AREA DESCRIPTION

1. NAME OF CITY: San Jose, California  SECURITY GRADE: Yellow  AREA NO.: C-6

2. DESCRIPTION OF TERRAIN: Level.

3. FAVORABLE INFLUENCES: Grade and Junior High School within district. Walking distance to city center. Adequate transportation, convenience to shopping centers. In line of city's indicated growth to north.

4. DETRIMENTAL INFLUENCES: Proximity to industrial section and inharmonious racial concentration in "D-3".

5. INHABITANTS: Teachers, white collar workers, some retired. a. Type workers, some retired; b. Estimated annual family income $1500 to 2000; c. Foreign-born No concentration; d. Negro None; e. Infiltration of Italians are a threat; f. Relief families Very few W.P.A. workers; g. Population is increasing Yes; decreasing No; static.

6. BUILDINGS: 1 & 2 story, 1 & 2 family dwellings a. Type or types & small apt. houses; b. Type of construction Stucco, frame-stucco; c. Average age 3 years; d. Repair Good.

7. 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>PREDOMINATING</td>
</tr>
<tr>
<td>YEAR</td>
<td>LEVEL</td>
<td>.Room</td>
</tr>
<tr>
<td>1929</td>
<td>$4,000</td>
<td>8,000</td>
</tr>
<tr>
<td>1933</td>
<td>Low</td>
<td>2,500</td>
</tr>
<tr>
<td>current</td>
<td>4,000</td>
<td>6,500</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 70%; b. Dwelling units 95%; c. Home owners 60%.

9. SALES DEMAND: a. Fair; b. $4,000 to 6500 singles. Activity is Fair.

10. RENTAL DEMAND: a. Good; b. $40 to 50 singles, 70%; c. Activity is Good.

11. NEW CONSTRUCTION: a. Types duplexes, $13,000 to $15,000 for 7 multi-family $15,000 apartments 7 singles.


14. CLARIFYING REMARKS: Zoned two family and multi-family residential with provision for trading center extending two blocks along Mission Street east of St. John's Square. There is a new Jr. High school located in the area just north of St. John's Square. The northern part of the area will probably develop into a high grade, single family district. It is at present outside the city limits but has been covered by deed restrictions. The southern portion along First, Second and Third Streets is rapidly developing into a multi-family section, and already a number of small, three-story apartments occupy this section.

15. Information for this form was obtained from W.L. Atkinson, M. Arnerich, David T. Bunker.

W. E. Rice, Ralph E. Prentice, City of San Jose Building Department.

Date: September 1, 1937.