AREA DESCRIPTION

1. NAME OF CITY: San Jose, California  SECURITY GRADE: Green  AREA NO.: A-2

2. DESCRIPTION OF TERRAIN: Level to gently sloping.

3. FAVORABLE INFLUENCES: Harmonious development of single-family residences, convenient to schools of all grades. High grade neighborhood in every respect.

4. DETRIMENTAL INFLUENCES: None.

5. INHABITANTS: Professional, executives, a. Type retired capitalists, etc.; b. Estimated annual family income $2500 & upward; c. Foreign-born native; d. Negro; e. Infiltration of Remote; f. Relief families; g. Population is increasing decreasing static.

6. BUILDINGS: 1 and 2 story; 5 to 6 rooms; Type of construction: Stucco, brick & frame; Average age: 10 years; Repair: Good.

7. HISTORY:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RANGE</td>
<td>PERCENT</td>
</tr>
<tr>
<td>1929</td>
<td>$7500-$20,000</td>
<td>100%</td>
</tr>
<tr>
<td>1933</td>
<td>5000-10,000</td>
<td>60</td>
</tr>
<tr>
<td>current</td>
<td>7500-20,000</td>
<td>100</td>
</tr>
</tbody>
</table>

Peak sale values occurred in 1937 and were 100% of the 1929 level. Peak rental values occurred in 1937 and were 121% of the 1929 level.


9. SALES DEMAND: a. Good; b. $10,000 single; c. Activity is Good.

10. RENTAL DEMAND: a. Good; b. $100 single; c. Activity is Good.

11. NEW CONSTRUCTION: a. Types: $10,000 single; b. Amount last year: 3 singles.


14. CLARIFYING REMARKS: The area is zoned single-family residential and is also protected by deed restrictions. Together with Area A-1, with which it is closely identified, it is known as Haggin Park. This is believed to be the most stable area in the city, and while room for development is limited, it is believed that it will be "tops" for many years to come (See Clarifying Remarks B-3).

15. Information for this form was obtained from W.L. Atkinson, W. Arnerich, W. Rice, Ralph Prentice, City of San Jose Building Department.

Date: September 1, 1937