1. NAME OF CITY: San Jose, California
2. DESCRIPTION OF TERRAIN: Low-lying level.
3. FAVORABLE INFLUENCES: Good soil. Nearness to transportation, grade school, and shopping center.
4. DETRIMENTAL INFLUENCES: Inharmonious racial elements. Unimproved streets. Distance from city center and high schools. Heterogeneous development subject to flood in wet years.
5. INHABITANTS: Chicken ranchers, laborers
   a. Type of farm hands, mechanics; b. Estimated annual family income $1,900–2000
   c. Foreign-born Portuguese; d. Negro: No
   e. Infiltration of Mexicans: rapid
   f. Population is increasing: Yes, decreasing: No
6. BUILDINGS: a. Type or types of buildings: 1 sty., 3 to 5 rooms; b. Type of construction frame
7. HISTORY: PERFORMANCE SCHEDULE
   YEAR | RANGE | PREVIOUS | CURRENT | VALUE
   1929 | 1500–4500 | 2600 | 1900 | 15 to 30 | 20 | 100%
   1933 | 750–2500 | 1500 | 60 | 5 to 15 | 10 | 50%
   Current | 1200–3600 | 2800 | 80 | 15 to 30 | 20 | 100%
9. SALES DEMAND: a. Poor; b. 4 rm. with garden; c. Activity: Poor
10. RENTAL DEMAND: a. Poor; b. 4 rm. $30.00; c. Activity: Poor
11. NEW CONSTRUCTION: a. Types: $3500 to 4500 singles b. Amount last year: 10 singles
   with land & outbuildings
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase limited; b. Home building limited
13. TREND OF DESIRABILITY NEXT 10–15 YEARS: Probably upward
14. CLARIFYING REMARKS: Zoned two-family residential with provision for a trading center in the central portion. The northern part of the area lies on the outside of the city limits and is without the protection afforded by zoning or deed restriction. This section contains the largest concentration of Mexicans in the community. The northern section within the city limits is largely populated by a lower stratum of Italians and Portuguese. From a racial standpoint, this area is extremely undesirable. Almost all the homes in the area have one or two acre garden tracts, and for that reason, have a certain appeal to foreign laborers as sustenance homesteads. In wet years the land is subject to overflow.
15. Information for this form was obtained from H.L. Atkinson, M. Arnerich, David T. Bunker, W.B. Rice, Ralph E. Prentice, City of San Jose, Bldg. Department.

Date: Sept. 1, 1937