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

2. DESCRIPTION OF TERRAIN: Level.

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

4. DETRIMENTAL INFLUENCES: Proximity to industrial districts and inharmonious racial elements.

5. INHABITANTS:  
   a. Business, professional men executives  
   b. Estimated annual family income $3,000-6,000  
   c. Foreign-born: No;  
   d. Negro: No  
   e. Infiltration of Remote  
   f. Relief families: None  
   g. Population is increasing: Yes; decreasing: No; static.

6. BUILDINGS:  
   a. Type or types 5 to 8 rooms  
   b. Type of construction: Stucco-few brick & frame  
   c. Average age: 3 years (new to 15)  
   d. 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>INATING</td>
</tr>
<tr>
<td>1929</td>
<td>level</td>
<td>7500-15,000</td>
</tr>
<tr>
<td>1332</td>
<td>low</td>
<td>4500-7,500</td>
</tr>
</tbody>
</table>
   | current | 6000-12,500 | 8,500 | 90 | 60 - 100 | 75 | 100%

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.

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

9. SALES DEMAND:  
   a. Good  
   b. $7500 singles  
   c. Activity is: Good

10. RENTAL DEMAND:  
    a. Good  
    b. $75 singles  
    c. Activity is: Good

11. NEW CONSTRUCTION:  
    a. Types $8,000 singles  
    b. Amount last year: 2 singles

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Upward

14. CLARIFYING REMARKS: Zoned two and multi-family. However, the pattern of the areas is so nearly 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 1930 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 "low 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.

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

Date: September 1, 1937  

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