AREA DESCRIPTION

1. NAME OF CITY: San Jose, California

2. DESCRIPTION OF TERRAIN: Level


4. DETRIMENTAL INFLUENCES: Somewhat isolated. Inharmonious racial elements just outside city limits on north. Lack of proper sewages and street improvements. Distance from schools of higher grade.

5. INHABITANTS:
   a. Type: Gardeners, laborers, W.P.
   b. Estimated annual family income: $200-1800
   c. Foreign-born: Italians 10%; Negro: No
   d. Nationality: (Yes or No)
   e. Infiltration of foreign elements: a threat
   f. Relief families: Yes, quite a few
   g. Population is increasing: slowly; decreasing

6. BUILDINGS:
   a. Type or types: 1 story
   b. Type of construction: Stucco frame
   c. Average age: 25 years
   d. Repair: Fair to poor

7. HISTORY:
   a. Sale Values
   b. Rental Values

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUE</th>
<th>RENTAL VALUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>PREDOM-</td>
<td>PREDOM-</td>
<td>IMITATING</td>
</tr>
<tr>
<td>RANGE</td>
<td>RANGE</td>
<td>$</td>
</tr>
<tr>
<td>1929 level</td>
<td>$1600-2500</td>
<td>$2500</td>
</tr>
<tr>
<td>1935 low</td>
<td>1000-2000</td>
<td>1500</td>
</tr>
<tr>
<td>current</td>
<td>2000-3500</td>
<td>2500</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: 50%
   b. Dwelling units: 45%
   c. Home owners: 33%

9. SALES DEMAND:
   a. Fair
   b. 5 room: $2500
   c. Activity is Fair

10. RENTAL DEMAND:
    a. Good
    b. 5 room: $250
    c. Activity is Good

11. NEW CONSTRUCTION:
    a. Types: $2500-4000
    b. Amount last year: 16 singles, 2 duplexes

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Impossible to predict

14. CLARIFYING REMARKS:
    Zoned single and two-family residential with provision for trading center at Taylor and 21st. The greatest density of population is in the southern portion of the area, and the northern part contains many small chicken ranches, garden tracts, and orchards of one and two acre dimensions. There are two automobile camps within the limits of the area, and the district just north of it outside the city limits is extremely heterogeneous in character, being inhabited largely by low-class Italians, Portuguese, Slaves, and some Mexicans. This condition puts a blight upon both this area and the "yellow-hatched" district to the northeast.

15. Information for this form was obtained from W.H. Atkinson, W. Arnerich, David D. Bunke.

W.H. Rice, Ralph B. Stresser, City of San Jose Bldg. Dept.

Date: Sept. 1, 1927