1. NAME OF CITY: San Jose, California       SECURITY GRADE: High yellow    AREA NO.: C-11

2. DESCRIPTION OF TERRAIN: Level.

3. FAVORABLE INFLUENCES: Convenience to schools, transportation, social and business centers.

4. DETRIMENTAL INFLUENCES: Proximity to inharmonious population and industry.

5. INHABITANTS:
   a. Type: Jr. executives, office workers.
   b. Estimated annual family income: $1500 to $2000
   c. Foreign-born concentration: __%
   d. Negro: ___%
   e. Infiltration of Negro: Yes; Relief families: None
   f. Population is increasing: Yes; decreasing: ---; static.

6. BUILDINGS:
   a. Type: 1 and 2 story
   b. Type of construction: Frame and stucco
   c. Average age: 12 to 15 years
   d. Repair: Good

7. HISTORY:
   a. Land: 90% in 1929; 90% in 1935; 100% in 1937.
   b. Dwelling units: 100% in 1929; 100% in 1935; 100% in 1937.
   c. Home owners: 75% in 1929; 75% in 1935; 75% in 1937.

8. OCCUPANCY:
   a. Land: 90% in 1929; 90% in 1935; 100% in 1937.
   b. Dwelling units: 100% in 1929; 100% in 1935; 100% in 1937.
   c. Home owners: 75% in 1929; 75% in 1935; 75% in 1937.

9. SALES DEMAND:
   a. Good in 1929; 5 rooms: $4500; 3000-5000 in 1935; 3000-5000 in 1937.
   b. Activity is Good.

10. RENTAL DEMAND:
    b. Activity is Good.

11. NEW CONSTRUCTION:
    a. Types: $4500 to $7500, singles.
    b. Amount last year: 6 singles, 1 duplex.

12. AVAILABILITY OF MORTGAGE FUNDS:


14. CLARIFYING REMARKS:
    Zoned for multifamily dwellings in the eastern section and two-family residences in the western section. Regardless of this zoning, the whole area is 90% made up of single-family dwellings and is looked upon as being a desirable residential district.
    The predominating sale values shown above are predicated upon a location in the eastern section where lots are selling for approximately $300 per front foot. Land values in the western section, which contains a large American-born Italian population, are considerably less. Were it not for its location, the eastern part of this area would have been segregated from the western portion and given a higher rating.

15. Information for this form was obtained from W. L. Atkinson, W. Amrich, David F. Bunker, Ralph 2. Prentice, City of San Jose Bldg. Dept.

Date: September 1, 1937