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

4. DESCRIPTION OF TERRAIN. Level.

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

6. DETRIMENTAL INFLUENCES. Proximity to inharmonious population and industry.

7. INHABITANTS:
   a. Type: Jr. executives, office workers. Estimated annual family income: $1500 to $2000
   b. Type: Negro
   c. Foreign-born No concentration
   d. Population is increasing
   e. Foreign-born
   f. Relief families

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

9. HISTORY:
   a. Year: 1929
   b. Peak sale values occurred in 1929 and were 100% of the 1929 level.

10. SALES DEMAND:
     a. Type: 5 room $3950
     b. Activity is Good

11. RENTAL DEMAND:
     a. Type: 5 room $350
     b. Activity is Good

12. NEW CONSTRUCTION:
     a. Type: $4500 to $7500 single
     b. Amount last year: 6 singles, 1 duplex


14. CLARIFYING REMARKS:
    Zoned for multifamily dwellings in the eastern section and two-family residences in the western section. Regardless of the zoning, the whole area is 50% made up of single-family dwellings and is looked upon as being a desirable residential district. The predominating sales values shown above are predicated upon a location in the eastern section where lots are selling for approximately $200 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. A. Merich, David T. Dunbar, W. B. Rice, Ralph B. Prentice, City of San Jose Bldg. Dept.

Date: September 1, 1937