1. **NAME OF CITY**: San Jose, California  
**SECURITY GRADE**: 3  
**AREA NO.**: 2

2. **DESCRIPTION OF TERRAIN**: Level.

3. **FAVORABLE INFLUENCES**: Convenience to schools of all grades. Walking distance to employment centers.

4. **DETREMENTAL INFLUENCES**: Heterogeneous development. Half of streets unpaved. Inadequate sewage system.

5. **INHABITANTS**:  
- **Type**: Laborers & factory workers;  
- **Estimated annual family income**: $1000-1800  
- **Foreign-born Italian**: 25%  
- **Negro**: No.  
- **Infiltration of lower-income group**:  
- **Relief families and W.P.A. workers**: Many.  
- **Population**: Increasing slowly; decreasing; static.

6. **BUILDINGS**:  
- **Type or types**: 3-6 rooms; 1 story  
- **Type of construction**:  
- **Average age**: 40 to 60 yrs.  
- **Repair**: Fair

7. **HISTORY**:  
**SALE VALUES**  
<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929 level</td>
<td>1500-3000</td>
<td>2500</td>
<td>100%</td>
</tr>
<tr>
<td>1933 low</td>
<td>1000-2000</td>
<td>1500</td>
<td>60</td>
</tr>
<tr>
<td>current</td>
<td>1500-2400</td>
<td>2000</td>
<td>80</td>
</tr>
</tbody>
</table>

**RENTAL VALUES**  
<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929 level</td>
<td>12,50-25</td>
<td>20</td>
<td>100%</td>
</tr>
<tr>
<td>1933 low</td>
<td>5-15</td>
<td>10</td>
<td>50</td>
</tr>
<tr>
<td>current</td>
<td>12,50-25</td>
<td>20</td>
<td>100</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**: 60%  
- **b. Dwelling units**: 98%  
- **c. Home owners**: 60%

9. **SALES DEMAND**:  
- **a. Poor**:  
- **b. $1500 single**:  
- **c. Activity is**: Poor

10. **RENTAL DEMAND**:  
- **a. Good**:  
- **b. $15 single**:  
- **c. Activity is**: Good

11. **NEW CONSTRUCTION**:  
- **a. Types**: 3500 to 5000 single. Amount last year 10 singles

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

13. **TREND OF DESIRABILITY NEXT 10-15 YEARS**: Static

14. **CLARIFYING REMARKS**: Good single and two-family residential with provision for trading. The southern part of the area, bordered by Spring Street, is a low-income district containing a large number of Italians of the laboring class. The northern part of the area is sparsely settled, and many of the streets are unpaved. Owing to the scarcity of low rental properties in the city, rental demand is good, as the area is given over very largely to small, low-priced single-family residences.

15. *Information for this form was obtained from W.L. Atkins, M. Arnerich, David T. Bunker, S. Rice, Ralph B. Prentice, City of San Jose Bldg. Department.*

Date: September 1, 193?