AREA DESCRIPTION

NAME OF CITY: San Jose, California  

SECURITY GRADE: Yellow  
AREA NO.: C-13

2. DESCRIPTION OF TERRAIN. Level.

3. FAVORABLE INFLUENCES. Convenience to schools of all grades and State Normal School; nearness to city center and shopping districts.

4. DETRIMENTAL INFLUENCES. Heterogeneous improvements, poor transportation.

5. INHABITANTS:
   a. Type Professional, white collar  
   b. Estimated annual family income $1800-3000
   c. Foreign-born (Nationality)  
   d. Negro (Yes or No)  
   e. Infiltration of type  
   f. Relief families Type, E.B.A. workers
   g. Population is increasing (Yes or No)  
   h. Repair (Somewhat spotted but generally good)

6. BUILDINGS:
   a. Type or types 5 to 10 rooms  
   b. Type of construction Frame and stucco  
   c. Average age 25 years  
   d. Repair Somewhat spotted but generally good

7. HISTORY:
   a. Land 80%  
   b. Dwelling units 98%  
   c. Home owners 50%

8. OCCUPANCY:
   a. Land 80%  
   b. Dwelling units 98%  
   c. Home owners 50%

9. SALES DEMAND:
   a. Good  
   b. 6 room  
   c. Activity is Poor (nothing for sale)

10. RENTAL DEMAND:
    a. Good  
    b. 6 room  
    c. Activity is Poor (nothing for sale)

11. NEW CONSTRUCTION:
    a. Types 5 to 10 rooms  
    b. Amount last year #4000 to #6000 singles

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS:
    a. Static for some years and then slowly downward.

14. CLARIFYING REMARKS:
    a. Zoned to permit apartment houses, with provision for small community trading centers at four scattered points in the area. This area is considered the best apartment house section of San Jose, and land values affect the price of single-family dwellings. Fifty foot lots range in price from $2,000 to $3,500, with a few sales running as high as $500 per front foot. Many of the substantially built, old houses have been and are being converted into apartment and rooming houses. The State College, which is located in this area, increases the demand for such residential units. It is considered a very respectable and high-grade residential district, and some of the older mansion type homes are well-maintained and would be harmonious in a first-grade area.

15. Information for this form was obtained from W. J. Atkinson, W. Armstrong, David T. Brinkman.

Date: September 1, 1937