NAME OF CITY: San Jose, California

DESCRIPTION OF TERRAIN: Level with gentle slope to east.

FAVORABLE INFLUENCES:
- Convenience to schools, transportation and shopping centers.
- Nearness to city center. Zoning limits improvements to two-family dwellings.

DETREMENTAL INFLUENCES:
- Nearness to industrial development in western part of area.

INHABITANTS:
- Type: White collar workers, professional and public employees.
- Estimated annual family income: $1,500-$5,000
- Foreign-born concentration: No
- Negro concentration: No
- Infiltration of Remote: Yes or No
- Relief families: Few W.P.A. workers
- Population is increasing: Slowly
- Repair: Fair to good

BUILDINGS:
- Type or types: 1 & 2 story
- Type of construction: Frame and stucco
- Average age: 30 years
- Repair: Fair to good

HISTORY:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RANGE</td>
<td>RANGE</td>
</tr>
<tr>
<td>1929</td>
<td>$5,000-7,500</td>
<td>$35 to 75</td>
</tr>
<tr>
<td>1935</td>
<td>$3,400-5,600</td>
<td>$40</td>
</tr>
<tr>
<td>1940</td>
<td>$2,500-3,600</td>
<td>$35 to 75</td>
</tr>
</tbody>
</table>

Peak sale values occurred in 1929 and were 100% of the 1929 level. Peak rental values occurred in 1939 and were 100% of the 1929 level.

OCCUPANCY:
- Land: 75%
- Dwelling units: 25%
- Home owners: 60%

SALES DEMAND:
- Type: Fair
- Amount last year: 250 single
- Activity is: Fair

RENTAL DEMAND:
- Type: Good
- Amount last year: 250 single
- Activity is: Good

NEW CONSTRUCTION:
- Type: 36,500 & 8,000 single family
- Amount last year: 2 duplexes

AVAILABILITY OF MORTGAGE FUNDS:
- Home purchase: 20%
- Home building: 20%

TREND OF DESIRABILITY NEXT 10-15 YEARS: Probably upward (see 14, Clarifying Remarks.)

CLARIFYING REMARKS:
- Zoned two-family residential, with provision for apartment houses in the northwestern part and two main shopping centers along Virginia Street. This old and at one time high-grade district is still a substantial neighborhood. The class of occupancy, which has been slowly changing to lower income groups, has shown a recent tendency to change this trend. The recent purchase of a new high school site one block to the south of the area and the possibility of the development of a high-grade residential area on the eastern boundary has had a beneficial effect upon the area, and it is thought may in time increase the grade of its eastern part. The area's natural advantages and the general trend of the whole district is confirmatory of this opinion.

Information for this form was obtained from W.L. Atkinson, W. Arterich, David T. Bunker, W.B. Pice, Ralph E. Prentice, City of San Jose Bing Dept.

Date: Sept. 1, 1937