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

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


4. **DETRIENTAL INFLUENCES.** Social elements. Industrial plants close by. Traversed by railroad.

5. **INHABITANTS:**
   a. Type ______ laundrymen, gardeners, merchants.  
   b. Estimated annual family income $1,000-$2,500.  
   c. Foreign-born Orientals: 35%; d. Negro: Yes; 10%.  
   d. Italian - 20% [Nationality] (Yes or No).  
   e. Infiltration of lower income group: Relief families: Yes.  
   f. Population is increasing: Yes; decreasing: static.

6. **BUILDINGS:**
   a. Type or types 1 & 2 family dwelling.  
   b. Type of construction frame & stucco.  
   c. Average age: New to 50 years.  
   d. Repair: fair to dilapidated.

7. **HISTORY:**
<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1930 low</td>
<td>900 to 2900</td>
<td>700 to 3500</td>
</tr>
<tr>
<td>current</td>
<td>1200 to 4000</td>
<td>1500 to 2500</td>
</tr>
</tbody>
</table>

Peak sale values occurred in 1931 and were 100% of the 1929 level.  
Peak rental values occurred in 1931 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. Types: $3000 singles;  
    b. Amount last year: 3 singles.

12. **AVAILABILITY OF MORTGAGE FUNDS:**

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

14. **CLARIFYING REMARKS:** Larger 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 a Chinese 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. A. Ackerman, America David T. Bunker.

   W. H. Rice, Walsh & Anchorage, Cit. of San Jose Ed. Dept.

   Date: September 1, 1931.