AREA DESCRIPTION

NAME OF CITY: San Jose, California  SECURITY GRADE: Low Yellow  AREA NO.: C-10

DESCRIPTION OF TERRAIN: Low-lying level.

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

DETREMINAL INFLUENCES: Subject to flood. Proximity to lower grade groups and industrial development.

INHABITANTS:
- Small business men, white
- Type collar workers, canner workers. Estimated annual family income $1300-2000 and laborers.
- Foreign-born Very few
- Infiltration of Itallians & Portuguese
- Relief families A few W.P.A. workers
- Population is increasing slowly

BUILDINGS:
- Type or types 1 sty, 4-6 rooms
- Type of construction Frame & Frame-Stucco
- Average age New to 10 years
- Repair Fair

HISTORY:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>PRESDOM INATING</td>
<td>$</td>
</tr>
<tr>
<td></td>
<td>5 ROOMS</td>
<td>6 ROOMS</td>
</tr>
<tr>
<td>1929 level</td>
<td>$2500-5000</td>
<td>$4000</td>
</tr>
<tr>
<td>1933 low</td>
<td>1250-3000</td>
<td>2800</td>
</tr>
<tr>
<td>current</td>
<td>2000-4000</td>
<td>3250</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.

OCCUPANCY:
- Land 60%; Dwelling units 97%; Home owners 60%

SALES DEMAND:
- Fair
- 5 room $3500
- Activity is Fair

RENTAL DEMAND:
- Good
- 5 room $25
- Activity is Good

NEW CONSTRUCTION:
- Types $3000-4500 singles
- Amount last year 5 singles

AVAILABILITY OF MORTGAGE FUNDS:
- Home purchase Ample
- Home building Ample

TREND OF DESIRABILITY NEXT 10-15 YEARS: Slowly upward

CLARIFYING REMARKS:
This area, while zoned two-family residential, so far contains only single-family dwellings, most of which are provided with ample garden space. In years of heavy rain fall this area is subject to flood. For this reason, although a newer district, it is less popular and of a lower grade than C-9.

Information for this form was obtained from: W.L. Atkinson, M. Arnerich, David T. Bunker, W.B. Rice, Ralph E. Pratine, City of San Jose Building Dept.

Date: September 1, 1937