AREA DESCRIPTION

1. NAME OF CITY San Jose, California SECURITY GRADE High yellow AREA NO. 0-6

2. DESCRIPTION OF TERRAIN Level.

3. FAVORABLE INFLUENCES Homogeneous neighborhood of good, medium-priced homes within convenient distance from city center, schools, transportation, etc.

4. DETRIMENTAL INFLUENCES Proximity to inharmonious racial elements in "B-3" and "D-4" and threat of unfavorable developments in surrounding areas.

5. INHABITANTS: White collar, Jr. executives
   a. Type professional;
   b. Estimated annual family income $1000 to 3000
   c. Foreign-born None;
   d. Negro No;
   e. Infiltration of Remote;
   f. Relief families No;
   g. Population is increasing Yes; decreasing static.

6. BUILDINGS:
   a. Type or types 1 story;
   b. Type of construction Frame and stucco;
   c. Average age 12 years;
   d. Repair Good.

7. HISTORY:

   SALE VALUES
   
   YEAR RANGE IN AT PREDOM-PREDOM-
   1929 level $4500 - 6000 5 room 100$ 40-60 50 100$
   1933 low 3500 - 4000 3500 70 25-35 30 60
   current 4500 - 6500 5000 100 40-60 50 100

   RENTAL VALUES

   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 80%; b. Dwelling units 100%; c. Home owners 90%

9. SALES DEMAND:
   a. Good;
   b. 5 room $4250;
   c. Activity is Good

10. RENTAL DEMAND:
    a. Good;
    b. 5 room $460;
    c. Activity is Good

11. NEW CONSTRUCTION:
    a. Types $4500 to $6500 single. Amount last year 5 single

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Upward for some years to come.

14. CLARIFYING REMARKS: This area is zoned two-family residential, but improvements are almost wholly single-family residences, which are occupied quite largely by third generation American born Italians, many of whom are of the junior executive and professional type. Were it not for its location, this area would be entitled to at least a "blue" designation.

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

Date September 1, 1937.