AREA DESCRIPTION

NAME OF CITY: San Jose, California
SECURITY GRADE: Blue
AREA NO.: E-4

DESCRIPTION OF TERRAIN: Level.

FAVORABLE INFLUENCES:
Established district of better grade single-family dwellings.
Convenience to schools of all grades, San Francisco transportation, and downtown districts.

DETREMENTAL INFLUENCES:
Proximity to industrial districts and inharmonious racial elements.

INHABITANTS:
Business, professional men, executives
a. Type
b. Estimated annual family income $3,000 to 6,000

c. Foreign-born, No.
d. Negro, no

INHABITANTS (Continued):
e. Infiltration of Remote
f. Relief families, None

g. Population is increasing, Yes; decreasing, static.

BUILDINGS:
a. Type or types 1 and 2 story
b. Type of construction Stucco few brick & frame

c. Average age, 3 years (new to 15)
d. Repair, Good

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>PERDOMINATING $</td>
</tr>
<tr>
<td>1929</td>
<td>level 5</td>
<td>$7500-15,000</td>
</tr>
<tr>
<td>1933</td>
<td>low 5</td>
<td>4500-7,500</td>
</tr>
<tr>
<td>current</td>
<td>6000-12,500</td>
<td>8,500</td>
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</tbody>
</table>

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

OCCUPANCY:
a. Land, 75%; b. Dwelling units, 100%; c. Home owners, 90%

SALES DEMAND:
a. Good; b. $7500 singles

RENTAL DEMAND:
a. Good; b. $7500 singles

c. Activity is Good

NEW CONSTRUCTION:
a. Types $80,000 singles

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

trend of desirability next 10-15 years: Upward

CLARIFYING REMARKS:
Zoned two and multi-family. However, the pattern of the areas is so normally established as a single-family district that the building of apartment houses will probably be confined to northern and western boundaries. There are but three small apartment houses in the area at the present time. The northern half of this area is what is known as the Vendome Hotel tract, which was subdivided in 1933 subsequent to the destruction of the hotel by fire. Improvements in this area are of such a character that, if it were larger and differently located, it would be graded "high blue" or "law green". It is a popular neighborhood, and it is believed that its progress will be slowly upward on account of the convenience of its location.

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

Date: September 1, 1937