

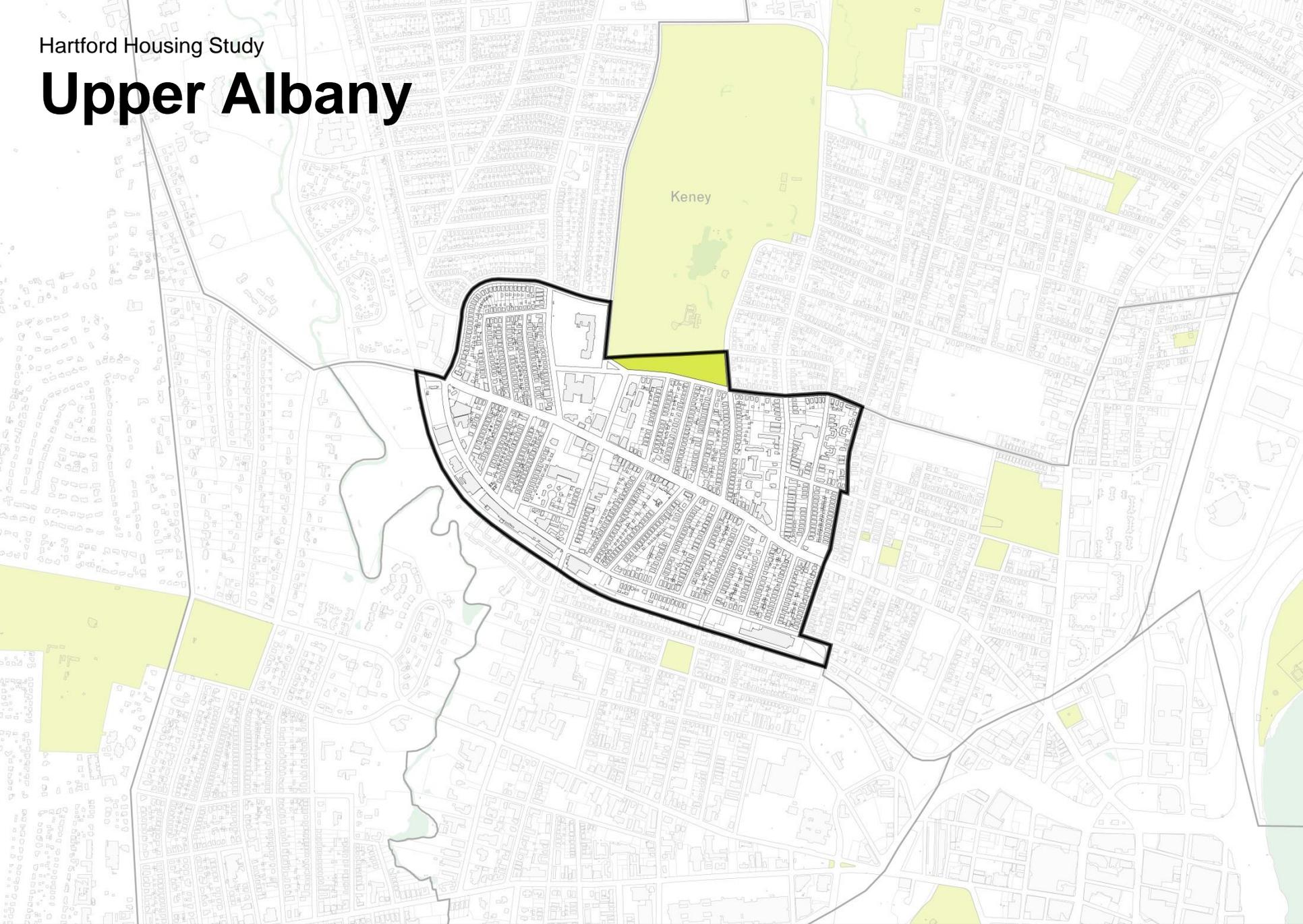
Housing Typology Example Photos



Housing Typology Example Photos



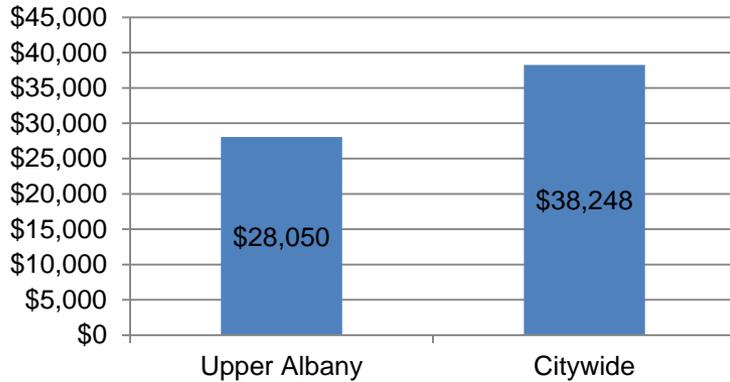
Upper Albany



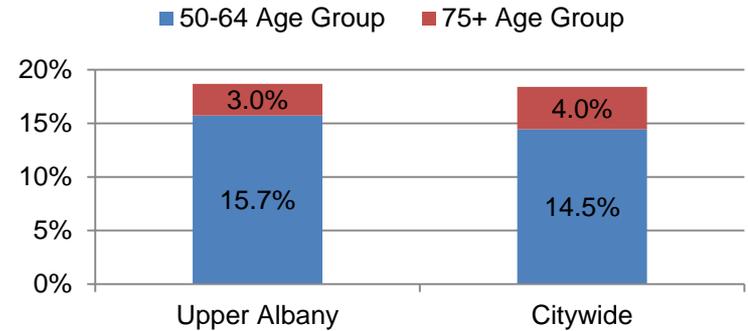
Keney

Upper Albany Profile - Demography

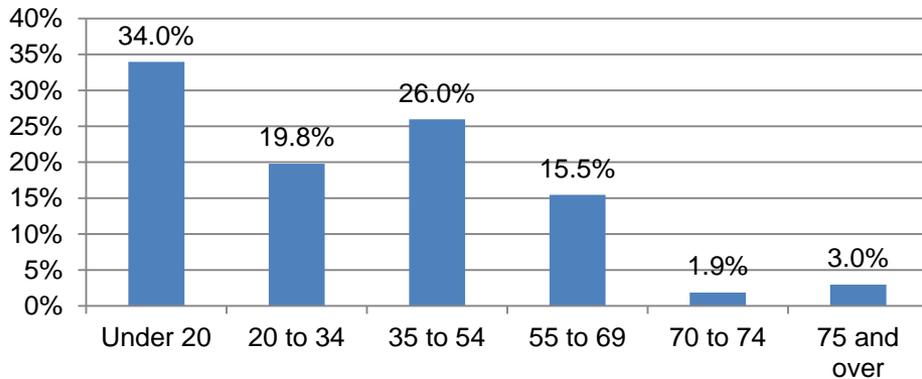
Mean Household Income



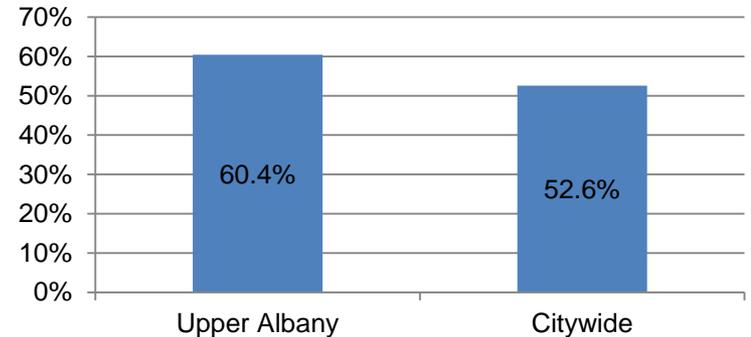
Percentages of 50-64 Year Olds and 75+ Year Olds



Residents by Age Group

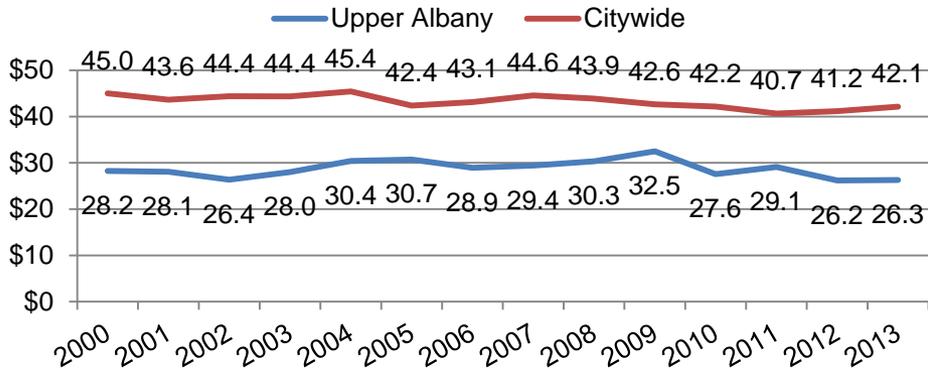


Percentage of Family Households Headed by a Single Mother

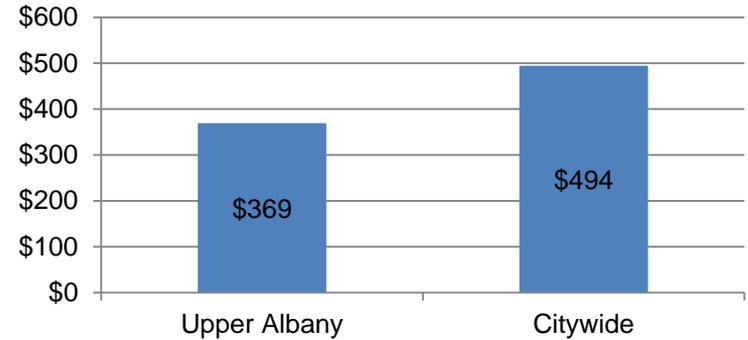


Upper Albany Profile - Economics

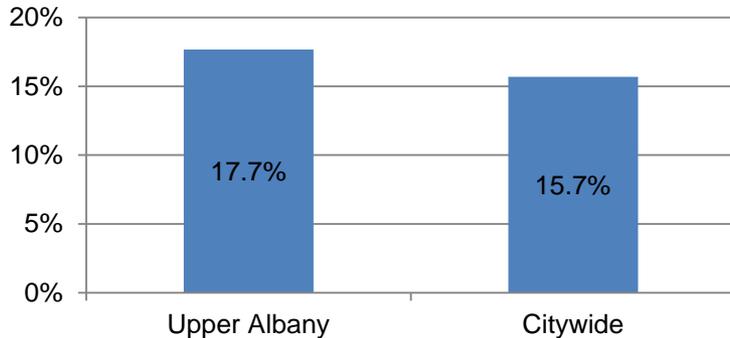
Historic Residential Price per Square Foot



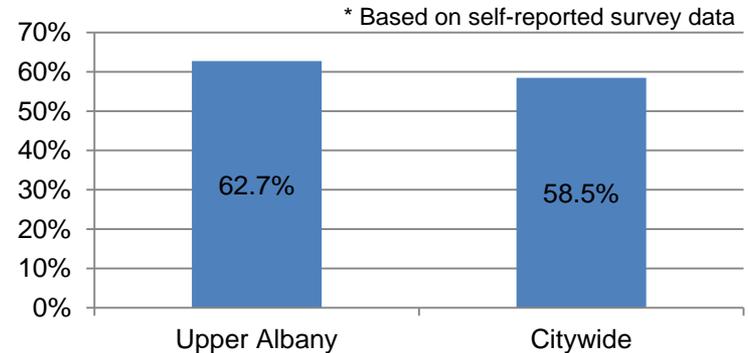
Average Craigslist Rent Per Bedroom (July 2013)



Percent of Homes Sold in the Last Three Years

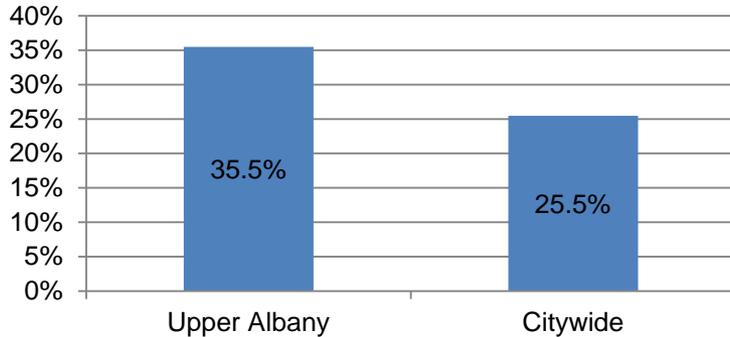


Percent of Households Paying More than 30% of Income for Housing

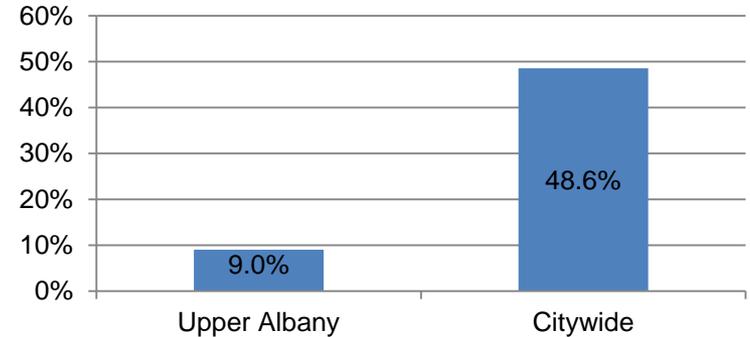


Upper Albany – Housing Structure

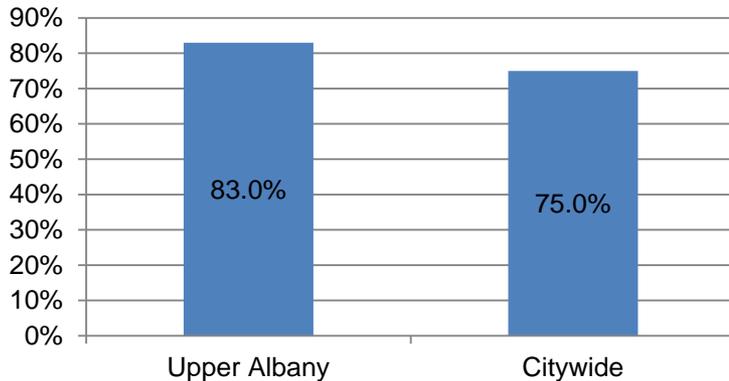
Percent of Residential Properties Permitted in the Last Three Years



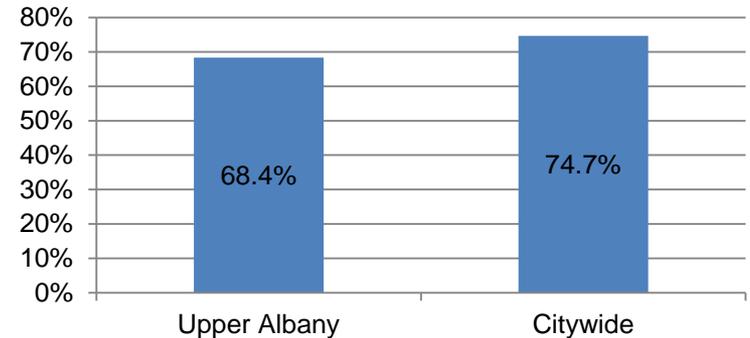
Percent of Residential Properties that are Single-Family



Percent of Residents Who Rent



Properties Where Owner Occupies One of the Units



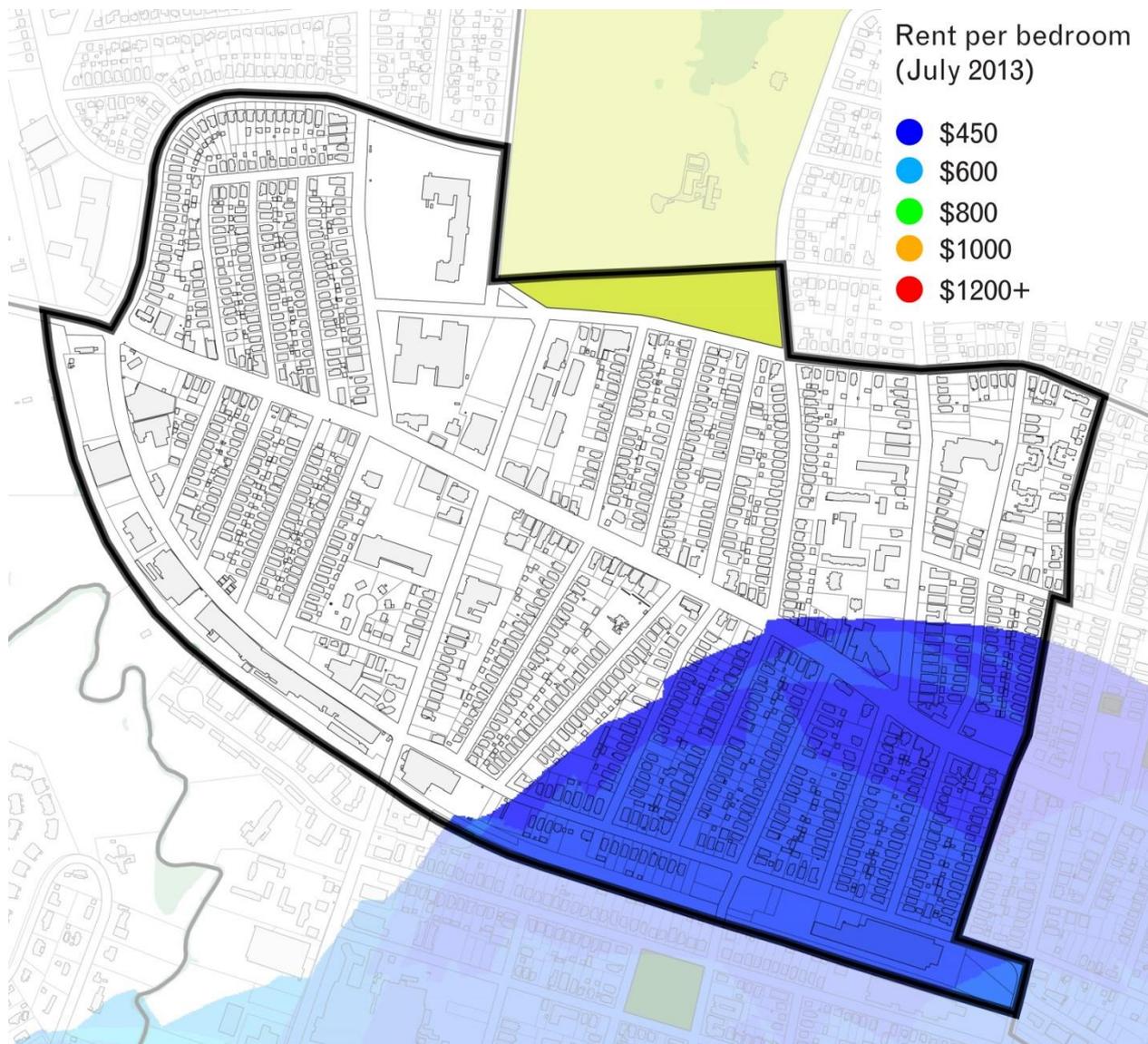
Rent Heatmap

Average rent per bedroom in Upper Albany: \$369

Average rent per bedroom citywide: \$494

Average bedrooms in Upper Albany: 1.8

Average bedrooms citywide: 1.8



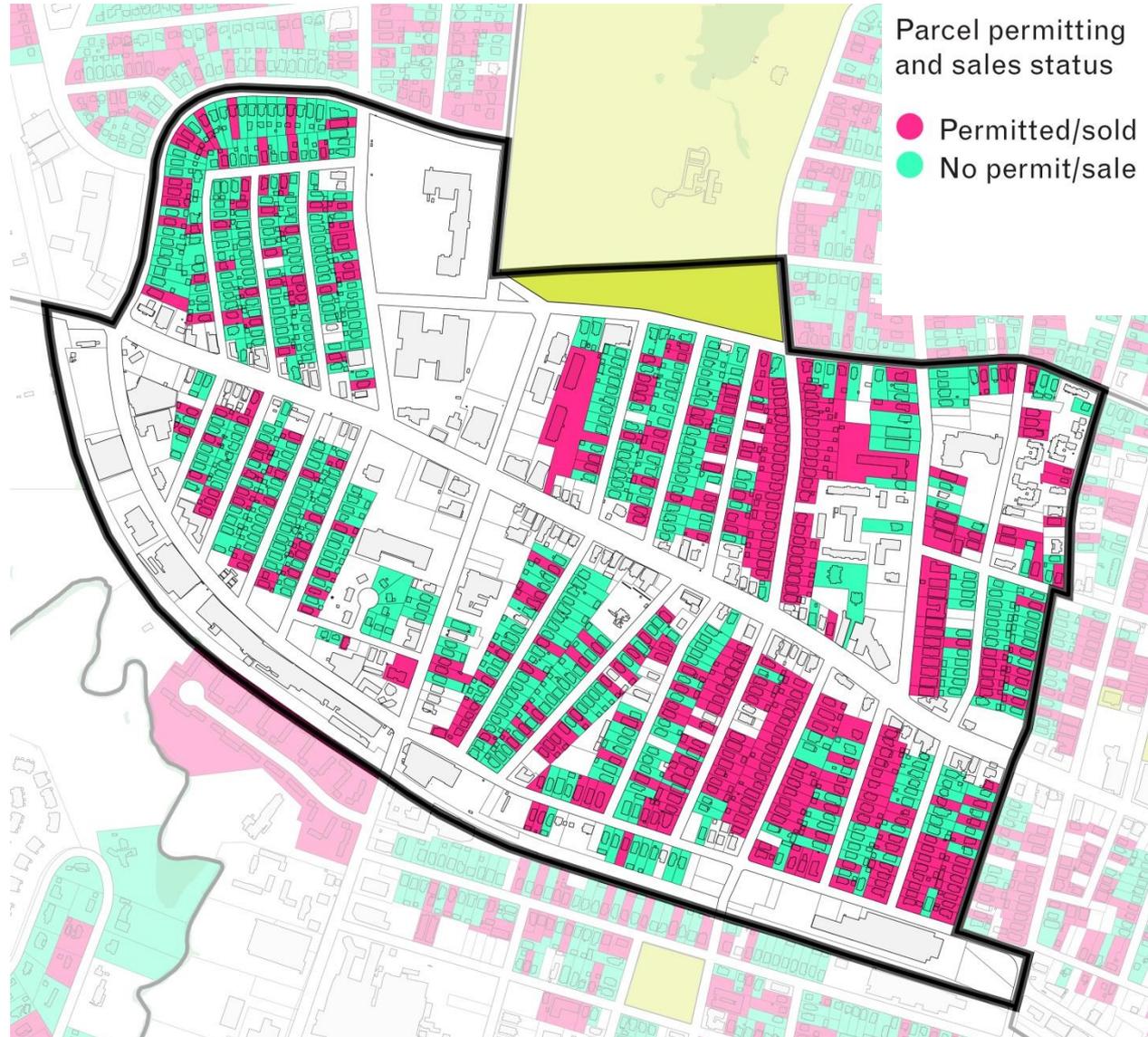
Permitting Index

Parcels sold or permitted since 2010: 355 of 809

Percentage sold or permitted: 44%

Number sold or permitted citywide: 5256 of 14975

Percentage sold or permitted citywide: 35%



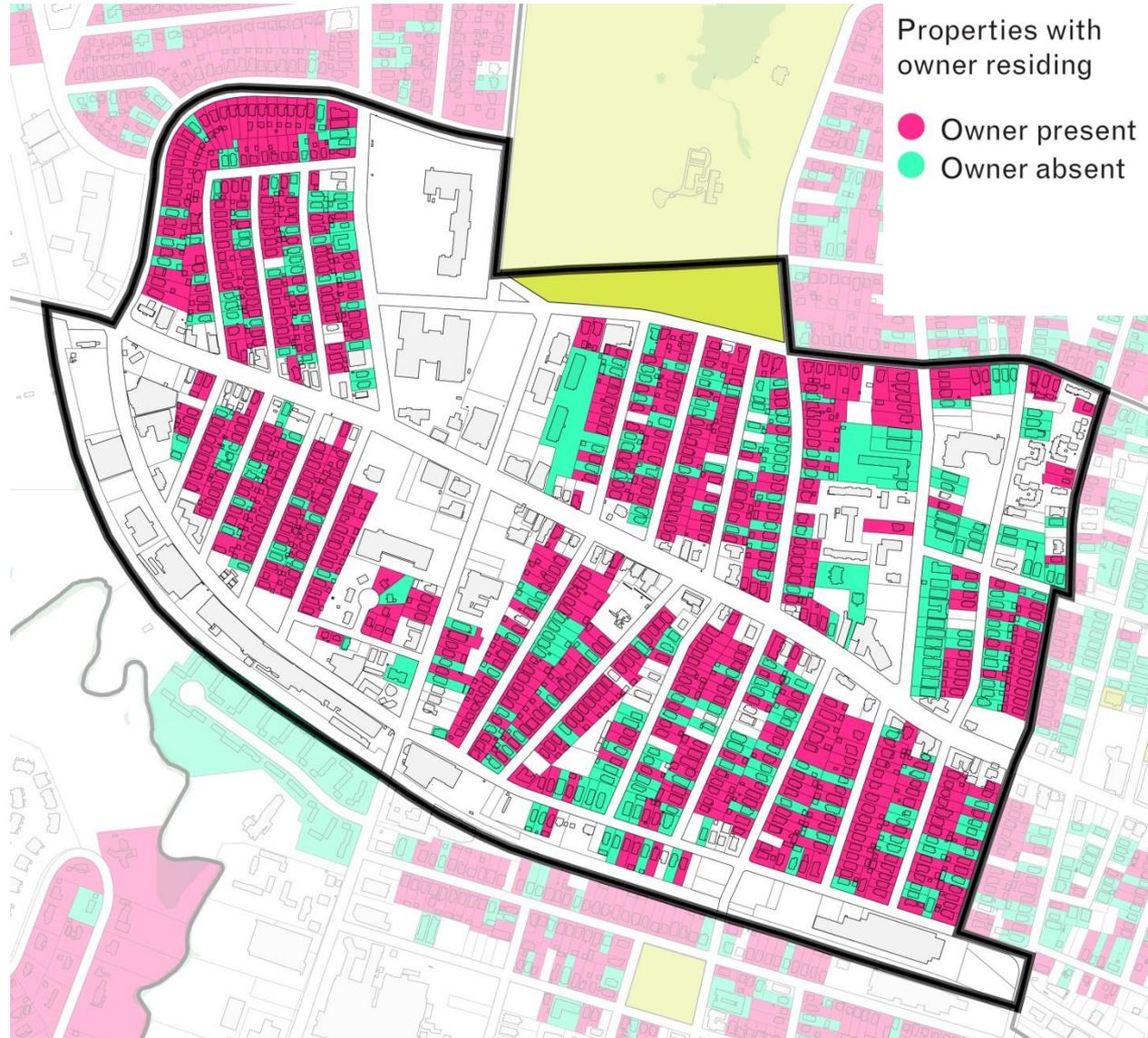
Owner-Occupied Households

Parcels with owner residing:
553 of 809

Percent with owner residing: 68%

Parcels with owner residing citywide:
11180 of 14975

Percent with owner residing citywide:
75%



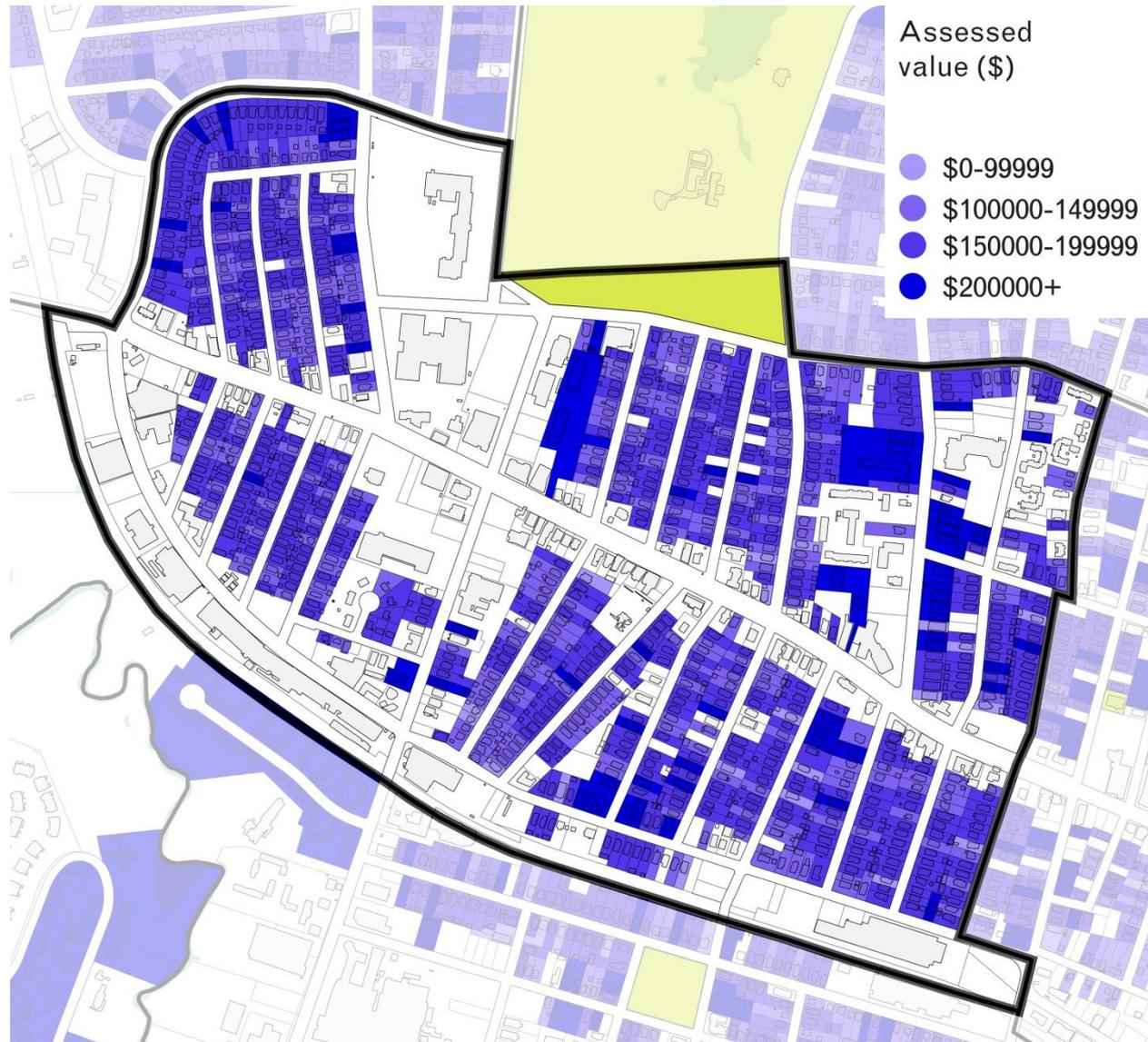
Assessed Value

Mean parcel value in
Upper Albany:
\$167977

Median parcel value
in Upper Albany:
\$157100

Mean parcel value
citywide:
\$225368

Median parcel value
citywide:
\$155200



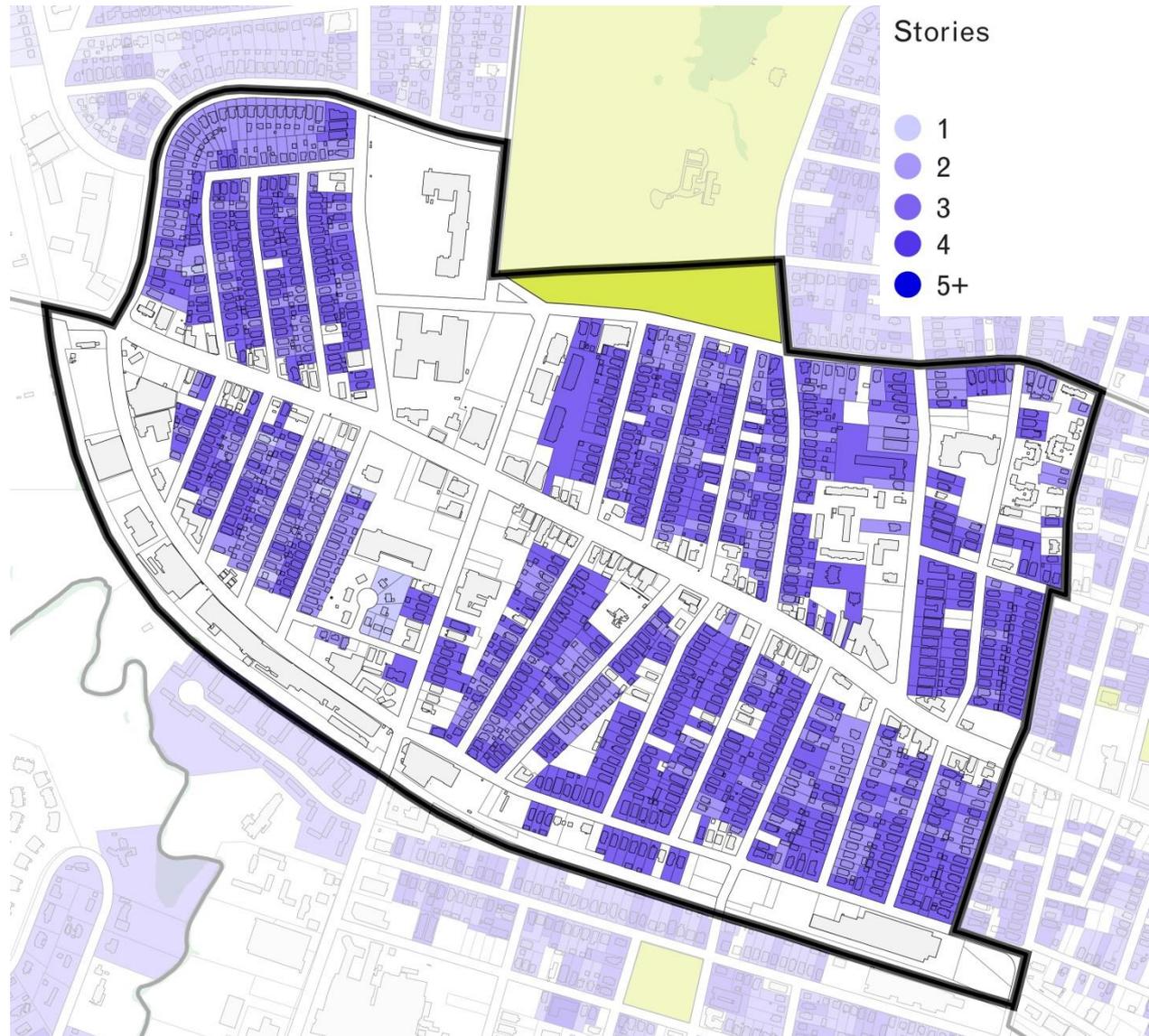
Number of Stories

Mean stories in Upper Albany:
2.63

Median stories in Upper Albany:
2.75

Mean stories citywide:
2.16

Median stories citywide:
2.0



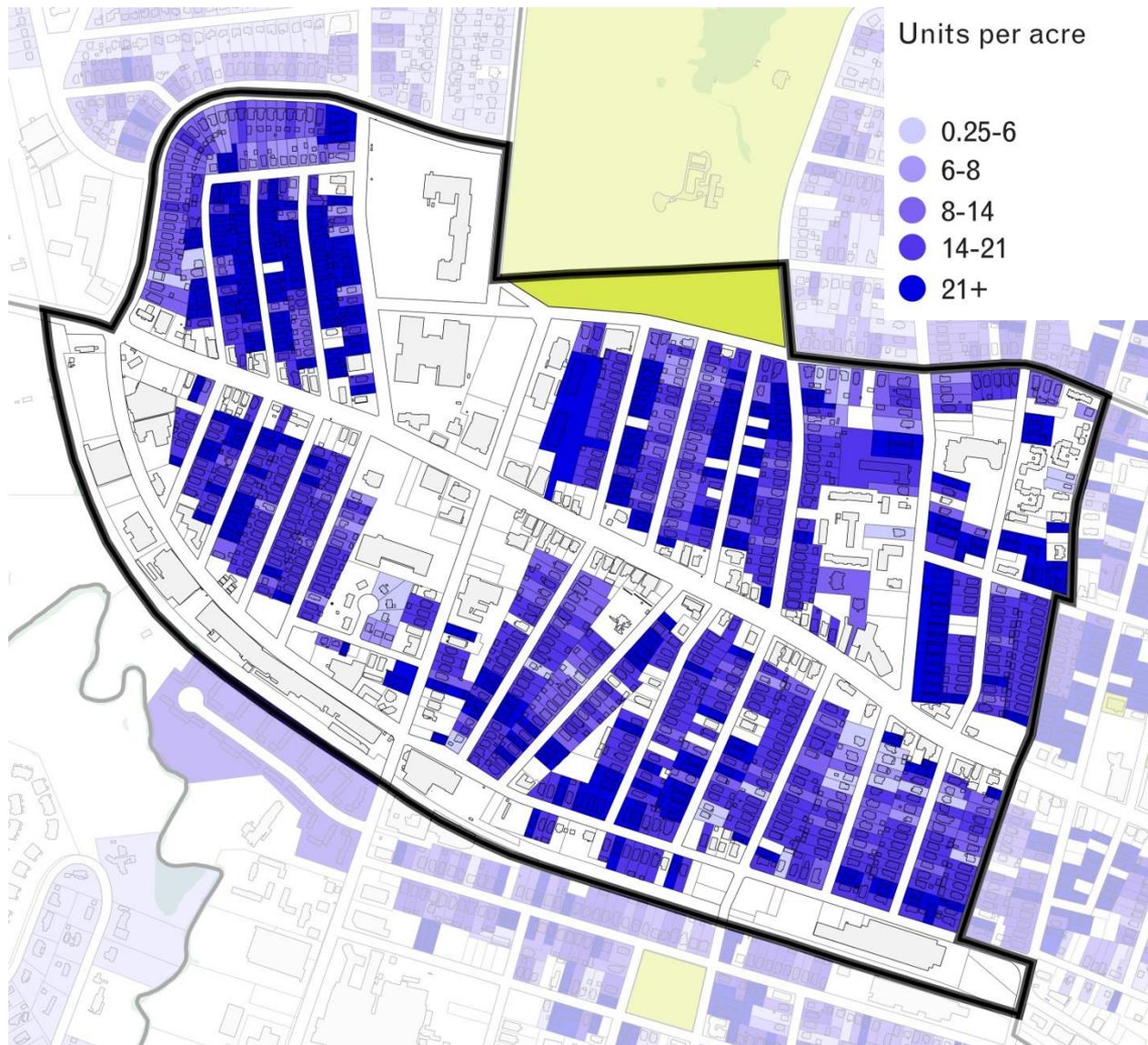
Units per Acre

Mean units/acre in
Upper Albany:
19.0

Median units/acre in
Upper Albany:
17.7

Mean units/acre
citywide:
18.5

Median units/acre
citywide:
10.1



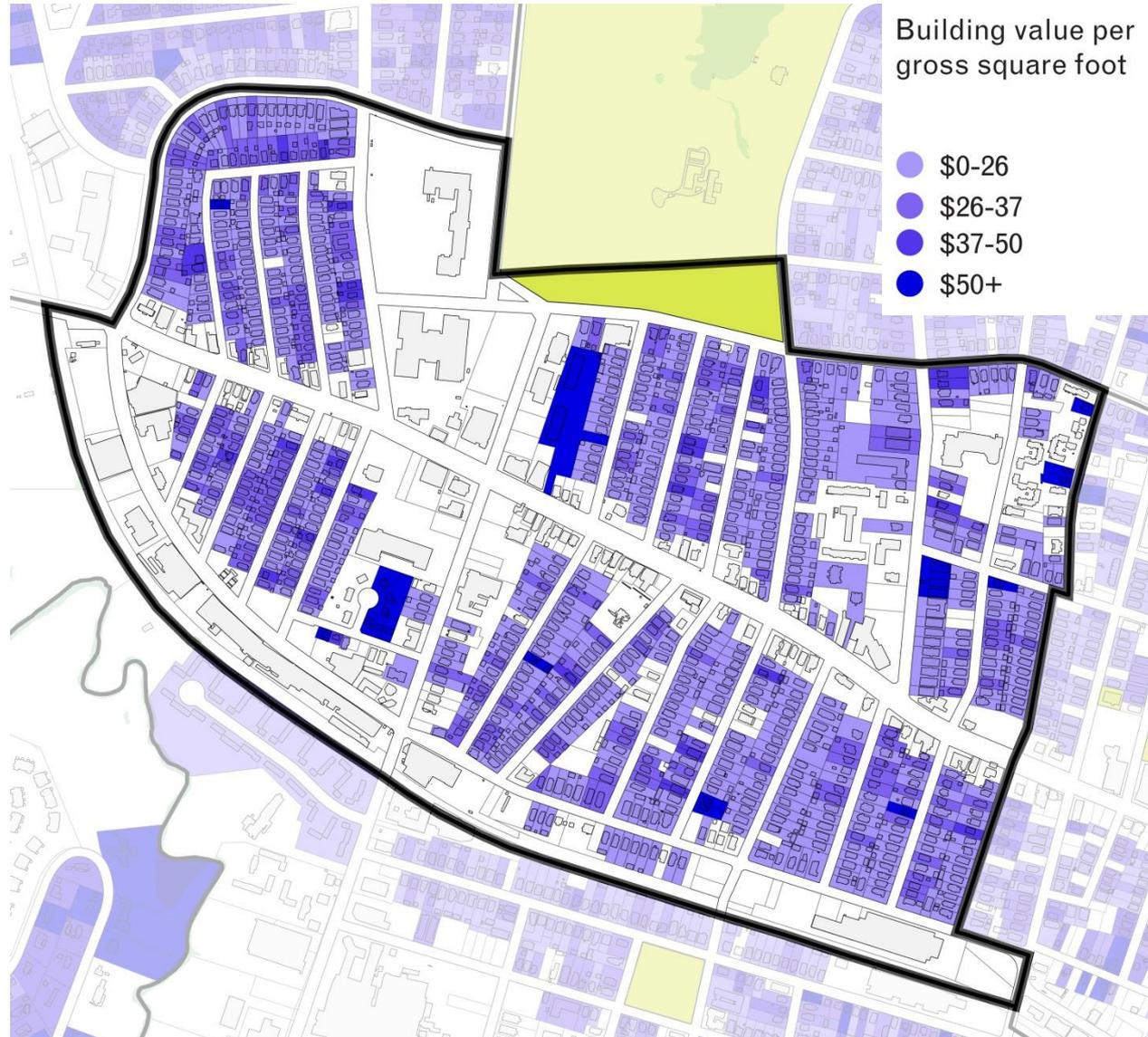
Building Value per GSF

Mean value/GSF in
Upper Albany:
24.7

Median value/GSF in
Upper Albany:
25.0

Mean value/GSF
citywide:
31.6

Median value/GSF
citywide:
33.8



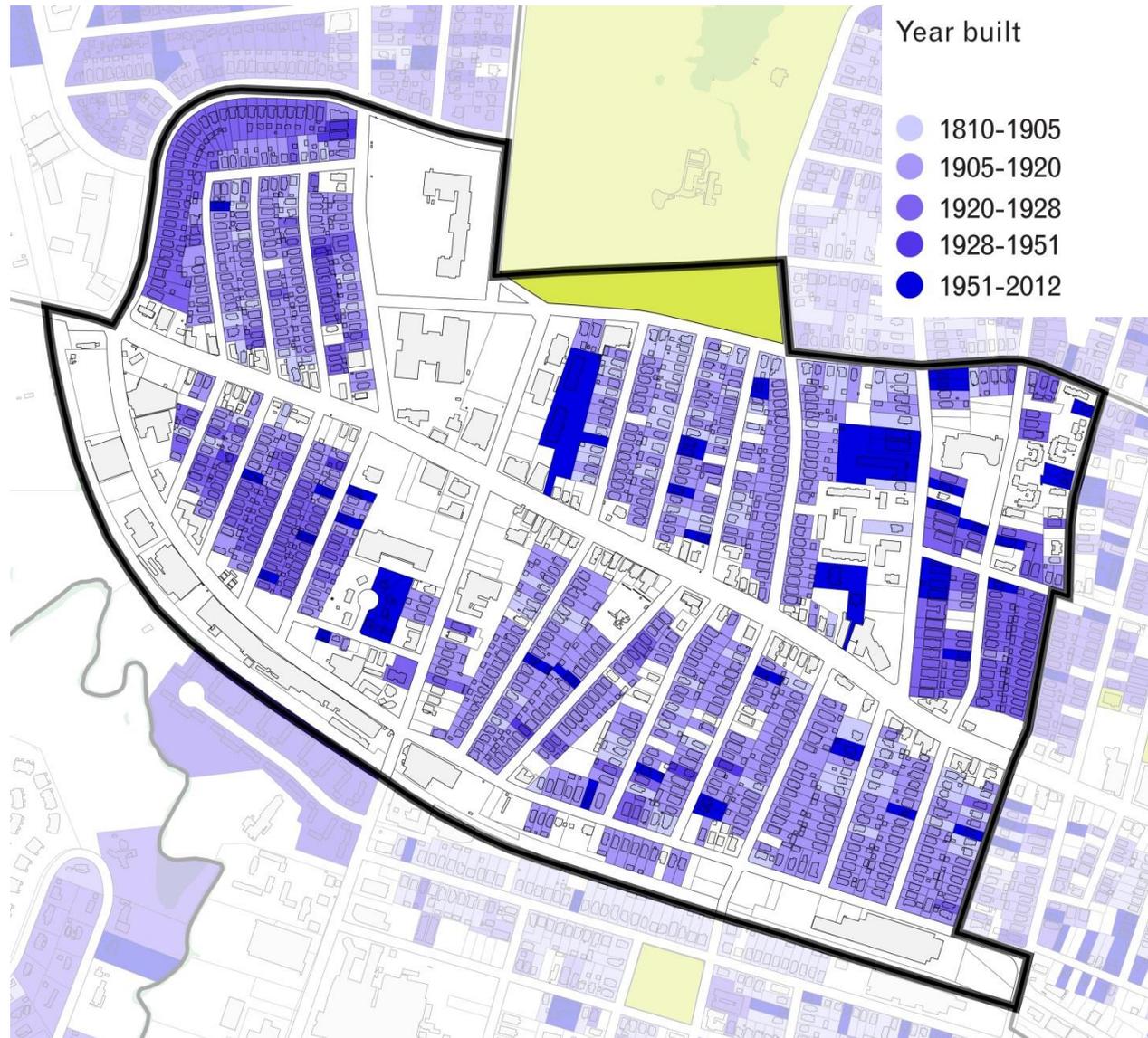
Year Built

Mean year built in
Upper Albany:
1918

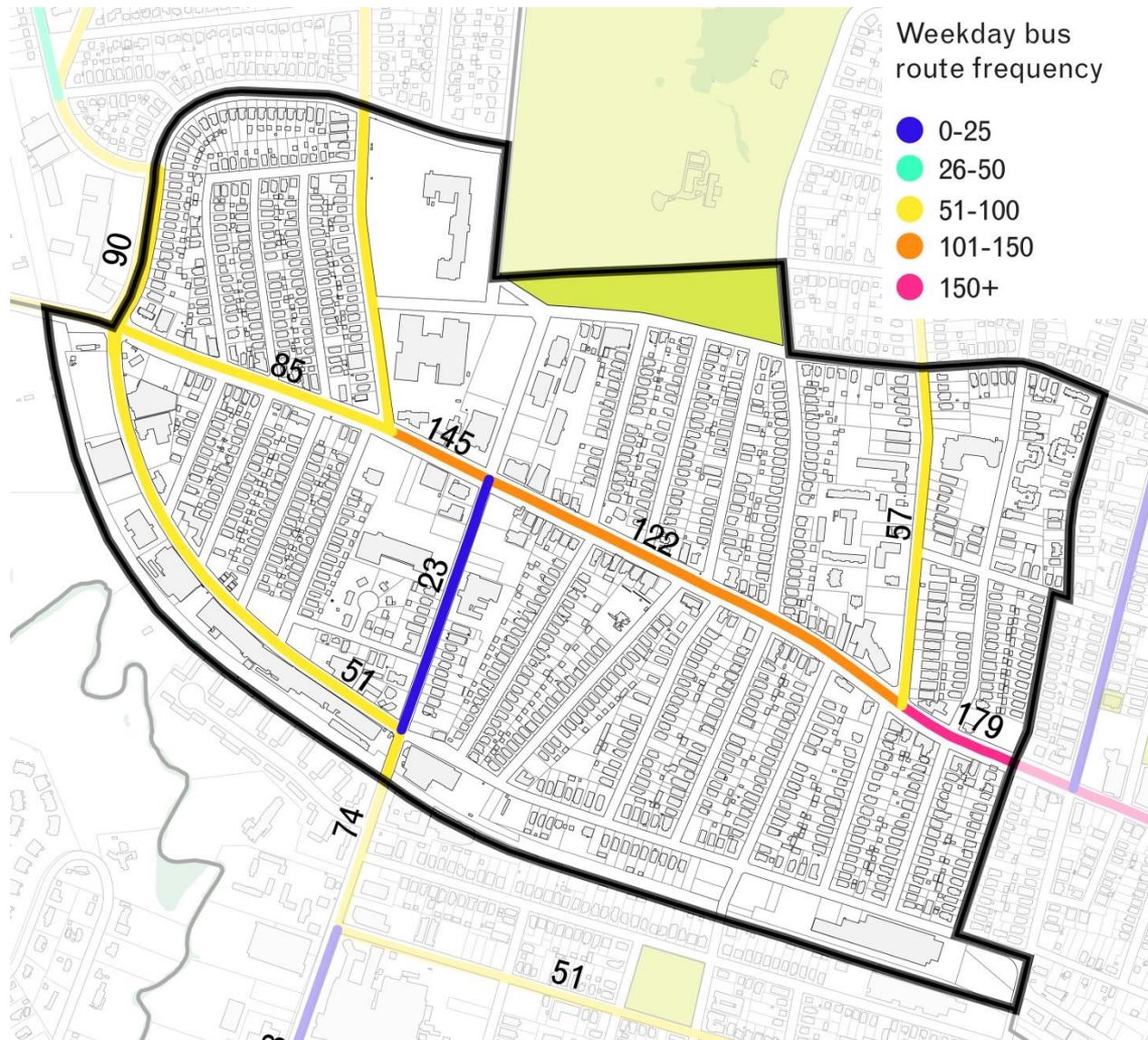
Median year built in
Upper Albany:
1915

Mean year built
citywide:
1930

Median year built
citywide:
1925



Bus Routes



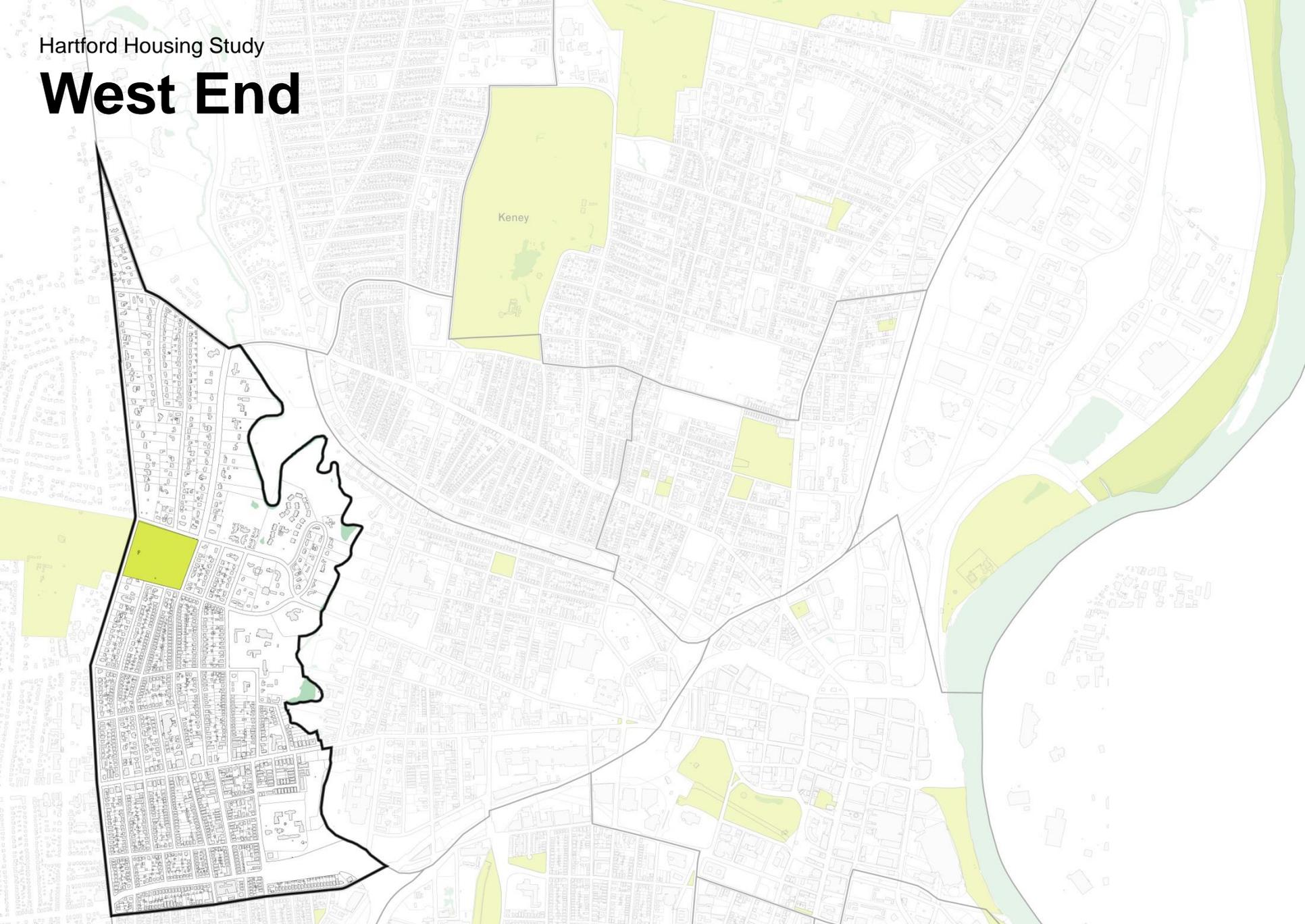
Housing Typology Example Photos



Housing Typology Example Photos

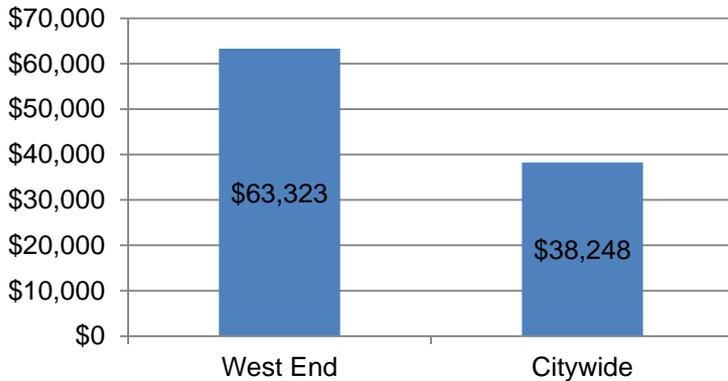


West End

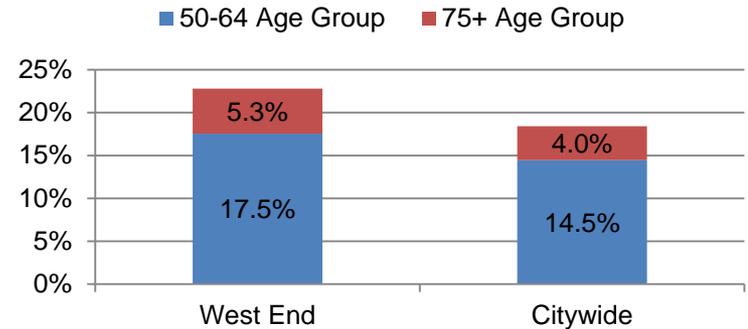


West End Profile - Demography

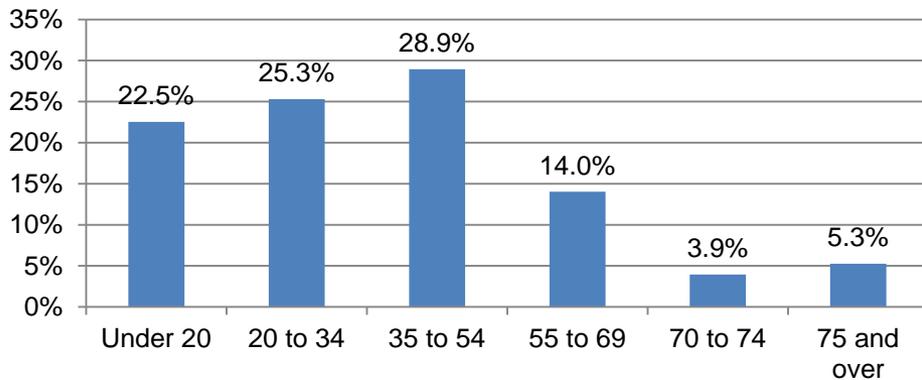
Mean Household Income



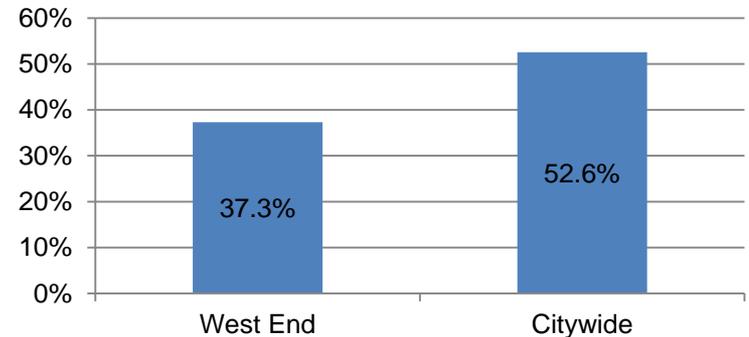
Percentages of 50-64 Year Olds and 75+ Year Olds



Residents by Age Group

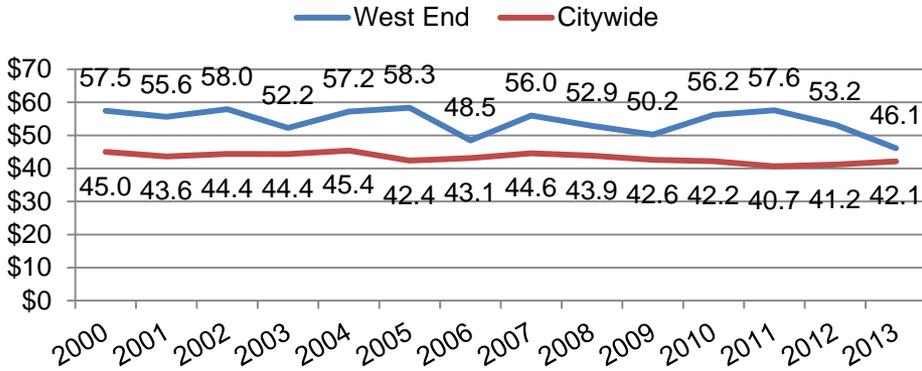


Percentage of Family Households Headed by a Single Mother

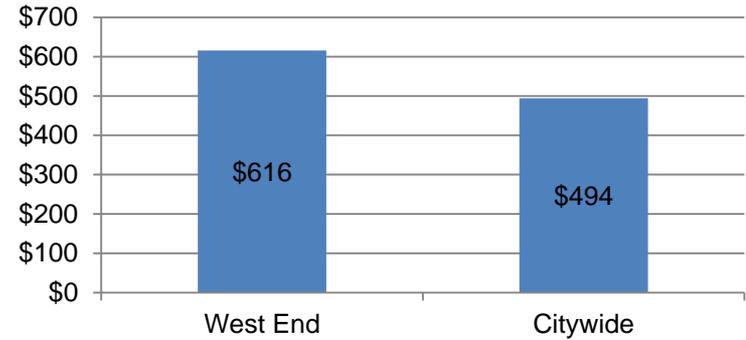


West End Profile - Economics

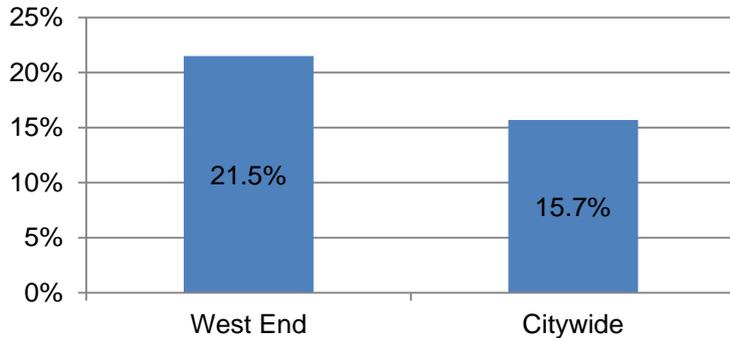
Historic Residential Price per Square Foot



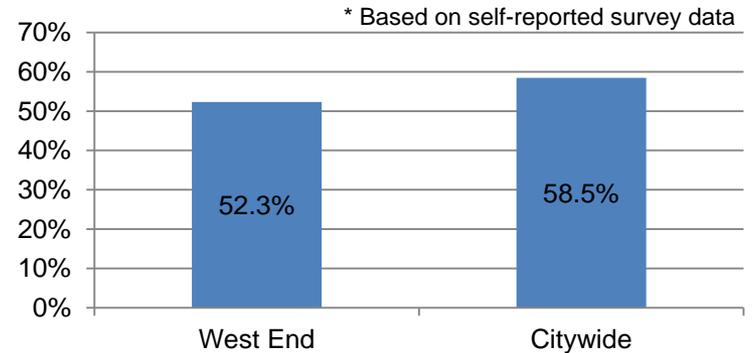
Average Craigslist Rent Per Bedroom (July 2013)



Percent of Homes Sold in the Last Three Years

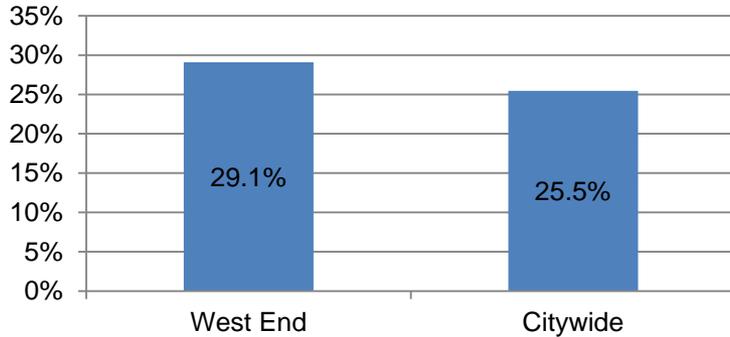


Percent of Households Paying More than 30% of Income for Housing

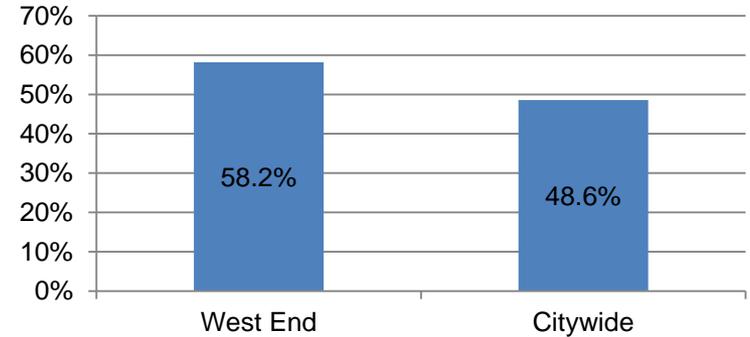


West End – Housing Structure

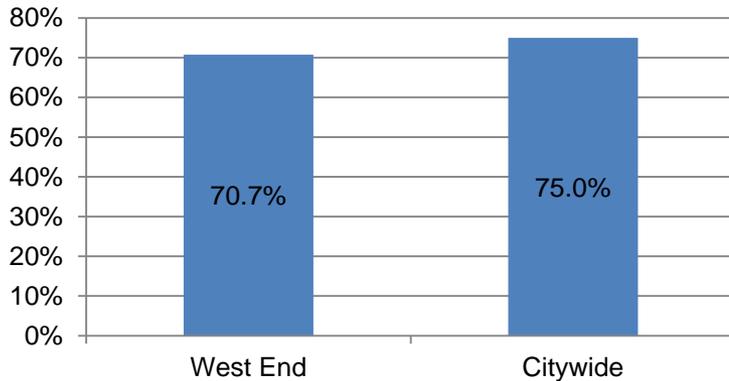
Percent of Residential Properties Permitted in the Last Three Years



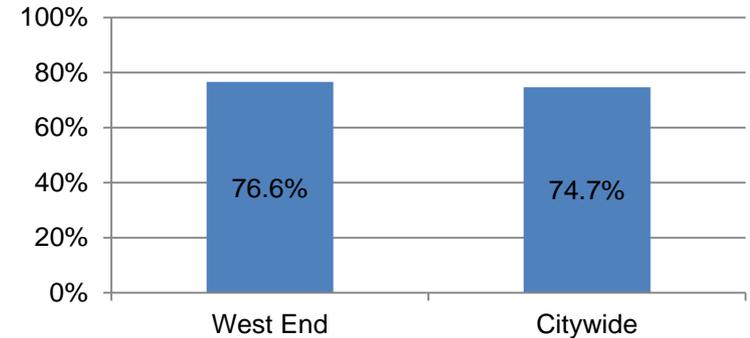
Percent of Residential Properties that are Single-Family



Percent of Residents Who Rent



Properties Where Owner Occupies One of the Units



West End

Rent Heatmap

Average rent per bedroom in West End: \$615

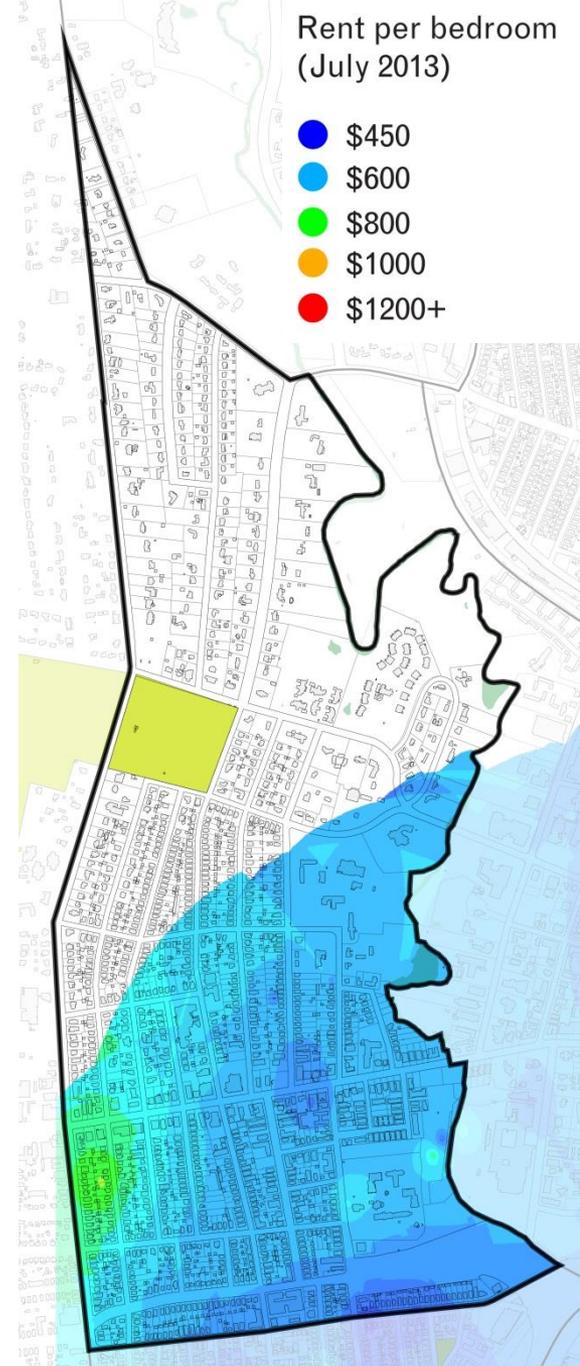
Average rent per bedroom citywide: \$494

Average bedrooms in Upper Albany: 1.3

Average bedrooms citywide: 1.8

Rent per bedroom (July 2013)

- \$450
- \$600
- \$800
- \$1000
- \$1200+



West End

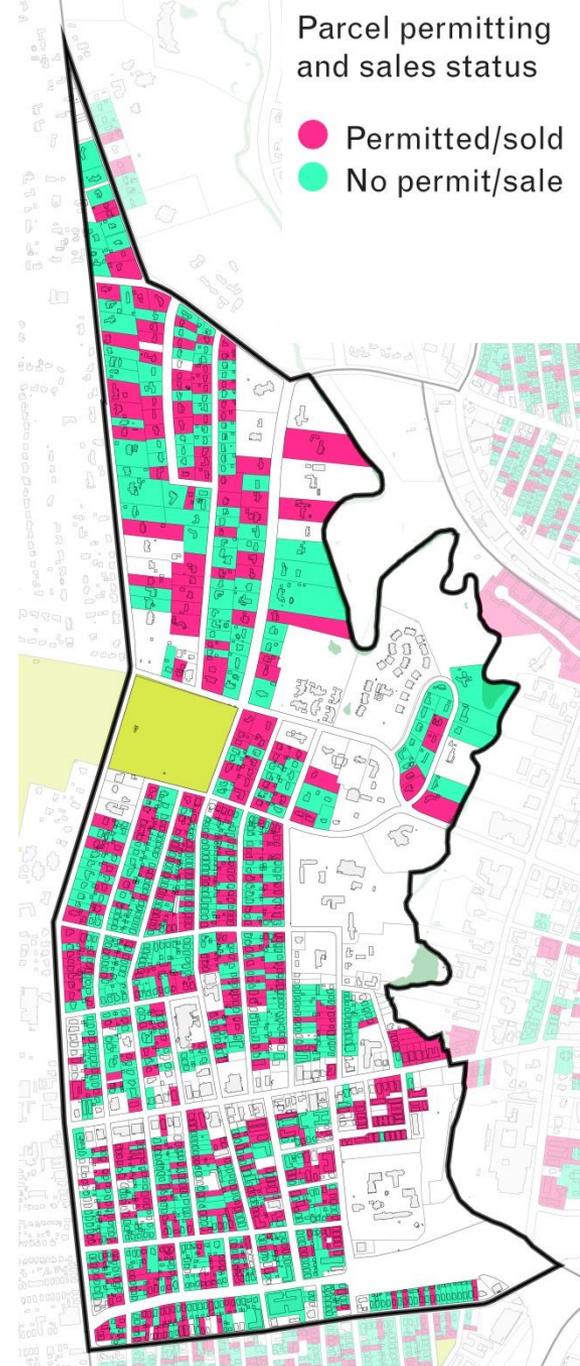
Permitting Index

Parcels sold or permitted since 2010:
454 of 1042

Percentage sold or permitted: 44%

Number sold or permitted citywide:
5256 of 14975

Percentage sold or permitted citywide:
35%



West End

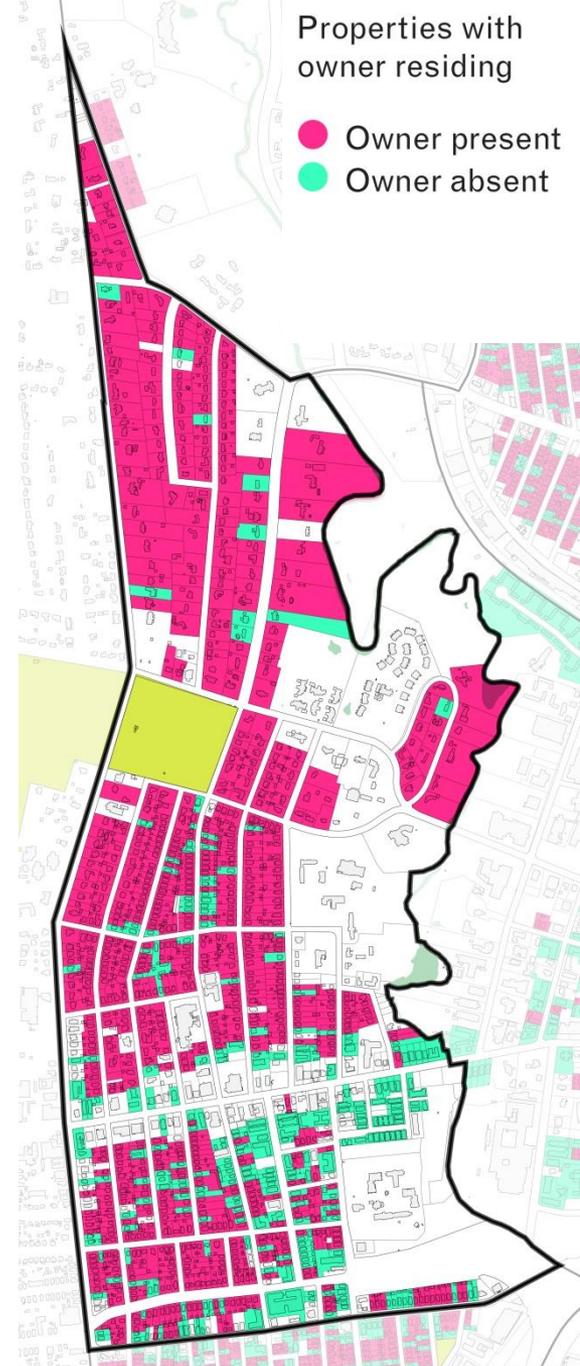
Owner-Occupied Households

Parcels with owner
residing:
798 of 1042

Percent with owner
residing: 77%

Parcels with owner
residing citywide:
11180 of 14975

Percent with owner
residing citywide:
75%



West End

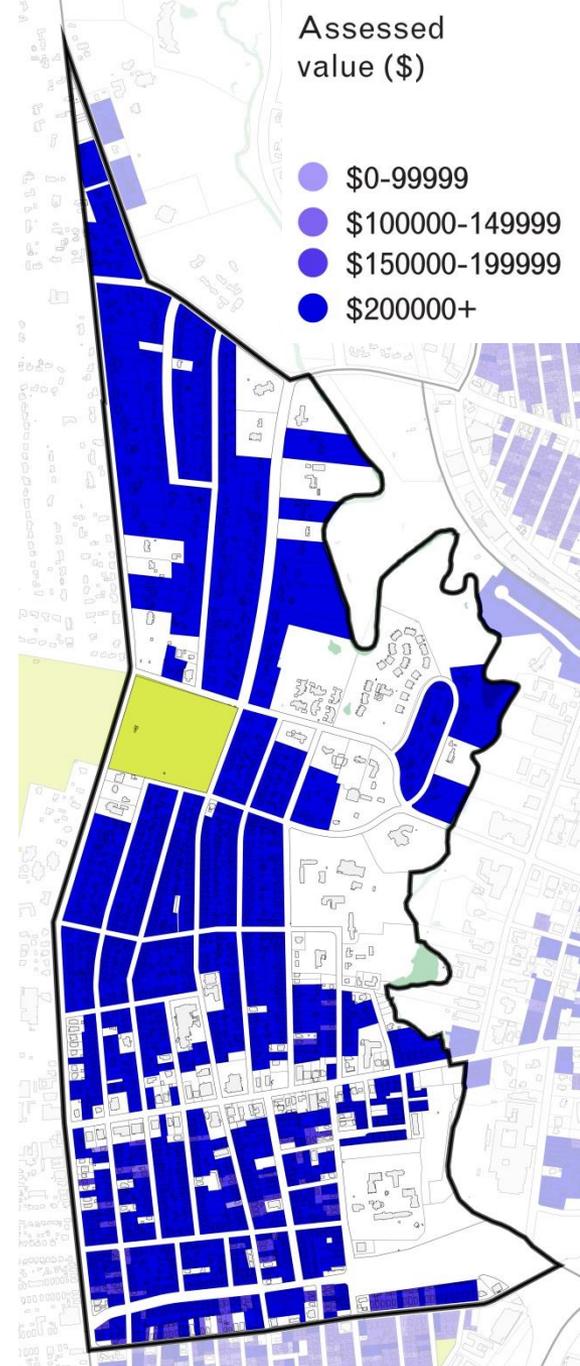
Assessed Value

Mean parcel value in
West End:
\$376774

Median parcel value
in West End:
\$293300

Mean parcel value
citywide:
\$225368

Median parcel value
citywide:
\$155200



West End

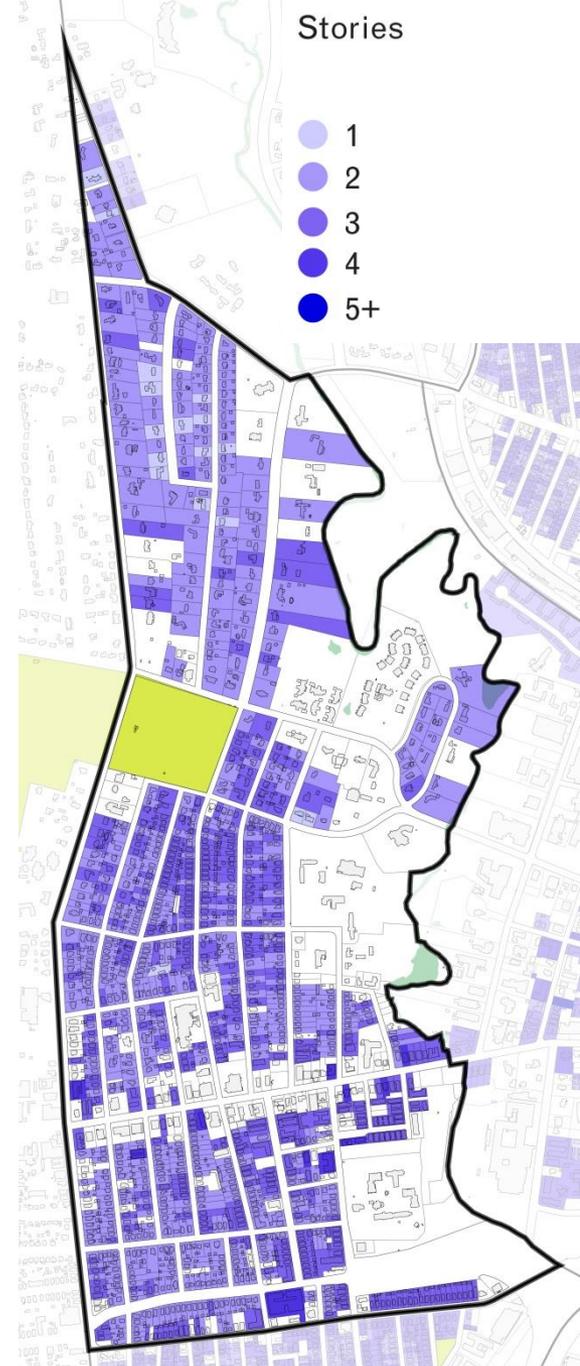
Number of Stories

Mean stories in West
End:
2.46

Median stories in
West End:
2.5

Mean stories citywide:
2.16

Median stories
citywide:
2.0



West End

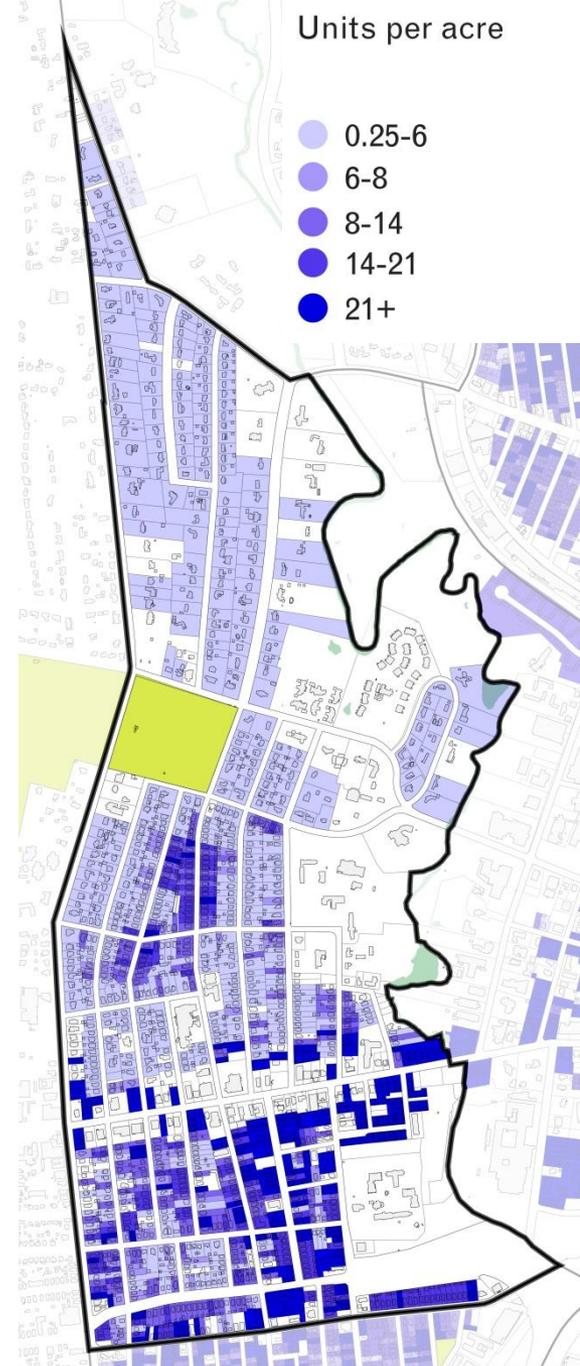
Units per Acre

Mean units/acre in
West End:
10.8

Median units/acre in
West End:
5.7

Mean units/acre
citywide:
18.5

Median units/acre
citywide:
10.1



West End

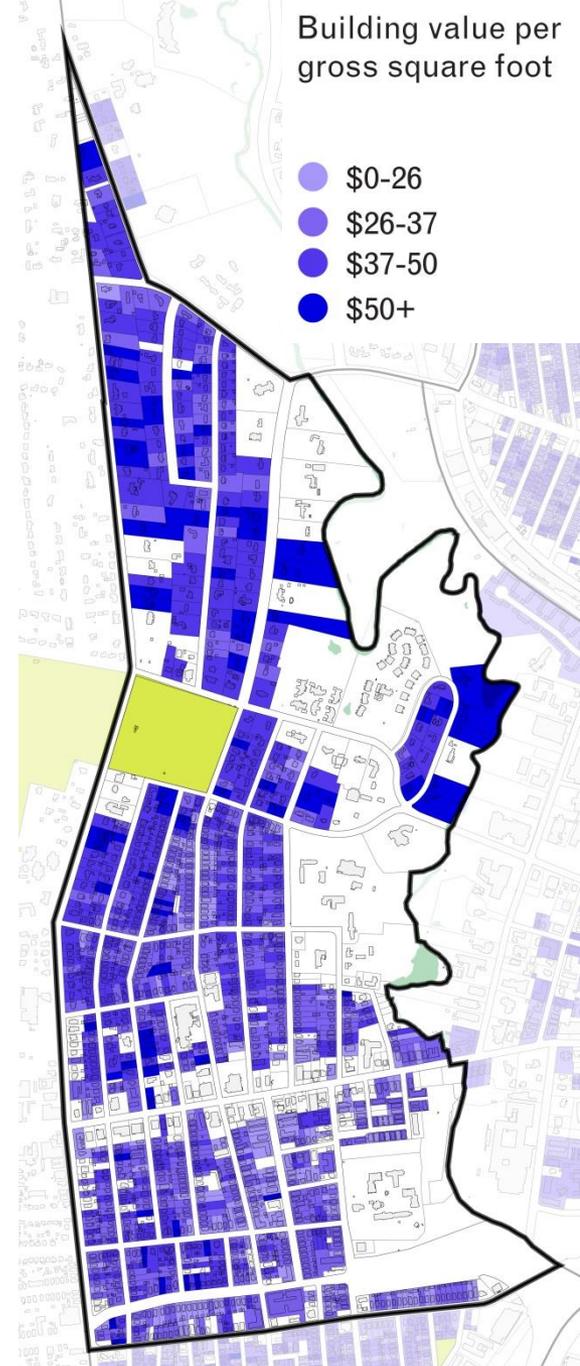
Building Value per GSF

Mean value/GSF in
West End:
35.4

Median value/GSF in
West End:
35.4

Mean value/GSF
citywide:
31.6

Median value/GSF
citywide:
33.8



West End

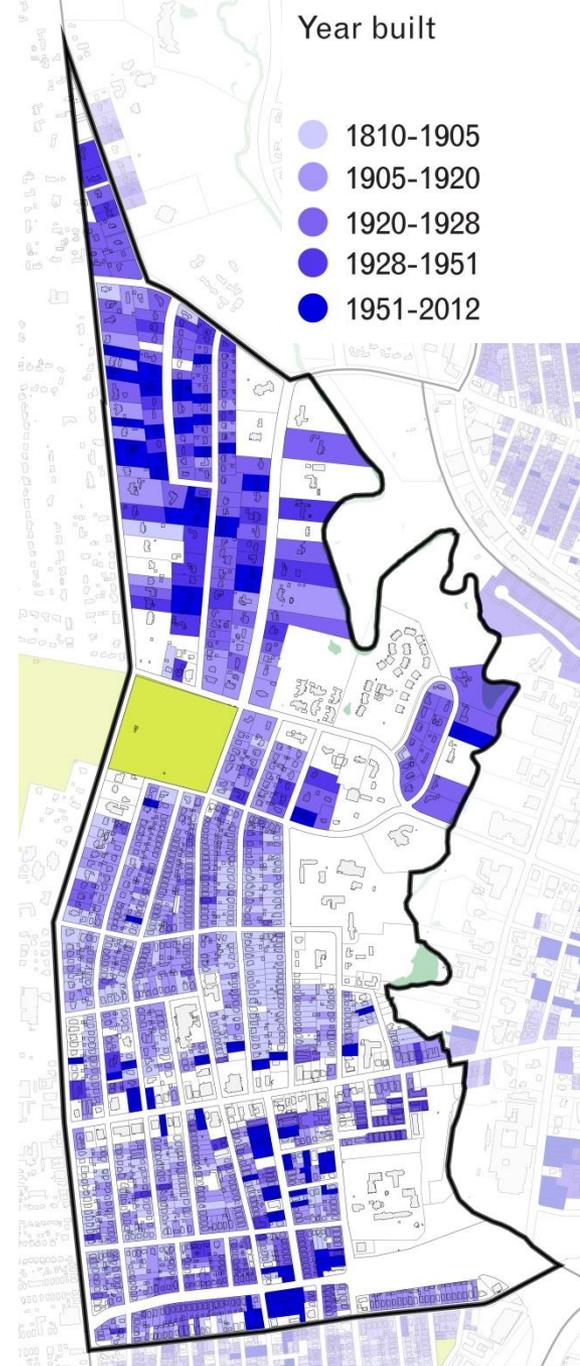
Year Built

Mean year built in
West End:
1915

Median year built in
West End:
1910

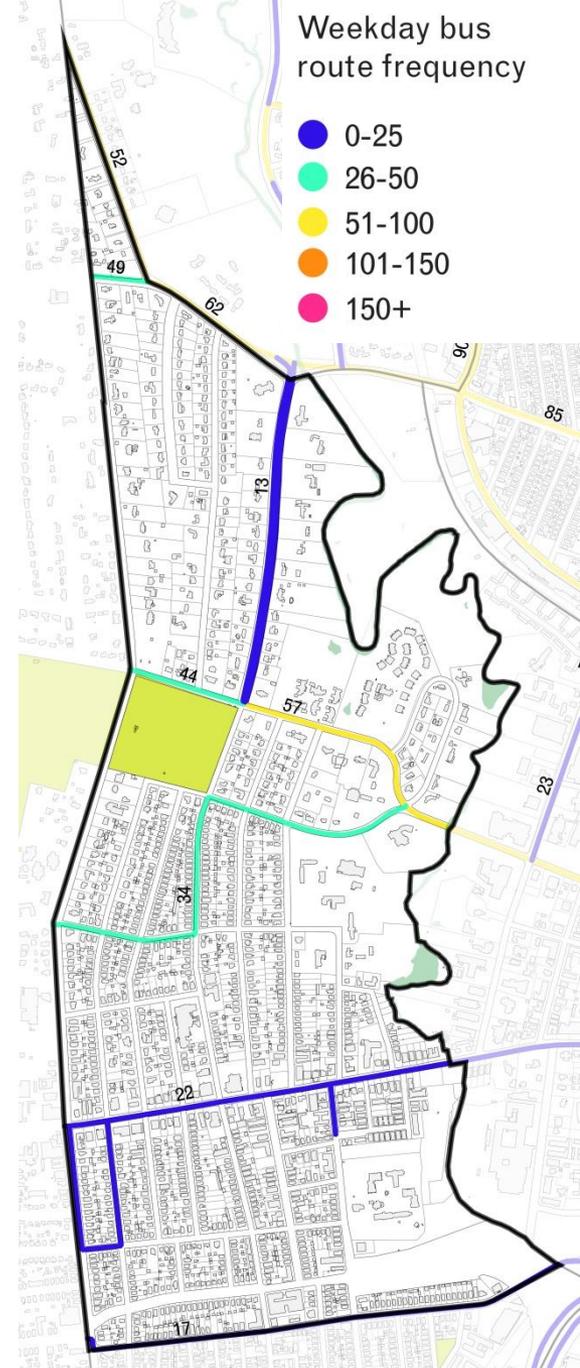
Mean year built
citywide:
1930

Median year built
citywide:
1925



West End

Bus Routes



Weekday bus route frequency

- 0-25
- 26-50
- 51-100
- 101-150
- 150+

Housing Typology Example Photos

