTION OF TERRAIN: Slightly rolling; generally sloping toward Bay; 200 ft. hill in north center of area.

FAVORABLE INFLUENCES: On main highway to San Francisco Bridge. Good view property; low taxes

DETREMENTAL INFLUENCES: Subject to fog and wind; tidal marsh odors; distance from shopping centers, schools and street cars. Racial restrictions have expired over entire city of Albany (1932). Infiltration of Negroes and Orientals possibility.

INHABITANTS:
- Type Laborers, artesians, etc.
- Estimated annual family income $1000-1500
- Foreign-born Various; 15%
- Negro No; %
- Infiltration of Undesirables No; Relief families Many
- Population is increasing Slowly; decreasing ; static.

BUILDINGS:
- Type or types detached cottages
- Type of construction Frame
- Average age 8 to 10 years
- Repair Fair

HISTORY:
7. Small 5-80 low-priced cottages
   | YEAR | RANGE     | PREDOMINATING |
   |      | $1250-3000 | $2750         |
   | 1929 | $25      | 100%          |

   | YEAR | RANGE     | PREDOMINATING |
   |      | $1250-1500 | 1400          |
   | 1933 | $12.50    | 17.50         |

   | YEAR | RANGE     | PREDOMINATING |
   |      | $1600-2250 | 2000          |
   | 1937 | $15      | 22.50         |

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.

SALES DEMAND:
- Poor
- $1750 to $2500
- Activity is Poor

RENTAL DEMAND:
- Poor
- $18 to $22.50
- Activity is Poor

NEW CONSTRUCTION:
- Types, $4500 to $7000
- Two homes
- Over-improvements, $4500 to $7000
- A duplex

AVAILABILITY OF MORTGAGE:
- Home purchase Limited
- Home building Limited

TREND OF DESIRABILITY NEXT 10-15 YEARS: Static with prospect of upward

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.

Information for this form was obtained from MRS. RAYMOND OF RAYMOND & SHAVER, Realtors.

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

Date: 6-15-37