AREA DESCRIPTION

1. NAME OF CITY: San Jose, California

2. DESCRIPTION OF TERRAIN:
   Level

3. FAVORABLE INFLUENCES:
   Convenience to work in industrial plants, walking distance to downtown business center. Nearness to schools.

4. DETRIMENTAL INFLUENCES:
   Proximity to industry. Heterogeneous population.

5. INHABITANTS:
   a. Type: Laborers, factory workers etc.
   b. Estimated annual family income: $1000-1500
   c. Foreign-born Italian: 75%; Negro: 2%
   d. Infiltration of Low grade; Relief families: Yes
   e. Population is increasing slowly; Decreasing; static.

6. BUILDINGS:
   a. Type or types: 4-6 room, 1 story
   b. Type of construction: Frame and stucco
   c. Average age: 20 to 30 years
   d. Repair: Fair to poor

7. HISTORY:
   SALE VALUES
   YEAR | RANGE | PREDOM-
   1929 level | $3000-4000 | 5 room | 100%
   1933 low | 1500-3000 | 2000 | 67% | $25 to 40 | 30 | 100%
   current | 2000-3500 | 2500 | 83% | 20 to 35 | 25 | 83%

   PEAK SALE VALUES OCCURRED IN 1929 AND WERE 100% OF THE 1929 LEVEL.

   RENTAL VALUES
   YEAR | RANGE | PREDOM-
   1929 level | $3500-4000 | 5 room | 100%
   1933 low | 2000-3500 | 2500 | 83% | 20 to 35 | 25 | 83%
   current | 2000-3500 | 2500 | 83% | 20 to 35 | 25 | 83%

   PEAK RENTAL VALUES OCCURRED IN 1933 AND WERE 100% OF THE 1929 LEVEL.

8. OCCUPANCY:
   a. Land: 60%
   b. Dwelling units: 80%
   c. Home owners: 55%

9. SALES DEMAND:
   a. Fair
   b. 5 room, $2500-3000
   c. Activity: Good
   d. 5 room, $35

10. RENTAL DEMAND:
    a. Good
    b. 5 room, $25
    c. Activity: Good

11. NEW CONSTRUCTION:
    a. Types: $3500 single
    b. Amount last year: 5 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:
    Largely zoned two-family residential, with small apartment houses permitted along 10th Street. The area is mainly populated 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.

15. Information for this form was obtained from E.L. Atkinson, M. Americh, David T. Bunker.

   W. B. Nice, Ralph E. Pritch, City of San Jose Building Department.

   Date: September 1, 1937