NAME OF CITY: San Jose, California  
SECURITY GRADE: Yellow  
AREA NO.: 0-9

DESCRIPTION OF TERRAIN: Level but good drainage.

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

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

INHABITANTS:
- Type: Small business men, artisans, b. Estimated annual family income: 1500-2500, cannery workers, white collar workers.
- Foreign-born: No concentration %
- Negro: No %
- Infiltration of Italians & Portuguese: Some W.P.A. workers
- Population: Increasing 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
  - YEAR: 1929 level 2500-5500
  - CURRENT: 2000-4500
- RENTAL VALUES
  - YEAR: 2200-4000
  - CURRENT: 3000-4000

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.

OCCUPANCY:
- a. Land: 50%  
- b. Dwelling units: 92%  
- c. Home owners: 65%

SALES DEMAND:
- a. A Fair to good  
- b. 3 room $3500  
- c. Activity is Fair to good

RENTAL DEMAND:
- a. A Good  
- b. 4 to 6 rms. $2500-35  
- c. Activity is Good

NEW CONSTRUCTION:
- a. Types $2500 to 5000 singles  
- b. Amount last year: 8 singles

AVAILABILITY OF MORTGAGE FUNDS:
- a. Home purchase ample  
- b. 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 Fernando and Santa Clara. Regardless of zoning, this is a one-family residential district, and so far as could be observed, contains only residences of that character. Most of the homes 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, J.A. Arnerich, David T. Bunker, W.B. Rice, Ralph E. Peatree, City of San Jose Building Department.

Date: September 1, 1937