1. NAME OF CITY: San Jose, California  
   SECURITY GRADE:  
   AREA NO.:  

2. DESCRIPTION OF TERRAIN: Level with gentle slopes.

3. FAVORABLE INFLUENCES: Convenience to transportation, schools, shopping center and employment. Good soil.

4. DETRIMENTAL INFLUENCES: Outside city limits; no zoning restrictions; no sewers. Low percentage of street improvement. Heterogeneous development. Danger of industrial encroachment.

5. INHABITANTS:  
   a. Type: Skilled and unskilled labor.  
   b. Estimated annual family income: $900 to 3000  
   c. Foreign-born:  
   d. Negro:  
   e. Population is increasing.

6. BUILDINGS:  
   a. Type or types:  
   b. Type of construction:  
   c. Average age:  
   d. Repair: fair to dilapidated.

7. HISTORY:  
   a. Land:  
   b. Dwelling units:  
   c. Home owners:  

8. OCCUPANCY:  
   a. Land:  
   b. Dwelling units:  
   c. Home owners:  

9. SALES DEMAND:  
   a. Poor:  
   b. $2500 singles:  
   c. Activity is:  

10. RENTAL DEMAND:  
    a. $15 to 30:  
    b. 5 to 15:  
    c. Activity is:  

11. NEW CONSTRUCTION:  
    a. Types:  
    b. Amount last year:  

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

13. TRENDS OF DESIRABILITY NEXT 10-15 YEARS: Toward (see clarifying remarks)

14. CLARIFYING REMARKS: This area lies wholly outside the city limits and has neither zoning nor subdivision. The area was re-priced, that is, it was subdivided some thirty years ago, and lots placed on the market at $1 dollar down and a dollar a week. Improvements in the area are mainly of the cheaper types, some of which being known as "mud sill" construction, and are rapidly deteriorating. The location and topography of the district are distinctly favorable, and it lies in the general direction of the highest grade of development in the city. A site for a large high school was recently purchased just to the north of this area, and when this is built, it will have a favorable effect. It is stated that the "red hatched" district immediately to the south was recently subdivided with the idea of subdividing and developing it into a high grade, medium priced district. However, it is thought that this area, in the course of time, will develop into a similar grade.

Date: September 1, 1927

F.L. Albright, Jr., American, David T. Fowler, W.B. Rice, Ralph S. Frostman, City of San Jose, City, Clerk.