NS FORM 8-26-37

1. NAME OF CITY  San Jose, California  SECURITY GRADE  End  AREA NO. D-6

2. DESCRIPTION OF TERRAIN. Level.

3. FAVORABLE INFLUENCES. Convenience to schools and all social and business centers.

4. DETRIMENTAL INFLUENCES. Heterogeneous neighborhood.

5. INHABITANTS:
   a. Type  Laborers and white collar; b. Estimated annual family income $1200-3000
   c. Foreign-born Italians mostly 16% ; d. Negro  Yes ; e. Infiltration of lower income
      (Yes or No)
   f. Relief families  a few
   g. Population is increasing  No ; decreasing  Yes ; static.

6. BUILDINGS:
   a. Type or types 5 room-old 12 room ; b. Type of construction  old frame
      houses, boarding houses, etc.
   c. Average age 30 years ; d. Repair mixed-fair to dilapidated

7. HISTORY:
   YEAR    SALE VALUES    RENTAL VALUES
   1929 level    RANGE    PREDOMINATING    %    RANGE    PREDOMINATING    %%
   low  Land values dominate prices to such extent that comparisons are worthless.
   current
   Peak sale values occurred in and were % of the 1929 level.
   Peak rental values occurred in and were % of the 1929 level.

8. OCCUPANCY: a. Land  95 % ; b. Dwelling units  95 % ; c. Home owners  25 %

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

10. RENTAL DEMAND: a. Fair ; b. 5 & 6 room 225 ; c. Activity is

11. NEW CONSTRUCTION: a. Types $5000 single 6 rm. ; b. Amount last year 1 single-family

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None ; b. Home building None

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward

14. CLARIFYING REMARKS: This area is really a part of the business and industrial district
    and is zoned for light industry and business. However, a majority of the structures
    are single-family residences, and for that reason it was thought that the area should be
    graded. The single-family residences shown above were built on Clinton Street last
    December, and the improvement was undoubtedly misplaced. It is thought that the dis-
    trict will steadily drift into a business and industrial district.

15. Information for this form was obtained from W. L. Atkinson, Y. Americh, David T. Finken
    and J. P. Rice. Relate to Function City of San Jose Building Department
    Date September 1, 1937