3. **DESCRIPTION OF TERRAIN.** Level.

4. **FAVORABLE INFLUENCES.** Convenience to main shopping center, State College, Schools, churches and places of amusement.

4. **DETRIMENTAL INFLUENCES.** Rising land values have tendency to increase taxation. Presence of numerous rooming and boarding houses.

5. **INHABITANTS:**
   - White collar, service employees,
   - Retired people: 50
   - Foreign-born: 50
   - Negro (5 or so)
   - Infiltration: 50
   - Population is increasing: 50
   - Relief families: 50
   - Infiltration: 50
   - Population is increasing: 50

6. **BUILDINGS:**
   - Types 5 to 6 room
   - Type of construction: Frame and stucco
   - Average age: 25 years
   - Repair: Somewhat spotted but generally good

7. **HISTORY:**
   - **SALE VALUES**
     - **YEAR** | **RANGE** | **PREDOMINATING** | **RENTAL VALUES**
     - **YEAR** | **RANGE** | **PREDOMINATING**
     - 1929 level | 1500-7,000 | 3800 | 100% | 60 to 65 | 145 | 100%
     - 1933 | 2000-5,000 | 4500 | 50 | 60 to 65 | 30 | 50%
     - Current | 3000-5,000 | 3500 | 50 | 60 to 65 | 35 | 50%
   - 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: 50%
   - b. Dwelling units: 50%
   - c. Home owners: 50%

9. **SALES DEMAND:**
   - a. Good
   - b. 5 or 6 rm. 3000-5000
   - c. Activity is Good

10. **RENTAL DEMAND:**
    - a. Good
    - b. 5 or 6 rm. 430 to $50
    - c. Activity is Good

11. **NEW CONSTRUCTION:**
    - a. Types: $2000 to $5000
    - b. Activity is Good

12. **AVAILABILITY OF MORTGAGE FUNDS:**
    - a. Home purchase: Ample
    - b. Home building: Ample

13. **TREND OF DESIRABILITY NEXT 10-15 YEARS**
    - Downward for sales, upward for apartments

14. **CLARIFYING REMARKS:** Zoned two and multi-family residential with four or five scattered clocks in eastern part and full commercial. The area is becoming popular as an apartment house district and already contains ten or more apartment buildings. A vacant parcel of 70 x 100 feet recently being sold for $20,000.

15. Information for this form was obtained from:
   - W. L. Atkinson, Z. Americas, David T. Runyan,
   - W. P. Rice, Ralph F. Brown, City of San Jose Building Department
   - Date: Sept. 27, 1939