AREA DESCRIPTION

1. NAME OF CITY
   San Jose, California

2. DESCRIPTION OF TERRAIN
   Level

3. 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,
   a. Type of businesses in area: small business
   b. Estimated annual family income: $1,000 to 3,000
   c. Foreign-born: 10%
   d. Negro: 5%
   e. Infiltration: None
   f. Relief families: Yes
   g. Population is increasing: Yes; decreasing: No; static.

6. BUILDINGS
   a. Type or types of one or two story
   b. Type of construction: Frame and stucco
   c. Average age: 25 years
   d. Repair: Somewhat sound, but generally good

7. HISTORY
   a. Year of sale: 1929
   b. Ranges of sale prices: $1,000 to $5,000
   c. Ranges of rental values: $40 to $50

8. OCCUPANCY
   a. Land: 80%
   b. Dwelling units: 90%
   c. Home owners: 75%

9. SALES DEMAND
   a. Good
   b. 3 or 4 rooms: $1,500 to $2,000
   c. Activity is Good

10. RENTAL DEMAND
   a. Good
   b. 3 or 4 rooms: $40 to $50
   c. Activity is Good

11. NEW CONSTRUCTION
   a. Types: $500 to $5,000
   b. Amount last year: 7

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 blocks in eastern part, small corner of commercial. The area is becoming popular as an apartment house district and already contains ten or more apartment buildings, each with ten units. For this reason, land values are increasing in the area, one vacant parcel of 70 x 100 feet recently sold for $30,000.

15. Information for this form was obtained from: W. J. Hensley, H. Armstein, David T. Buckles,
    W. J. Rice, Ralph R. Sackett, City of San Jose Building Department
    Date: Sept. 15, 1939