PORM-8 AREA DESCRIPTION

NAME OF CITY: San Jose, California
SECURITY GRADE: Green
AREA NO.: A-1

DESCRIPTION OF TERRAIN: Level with good drainage. Approximately 40 feet higher than major portion of city.

FAVORABLE INFLUENCES: Homogeneous neighborhood of high income population and substantial homes. Convenient to schools and all business and social centers.

DETRIMENTAL INFLUENCES: None

INHABITANTS:
- Professional, executives
  a. Type: Business men, bankers
  b. Estimated annual family income: $3600 - up
  c. Foreign-born: 0%
  d. Negro: 0%
  e. Infiltration of Remote: No
  f. Population is increasing: Yes

BUILDINGS:
- 1 and 2 story
  a. Type or types: 6 to 10 room
  b. Type of construction: Stucco-some brick
  c. Average age: 10 yrs. (new to 25 yrs.)

SALES VALUES:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING %</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929</td>
<td>$6,000-12,000</td>
<td>30</td>
</tr>
<tr>
<td>1933</td>
<td>3,000-6,000</td>
<td>50</td>
</tr>
<tr>
<td>Current</td>
<td>6,000-20,000</td>
<td>100</td>
</tr>
</tbody>
</table>

Rental Values:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING %</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929</td>
<td>$60-125</td>
<td>100</td>
</tr>
<tr>
<td>1933</td>
<td>30</td>
<td>50</td>
</tr>
<tr>
<td>Current</td>
<td>68-126</td>
<td>107</td>
</tr>
</tbody>
</table>

OCCUPANCY:
- Land: 50%
- Dwelling units: 120%
- Home owners: 90%

SALES DEMAND:
- Good

RENTAL DEMAND:
- Good

NEW CONSTRUCTION:
- Types: $8500-30,000
- Amount last year: 36 singles

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

TREND OF DESIRABILITY NEXT 10-15 YEARS: Upward

CLARIFYING REMARKS:
- Zoned single-family residential with provision for shopping district at corner of Naglee and Park Avenues. The eastern part of area has been a choice residential section for a number of years. The western part from Park Avenue has been largely built up in the past five years and is the most popular residential section of the city at the present time. What was formerly known as "Naglee Park" has been recently transformed by the city into a municipal rose garden of great charm and beauty. The "green hatched" district west and north of this area is now an orchard but seems destined to become a part of this area, although it is at the present outside the city limits.

Information for this form was obtained from W.L. Atkinson, W. Arnerich, David T. Bunker, W.B. Rice, Ralph H. Prentice, City of San Jose Building Department.

Date: September 1, 1937