AREA DESCRIPTION

1. NAME OF CITY__San Jose, California__ SECURITY GRADE__Low Risk__ AREA NO._B-2__

2. DESCRIPTION OF TERRAIN._Level with gentle slopes._

3. FAVORABLE INFLUENCES._Homogeneous development. Zoned single-family residential. No social or racial hazards. Sewers in process of installation. Shopping centers in process of development._

4. DETRIMENTAL INFLUENCES._Part of area lacks adequate transportation. Distance from city center and high school facilities. Many streets still unimproved and while sewers are being installed, it will be some time before all properties in area will be served._

5. INHABITANTS:
   a. Type Professional people ;
   b. Estimated annual family income $2,000-5,000 ;
   c. Foreign-born No concentration % ;
   d. Negro No % ;
   e. Infiltration of Remote ;
   f. Relief families No % ;
   g. Population is increasing Yes ;
   h. INFANTS: Type Professional people ;
   i. Household Income $2,000-5,000 ;
   j. Population is increasing Yes ;
   k. INFANTS: Type Professional people ;
   l. Foreign-born No concentration % ;
   m. Negro No % ;
   n. Infiltration of Remote ;
   o. Relief families No % ;
   p. Population is increasing Yes ;

6. BUILDINGS:
   a. Type or types 1 and 2 story ;
   b. Type of construction Stucco and Frame ;
   c. Average age 4 years ;
   d. Repair Good ;

7. HISTORY:
   a. LAND 40 % ;
   b. Dwelling units 100 % ;
   c. Home owners 85 % ;

8. OCCUPANCY:
   a. LAND 40 % ;
   b. Dwelling units 100 % ;
   c. Home owners 85 % ;

9. SALES DEMAND:
   a. Type Good ;
   b. Type of construction $7,000 singles ;
   c. Activity is Good ;

10. RENTAL DEMAND:
    a. Type Good ;
    b. Type of construction $66 singles ;
    c. Activity is Fair ;

11. NEW CONSTRUCTION:
    a. Type Type $6,000 singles ;
    b. Amount last year 70 singles ;

12. AVAILABILITY OF MORTGAGE FUNDS:
    a. Type Type Ample ;
    b. Home building Ample ;

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

14. CLARIFYING REMARKS:_Zoned single-family residential, with provision for two-family residences along the half blocks facing Lincoln Avenue and a small trading area on the same thoroughfare in the extreme southern portion. This area, together with 0-15 and the southern parts of B-6 and C-15, constituted the suburban town of Willow Glen, which was a separate municipality until it was annexed by the City of San Jose in September, 1926. Since annexation, a "matamon" district bond issue, which constituted a general lien upon most of the land in Willow Glen, had been retired by an exchange of local improvement bonds, which are a limited obligation based upon assessed benefits. This "matamon" issue, while not large nor extremely burdensome, constituted (See following page) ;

15. Information for this form was obtained from W.L. Atkinson, L. Ameriah, David T. Bunker.

W.B. Rice, Ralph E. Prentice, City of San Jose Building Department

Date September 1, 1937