AREA DESCRIPTION

1. NAME OF CITY  San Jose, California  SECURITY GRADE  Yellow  AREA NO.  0-3

2. DESCRIPTION OF TERRAIN.  Level with gentle slopes.

3. FAVORABLE INFLUENCES.  Convenience to schools of all grades and shopping centers.  Good soil and drainage.

4. DETRIMENTAL INFLUENCES.  Proximity to Southern Pacific Railroad and industrial districts.  Inadequate transportation to city center in northern part.  Heterogeneous development, with liberal sprinkling of very old dwellings which lack proper maintenance.

5. INHABITANTS:
   a. Type  Business men, railroad men, white collar workers & artisans.
   b. Estimated annual family income $1500 - 3000
   c. Foreign-born No;  %
   d. Negro No;  %;  F with    (
   e. Infiltration of Remote ;  f. Relief families A few;
   g. Population is increasing moderately decreasing ;  static.

6. BUILDINGS:
   a. Type or types 1 story ;  b. Type of construction Frame & stucco;
   c. Average age dwellings 15 to 40 yrs.;  d. Repair Good to dilapidated.

7. HISTORY:
   a. Land 86 %;  b. Dwelling units 100 %;  c. Home owners 80 %

SALE VALUES

<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929</td>
<td>$3500 - 5500</td>
<td>4500 100 %</td>
</tr>
<tr>
<td>1933</td>
<td>2100 - 3500</td>
<td>2700 60</td>
</tr>
<tr>
<td>current</td>
<td>3000 - 5000</td>
<td>4000 85</td>
</tr>
</tbody>
</table>

RENTAL VALUES

<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929</td>
<td>$35 to 55</td>
<td>$45 100 %</td>
</tr>
<tr>
<td>1933</td>
<td>20 to 35</td>
<td>30 60</td>
</tr>
<tr>
<td>current</td>
<td>30 to 50</td>
<td>45 100</td>
</tr>
</tbody>
</table>

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 86 %;  b. Dwelling units 100 %;  c. Home owners 80 %

9. SALES DEMAND:  a. Fair ;  b. $4,000 singles ;  c. Activity is Fair

10. RENTAL DEMAND:  a. Good ;  b. $60 singles ;  c. Activity is Good

11. NEW CONSTRUCTION:  a. Types $4000 to $6000 singles.  Amount last year 31 singles
   b. $37000 3-multiplexes


13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static to down.

14. CLARIFYING REMARKS:  Zoned two-family residential, with provision for trading center along east part of Emory Street.  Districts immediately east of area are zoned for industry, and the southern Pacific Railroad runs through them.  This area has a great many homes that could be a credit to a "blue" area, but it is also spotted with some very old homes that are poorly maintained.  The heterogeneous nature of the area extends to inhabitants, who range all the way from junior executives to unskilled artisans.

15. Information for this form was obtained from W.I. Atkinson, H. Americh, David T. Bunker, T.S. Rice, Ralph E. Prentice.  City of San Jose Bldg. Dept.

Date September 1, 1937