AREA DESCRIPTION

1. NAME OF CITY: San Jose, California
   SECURITY GRADE: Yellow
   AREA NO.: C-4

2. DESCRIPTION OF TERRAIN: Level.

3. FAVORABLE INFLUENCES: Convenience to schools, social and business centers and transportation.

4. DETRIMENTAL INFLUENCES: Heterogeneous mixture of old and new construction.

5. INHABITANTS:
   a. Type: Small business, white collar
   b. Estimated annual family income: $1500 - 3000
   c. Foreign-born Mexican-trace
   d. Negro
   e. Infiltration of Inharmonious races
   f. Relief families
   g. Population is increasing: Yes; decreasing: No; static.

6. BUILDINGS:
   a. Type or types: 2-6 rooms, 1 & 2 stories
   b. Type of construction: Frame & stucco
   c. Average age: New to 30 years
   d. Repair: Fair to good

7. HISTORY:
   a. Land: 60%
   b. Dwelling units: 98%
   c. Home owners: 80%

8. OCCUPANCY:
   a. Land: 60%
   b. Dwelling units: 98%
   c. Home owners: 80%

9. SALES DEMAND:
   a. Fair
   b. Activity: Fair

10. RENTAL DEMAND:
    a. Good
    b. Activity: Good

11. NEW CONSTRUCTION:
    a. Types: $3000 to $6000 single
    b. Amount last year: 4 singles

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS: slowly downward

14. CLARIFYING REMARKS:
    Zoned one and two-family residential, with provision for apartment houses on the half block facing First Avenue and trading centers in the north-central and extreme southern part. There are many old homes in the southern part of the area, some of which are highly maintained. The extreme northern part is very sparsely settled. The "hatched" area to the north is zoned one-family residential and may develop into a higher grade than the "yellow" designation given.

15. Information for this form was obtained from W.L. Atkinson, W. Arnerich, David T. Funker, W.B. Rice, Ralph E. Prentice, City of San Jose Bldg. Dept.

   Date: September 1, 1937