1. **NAME OF CITY**: San Jose, California  
   **SECURITY GRADE**: Red  
   **AREA NO.**: D-3

2. **DESCRIPTION OF TERRAIN**: Level but with good drainage.


5. **INHABITANTS**:
   a. Type: Laundrymen, gardeners, merchants
   b. Estimated annual family income: $1000-$2500
   c. Foreign-born Orientals: 35%  
      Italians: 30%  
      (Nationality)
   d. Negro: Yes  
   e. Infiltration of lower income groups: Relief families: Yes
   f. Population is increasing: Yes; decreasing: static.

6. **BUILDINGS**: 3 to 8 rooms
   a. Type or types: 1 & 2 family dwellings.
   b. Type of construction: Frame & stucco.
   c. Average age: New to 50 years
   d. Repair: Fair to dilapidated.

7. **HISTORY**:
   **SALE VALUES**
<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929</td>
<td>1500 to 4500</td>
<td>3000</td>
<td>100%</td>
</tr>
<tr>
<td>1935</td>
<td>900 to 3900</td>
<td>1500</td>
<td>50</td>
</tr>
<tr>
<td>Current</td>
<td>1200-4200</td>
<td>2800</td>
<td>83</td>
</tr>
</tbody>
</table>

   **RENTAL VALUES**
<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929</td>
<td>115 to 25</td>
<td>$30</td>
<td>100%</td>
</tr>
<tr>
<td>1935</td>
<td>7.80-20</td>
<td>15</td>
<td>50</td>
</tr>
<tr>
<td>Current</td>
<td>12.50-30</td>
<td>25</td>
<td>83</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.

8. **OCCUPANCY**:
   a. Land: 75%
   b. Dwelling units: 98%
   c. Home owners: 50%

9. **SALES DEMAND**:
   a. Poor
   b. $2500 single
   c. Activity is Fair

10. **RENTAL DEMAND**:
    a. Good
    b. $320 single
    c. Activity is Good

11. **NEW CONSTRUCTION**:
    a. Type: $3000 singles
    b. Amount last year: 3 single-family

12. **AVAILABILITY OF MORTGAGE FUNDS**:
    a. Home purchase: Limited
    b. Home building: Limited

13. **TREND OF DESIRABILITY NEXT 10-15 YEARS**: Static

14. **CLARIFYING REMARKS**: Largely zoned for two and multi-family units. With ample provision for trading centers. Industry and commerce are permitted in the northern part and along the Southern Pacific Railroad, which traverses the area. This is typically an Oriental and Negro center and contains the largest concentration of these races in the city. It was originally known as "Chinatown", but the Chinese have been more or less crowded out. The improvements in this area are extremely heterogeneous, some of the older houses being mere shelters, while some of the newer structures are modern and substantial. A Negro church is located in the south-central part and a Japanese church in the north-central part.

15. Information for this form was obtained from W. F. Ackerman, W. A. Armstrong, David H. Bunker.

   W.D. Rice, Ralph E. Practice Cit. of San Jose Ill Dept.

   Date: September 9, 1929