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.

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

INHABITANTS:
- Small business men, white.
- Foreign-born: few.
- Infiltration of Italians & Portuguese.
- Relief families: A few W.P.A. workers.
- Population is increasing: slowly.

BUILDINGS:
- Type or types: 1-4 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>PRE DOMINATING</td>
<td>PRE DOMINATING</td>
</tr>
<tr>
<td></td>
<td>%</td>
<td>$</td>
</tr>
<tr>
<td>1929</td>
<td>$2500-5000</td>
<td>100%</td>
</tr>
<tr>
<td>1933 low</td>
<td>1250-3000</td>
<td>60%</td>
</tr>
<tr>
<td>current</td>
<td>2000-4000</td>
<td>80%</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: 50%
- 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, W.A. Arnerich, David T. Bunker, W.B. Rice, Ralph E. Prantile, City of San Jose Building Dept.

Date: September 1, 1937