1. NAME OF CITY: San Jose, California  
2. SECURITY GRADE: Yellow  
3. AREA NO.: C-14

2. DESCRIPTION OF TERRAIN: Level with gentle slope to east.

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

4. DETRIMENTAL INFLUENCES: Nearness to industrial development in western part of area.

5. INHABITANTS:
   a. Type: White collar workers, professional and public employees.  
   b. Estimated annual family income: $1500-5,000.  
   c. Foreign-born: No.  
   d. Negro: No.  
   e. Infiltration of Remote;  
   g. Population is increasing slowly; decreasing; static.

6. BUILDINGS:
   a. Type or types: 1 & 2 story.  
   b. Type of construction: Frame and stucco; some large, old mansions.  
   c. Average age: 30 years.  
   d. Repair: Fair to good.

7. HISTORY:
   a. Land ownership.  
   b. Dwelling units.  
   c. Home owners: 60%.

8. OCCUPANCY:
   a. Land: 75%.  
   b. Dwelling units: 98%.  
   c. Home owners: 60%.

9. SALES DEMAND:
   a. Fair.  
   b. $4,000 single.

10. RENTAL DEMAND:
    a. Good.  
    b. $350 single.

11. NEW CONSTRUCTION:
    a. Types: 3650 & 7500 single.  
    b. Activity is: Good.

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

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

14. CLARIFYING REMARKS:
    Zoned two-family residential, with provision for apartment houses in the north-western part and two small trading centers along Virginia Street. This old and at one time high-grade district is still a substantial neighborhood. Class of occupancy, which had 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 are confirmatory of this opinion.

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

Date: Sept. 1, 1937