AREA DESCRIPTION

1. NAME OF CITY: San Jose, California
2. SECURITY GRADE: Red
3. AREA NO.: D-4
4. DESCRIPTION OF TERRAIN:
   - Level
5. FAVORABLE INFLUENCES:
   - Convenience to work in industrial plants, walking distance to downtown business center. Nearness to schools.
6. DETRIMENTAL INFLUENCES:
   - Proximity to industry. Heterogeneous population.
7. INHABITANTS:
   - a. Type Laborers, factory workers etc. b. Estimated annual family income $1000-1800
   - c. Foreign-born Italian; 75%; d. Negro Yes 2%;
     (citizenship) (yes or no)
   - e. Infiltration of Low grade; f. Relief families Yes;
   - g. Population is increasing slowly; decreasing; static.
8. BUILDINGS:
   - a. Type or types 4-6 room, 1 story; b. Type of construction Frame and stucco;
   - c. Average age New to 30 years; d. Repair: Fair to poor.
9. HISTORY:
   - SALE VALUES
     - YEAR RANGE PREDOMINATING %
     - 1929 level $3500-4000 $3500 100%
     - 1939 level 1500-3000 2000 67 10 to 20 15 50
     - current 2000-3500 2600 83 20 to 35 25 83
   - 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.
10. OCCUPANCY:
    - a. Land 60%; b. Dwelling units 98%; c. Home owners 55%
11. SALES DEMAND:
    - a. Fair; b. 5 room $2500-3000; c. Activity is fair
12. RENTAL DEMAND:
    - a. Good; b. 5 room $25; c. Activity is Good
13. NEW CONSTRUCTION:
    - a. Types $3500 single; b. Amount last year 5 singles
14. AVAILABILITY OF MORTGAGE FUNDS:
    - a. Home purchase limited; b. Home building limited
15. TREND OF DESIRABILITY NEXT 10-15 YEARS:
    - Static
16. CLARIFYING REMARKS:
    - Largely zoned two-family residential, with small apartment houses permitted along 10th Street. The area is mainly occupied by Italians of the lower income class, and some sections give evidence of slum conditions. The extreme northern part, which is outside the city limits, is very sparsely settled, and the houses are characterized by large garden tracts. While some of the mortgagee institutions make loans on limited terms in this area, a majority of them refuse to entertain loan applications.
17. INFORMATION FOR THIS FORM WAS OBTAINED FROM E. L. Atkinson, M. Almerich, David T. Bunker.
   W. B. Nice, Ralph E. Prentice, City of San Jose Building Department.
   Date September 1, 1937.