AREA DESCRIPTION

1. NAME OF CITY: San Jose, California. SECURITY GRADE: X. AREA NO.: No. 2.

2. DESCRIPTION OF TERRAIN. Level.

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

4. DETRIMENTAL INFLUENCES. Heterogeneous development. Half of streets unpaved. Inadequate sewage system.

5. INHABITANTS:
   a. Type Laborers & factory workers;
   b. Estimated annual family income $1000-1800;
   c. Foreign-born Italians 25 %;
   d. Negro No.
   e. Infiltration of lower-income group;
   f. Relief families and W.P.A. Workers—many;
   g. Population is increasing slowly; decreasing; static.

6. BUILDINGS:
   a. Type or types 3-5 rooms-1 story;
   b. Type of construction frame;
   c. Average age 40 to 60 yrs.;
   d. Repair fair.

7. HISTORY:
<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RANGE</td>
<td>PREDOMINATING</td>
</tr>
<tr>
<td>1929 level</td>
<td>1500-3000</td>
<td>12.50-25</td>
</tr>
<tr>
<td>1933 low</td>
<td>1000-2000</td>
<td>5-15</td>
</tr>
<tr>
<td>current</td>
<td>1500-2400</td>
<td>12.50-25</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 50 %.

9. SALES DEMAND:
   a. Poor;
   b. 11200 single;
   c. Activity is poor.

10. RENTAL DEMAND:
    a. Good;
    b. 315 single;
    c. Activity is Good.

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

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


14. CLARIFYING REMARKS:
    Good single and two-family residential with provision for trading.
    Spring Street. This is a low income district containing a large number
    of Italians of the laboring class. The southern 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,
    H. Rice, Ralph E. Prentice, City of San Jose Bldg. Department.

Date: September 1, 1937.