AREA DESCRIPTION

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

4. DESCRIPTION OF TERRAIN: Level

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

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

7. INHABITANTS:
   a. Type: Small business, white collar workers, railroad employees
   b. Estimated annual family income:
      - White collar: $1500 - 3000
      - Railroad employees: $1500 - 3000
   c. Foreign-born Mexicans: 3%
   d. Negro: No
   e. Infiltration of Inharmonious races: no threat
   f. Relief families: A few
   g. Population is increasing: yes; decreasing: no; static

8. BUILDINGS:
   a. Type or types: 2-3 rooms, 1 & 2 story
   b. Type of construction: Frame & stucco
   c. Average age: New to 30 years; d. Repair: Fair to good

9. HISTORY:
   a. Sale values:
      - 1929 level: $4000 to 6000
      - Current level: $3500 to 5500
   b. Rental values:
      - 1929 level: $40 - 60
      - Current level: $35 - 55

10. SALES DEMAND:
    a. Fair
    b. $4000 single
    c. Activity: Fair

11. RENTAL DEMAND:
    a. Good
    b. $40 single
    c. Activity: Good

12. NEW CONSTRUCTION:
    a. Types: 3000 to 5000 single
    b. Amount last year: 4 singles

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

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

15. 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.

16. Information for this form was obtained from:
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   Date: September 1, 1937