AREA DESCRIPTION

1. NAME OF CITY San Jose, California SECURITY GRADE Blue AREA NO. B-2

2. DESCRIPTION OF TERRAIN. Level.

3. FAVORABLE INFLUENCES. Convenience to educational institutions and high-class local shopping centers. Homogeneous area of medium priced homes. Nearness to transportation.

4. DETRIMENTAL INFLUENCES. Adobe soil unfavorable to sound foundations. Termites are known to exist here.

5. INHABITANTS:
   a. Type Professional, business men.
   b. Estimated annual family income $1500 - 3,000
   c. Foreign-born No concentration.
   d. Negro No
   e. Infiltration of Remote
   f. Relief families Maybe one or two
   g. Population is increasing Rapidly.

6. BUILDINGS:
   a. Type or types 1 and 2 story
   b. Type of construction Stucco
   c. Average age 10 to 15 years
   d. Repair Good

7. HISTORY:
   a. Land 75%
   b. Dwelling units 100%
   c. Home owners 85%

8. OCCUPANCY:
   a. Land
   b. Dwelling units
   c. Home owners

9. SALES DEMAND:
   a. Good
   b. $5000 to $6000 single
   c. Activity is Good

10. RENTAL DEMAND:
    a. Good
    b. $40 singles
    c. Activity is Good

11. NEW CONSTRUCTION:
    a. Types $16,000 multi-family
    b. Amount last year 2 multi-family

12. AVAILABILITY OF MORTGAGE FUNDS:
    a. Home purchase
    b. Home building

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward

14. CLARIFYING REMARKS:
    Zoned single-family residential with multiple dwellings permitted on the Alameda. Two small sections along Park Avenue and one half block on the Alameda are zoned for community trading centers. The northern and western sections are not as high grade as the balance of the area. The "blue-hatched" section lying to the west and northwest of this area is at present uninhabited, being largely an orchard. However, it is said that negotiations are in progress for at least a part of this land for the purpose of sub-dividing it.

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

Date September 1, 1937