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 of 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; decreasing static.

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

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

8. SALES DEMAND:
   a. Good
   b. $5000 to $6000 singles
   c. Activity is Good

9. RENTAL VALUES:
   a. Good
   b. $400 to 600 singles
   c. Activity is Good

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

11. AVAILABILITY OF MORTGAGE FUNDS:
    a. Home purchase ample
    b. Home building ample

12. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward

13. 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-division.

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

Date September 1, 1937