NAME OF CITY: San Jose, California  
SECURITY GRADE: Yellow  
AREA NO.: C-9

DESCRIPTION OF TERRAIN: Level but good drainage.

FAVORABLE INFLUENCES: Convenience to grade schools, transportation, and shopping district. 
Good soil.

DETRENTMENTAL INFLUENCES: Distance from city center and high schools. Proximity to 
industrial development.

INHABITANTS: 
- Type: Small business, men, artisans, b. Estimated annual family income 
- Foreign-born No concentration: c. Negro: d. Republican: 
- Infiltration of Italians & Portuguese Relief families: e. Some W.P.A. workers: 
- Population is increasing: f. Negative: g. Slowly. 

BUILDINGS: 
- Type or types: 1 story 4 to 6 rooms. 
- Type of construction: Frame and stucco. 
- Average age: 15 yrs. (new to 25 yrs.). 
- Repair: Fair.

HISTORY: 
SALE VALUES: 
<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>FREQUENCY</th>
<th>PER CENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929 level</td>
<td>2500-3500</td>
<td>4500</td>
<td>108%</td>
</tr>
<tr>
<td>1933 low</td>
<td>2000-2500</td>
<td>2700</td>
<td>60</td>
</tr>
<tr>
<td>current</td>
<td>2000-4500</td>
<td>4000</td>
<td>90</td>
</tr>
</tbody>
</table>

Peak sale values occurred in 1929 and were 100% of the 1929 level.

RENTAL VALUES: 
<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
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<td>1929 level</td>
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<td>2000-4500</td>
<td>4000</td>
</tr>
</tbody>
</table>

Peak rental values occurred in 1933 and were 100% of the 1929 level.

OCCUPANCY: 
- Land: 50% ; 
- Dwelling units: 98% ; 
- Home owners: 65%.

SALES DEMAND: 
- Fair to good;  
- 3 room: 3500 ; 
- Activity is: Fair to good.

RENTAL DEMAND: 
- Good; 
- 4 to 6 rms: 320-35 ; 
- Activity is: Good.

NEW CONSTRUCTION: 
- Types: 3500 to 5000 singles;  
- Amount last year: 8 singles.

AVAILABILITY OF MORTGAGE FUNDS: 
- Home purchase ample;  
- Home building ample.

TREND OF DESIRABILITY NEXT 10-15 YEARS: 
Upward.

CLARIFYING REMARKS: Zoned 1-family residential north of Santa Clara Ave., multi-family 
 between San Rafael and Santa Clara. Regardless of zoning, this is a one-family resi­
dential district, and so far as could be observed, contains only residences of that 
character. Most of the houses have garden plots, and the area is said particularly to 
appeal to those who work in the city and desire more "room".

Information for this form was obtained from W.L. Atkinson, V. Ame Sich, David T. Bunker,  
J.B. Rice, Ralph E. Prontice, City of San Jose Building Department.

Date: September 1, 1937