AREA DESCRIPTION

1. NAME OF CITY  San Jose, California  SECURITY GRADE  Yellow  AREA NO.  0-3

2. DESCRIPTION OF TERRAIN. Level with gentle slopes.

3. FAVORABLE INFLUENCES. Convenience to schools of all grades and shopping centers. Good soil and drainage.

4. DETRIMENTAL INFLUENCES. Proximity to Southern Pacific Railroad and industrial districts. Inadequate transportation to city center in northern part. Heterogeneous development, with liberal sprinkling of very old dwellings which lack proper maintenance.

5. INHABITANTS:
   a. Type  Business men, railroad men, white collar workers & artisans.
   b. Estimated annual family income $1500 - 3000
   c. Foreign-born  No  %; Negro  No  % (Nationality)  (Yes or No)
   d. Infiltration of  Remote  ; Relief families  A few  ;
   e. Population is increasing  moderately  decreasing  ; static.
   f. Average age dwellings 15 to 30 yrs.  Repair  Good to dilapidated.
   g. BUILDINGS: a. Type or types 1 story; b. Type of construction  Frame & stucco; large old dwellings, some duplexes
   h. Average age dwellings 15 to 30 yrs.

6. HISTORY:
   a. Land 85 %; b. Dwelling units 100 %; c. Home owners 80 %
   d. SALES DEMAND: a. Fair; b. $40,000 singles; c. Activity is Fair
   e. RENTAL DEMAND: a. Good; b. $40 singles; c. Activity is Good
   f. NEW CONSTRUCTION: a. Types $4000 to $6000 singles. Amount last year 31 singles
   g. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase ; b. Home building
   h. TREND OF DESIRABILITY NEXT 10-15 YEARS  Static to down.

7. PEAK SALE VALUES occurred in 1929 and were 100 % of the 1929 level.

8. YEAR  RANGE  PREDOMINATING  %
   a. 1929 level $3500 to 5500 4500 100 %
   b. 1933 level 2100 to 3500 2700 60 %
   c. current 3000 to 5000 4000 85 %

9. YEAR  RANGE  PREDOMINATING  %
   a. 1929 level $35 to 55 45 $45 100 %
   b. 1933 level 20 to 35 30 67 %
   c. current 30 to 50 45 100 %

10. CLARIFYING REMARKS: Zoned two-family residential, with provision for trading center along east part of Emory street. Districts immediately east of area are zoned for industry, and the southern Pacific Railroad runs through them. This area has a great many homes that would be a credit to a "blue" area, but it is also spotted with some very old homes that are poorly maintained. The heterogeneous nature of the area extends to inhabitants, who range all the way from junior executives to unskilled artisans. It is a "buffer" area between the high grade districts bordering The Alameda and industry. Some blocks and parts of single streets might be accorded a "blue" grading, but the area as a whole is distinctly third grade.

11. Information for this form was obtained from W.L. Atkinson, H. Americh, David T. Bunker.

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Date September 1, 1937