AREA DESCRIPTION

1. NAME OF CITY: San Jose, California
   SECURITY GRADE: High Blue
   AREA NO.: B-3

2. DESCRIPTION OF TERRAIN.
   Level.

3. FAVORABLE INFLUENCES.
   Homogeneous neighborhood of moderate to high income inhabitants.
   Convenience to schools and all social and business centers.

4. DETRIMENTAL INFLUENCES.
   Some residences in eastern part, while well-maintained, are getting old.

5. INHABITANTS:
   Professional, executives, a. Type businessmen;
   b. Estimated annual family income $3,000 up;
   c. Foreign-born (nationality) no; d. Negro (yes or no) no;
   e. Infiltration of Remote; f. Relief families No;
   g. Population is increasing Yes; decreasing No; static.

6. BUILDINGS:
   1 and 2 story
   a. Type or types 5 room to mansion;
   b. Type of construction Frame, stucco, brick;
   c. Average age 15 years;
   d. Repair First class

7. HISTORY:
   SALE VALUES
   RENTAL VALUES
<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE RANGE</th>
<th>PREDOMINATING %</th>
<th>RENTAL RANGE</th>
<th>PREDOMINATING %</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929</td>
<td>$5500-10,000</td>
<td>7,000 100%</td>
<td>$45 to 75</td>
<td>$60 100%</td>
</tr>
<tr>
<td></td>
<td>5 to 8 room</td>
<td></td>
<td>20-50</td>
<td>35 60</td>
</tr>
<tr>
<td>current</td>
<td>$5500-11,000</td>
<td>7,500 107%</td>
<td>45-90</td>
<td>75 125</td>
</tr>
</tbody>
</table>

   Peak sale values occurred in 1937 and were 107% of the 1929 level.
   Peak rental values occurred in 1937 and were 125% of the 1929 level.

8. OCCUPANCY:
   a. Land 80%; b. Dwelling units 100%; c. Home owners 80%.

9. SALES DEMAND:
   a. Good;
   b. 6 room $7,500;
   c. Activity is Good.

10. RENTAL DEMAND:
    a. Good;
    b. 6 room $75;
    c. Activity is Good.

11. NEW CONSTRUCTION:
    a. Types 5 & 6 room $6,000 to $10,000 singles
       b. Amount last year 13 single family
          3 multi-family (small)

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS:
    Upward (probably static in southeastern part)

14. CLARIFYING REMARKS:
    Mainly zoned single-family residential. Small apartment houses
    permitted on blocks facing the Alameda. Six blocks southeastern part zoned two-family
    residential, and provision is made for a small trading center on Park Avenue between
    Magnolia and Hester. The southern part of the area is built upon what was the old
    fairgrounds. Property on Magnolia and Hester Avenues between the Alameda and Park
    Avenue does not enjoy as high a value as the rest of the district, as it is part of
    an older development and is inclined to be heterogeneous in its improvements.

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

Date September 1, 1937