AREA DESCRIPTION

1. NAME OF CITY: San Jose, California
2. DESCRIPTION OF TERRAIN: Level.
3. FAVORABLE INFLUENCES: Convenience to schools of all grades and State Normal School; nearness to city center and shopping districts.
4. DETRIMENTAL INFLUENCES: Heterogeneous improvements, poor transportation.
5. INHABITANTS:
   a. Type Professional, white collar;
   b. Estimated annual family income $1800-3000
   c. Foreign-born Yes
   d. Negro No
   e. Infiltration of none
   f. Relief families Some
   g. Population is increasing Yes deereasing
5. OCCUPANCY:
   a. Land 80%;
   b. Dwelling units 98%;
   c. Home owners 50%.
   a. Types 5 to 10 rooms;
   b. Type of construction Frame and stucco
   c. Average age 25 years
   d. Repair Somewhat spotted but generally good
7. HISTORY:
   Year
   1929 level
   1933 low
   Current
   Sale Values
   5 to 8 rooms 6 rooms 100%
   $2000-10,000 6,000
   45 to 65 50 100%
   45 to 65 50 100%
   3000-10,000 6,000 50
   20 to 40 40 60
   *Disregarding increasing land values
   Peak sale values occurred in 1929 and were 100% of the 1929 level.
   Peak rental values occurred in 1933 and were 100% of the 1929 level.
8. SALES DEMAND:
   a. Good;
   b. 6 room
   c. Activity is Poor (nothing for sale)
9. RENTAL DEMAND:
   a. Good;
   b. 6 room
   c. Activity is Good
10. NEW CONSTRUCTION:
    a. Types $60,000
    b. Amount last year 2 singles, 8 Apartments
11. AVAILABILITY OF MORTGAGE FUNDS:
    a. Home purchase ample;
    b. Home building fair
12. TREND OF DESIRABILITY NEXT 10-15 YEARS: Static for some years then slowly downward.
13. CLARIFYING REMARKS: Zoned to permit apartment houses, with provision for small community trading centers at four scattered points in the area. This area is considered the best apartment house section of San Jose, and land values affect the price of single-family dwellings. Fifty foot lots range in price from $2,000 to $3,000, with a few sales running as high as $100 per front foot. Many of the substantially built, older homes have been and are being converted into apartment and rooming houses. The State College, which is located in this area, increases the demand for such residential units. It is considered a very respectable and high-grade residential district, and some of the older mansion type homes are well-maintained and would be harmonious in a first-grade area.
14. Information for this form was obtained from W. J. Atkinson, V. Armstrong, David T. Bunker.
15. Date: September 1, 1937.