AREA DESCRIPTION

NAME OF CITY: San Jose, California
SECURITY GRADE: High Blue
AREA NO.: B-6

DESCRIPTION OF TERRAIN:
Level, gentle slope to west.

FAVORABLE INFLUENCES:
Homogeneously developed area of great charm. Nearness to transportation, grade schools and shopping center. Zoned single-family residential.

DETRIMENTAL INFLUENCES:
High percentage of development precludes much further expansion. Nearness of heterogeneous area to north and east and industrial area to northwest.

INHABITANTS:
Professional and business men
a. Type executives & retired high:
b. Estimated annual family income $2400–8,000
Income people:
c. Foreign-born No concentration %
d. Negro No %
(fattality)
e. Infiltration of Remote
f. Relief families None

Infiltration of Remote

Population is increasing Yes decreasing static.

BUILDINGS:
1 and 2 story
a. Type or types 5 to 8 room single family
b. Type of construction stucco, frame, & brick family
c. Average age 8 to 10 years
d. Repair Good

HISTORY:

SALE VALUES

<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING %</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929 level</td>
<td>$6,500–$10,000</td>
<td>67.600 100%</td>
</tr>
<tr>
<td>1933 low</td>
<td>$6,500–$6,000</td>
<td>6,500 60</td>
</tr>
<tr>
<td>current</td>
<td>$5,000–10,000</td>
<td>5,000 100</td>
</tr>
</tbody>
</table>

RENTAL VALUES

<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING %</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929 level</td>
<td>$50 to 80</td>
<td>60 100%</td>
</tr>
<tr>
<td>1933 low</td>
<td>25 to 40</td>
<td>30 60</td>
</tr>
<tr>
<td>current</td>
<td>60 to 100</td>
<td>75 125</td>
</tr>
</tbody>
</table>

Peak sale values occurred in 1927 and were 100% of the 1929 level.
Peak rental values occurred in 1933 and were 125% of the 1929 level.

OCCUPANCY:
a. Land 35%
b. Dwelling units 100%
c. Home owners 90%

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

RENTAL DEMAND:
a. Good
b. $80 single

c. Activity is Good

NEW CONSTRUCTION:
a. Types $8500–10,000 singles
b. Amount last year 4 singles

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

TREND OF DESIRABILITY NEXT 10–15 YEARS Upward for next ten years, then static.

CLARIFYING REMARKS:
The southern part of this area was part of what was known as Willow Glen, a separate municipality which was recently annexed to San Jose. The recent reapportioning of a nation district bond issue, which affected this portion, has favorably influenced it. If it were not for its location and high percentage of development, this area would be accorded an "A" classification. Palm Haven Avenue is a highly charming residential thoroughfare and compares favorably with any street in this section. The proposed new junior high school to the south will, when erected, affect this area favorably.

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

Date September 1937