AREA DESCRIPTION

2-28-37

1. NAME OF CITY: San Jose, California

2. DESCRIPTION OF TERRAIN: Low-lying level, tendency to swampiness.

3. FAVORABLE INFLUENCES: Good soil. Nearness to grade school, transportation, and shopping center.

4. DETRIMENTAL INFLUENCES: Danger of flood. Distance to city center. Unimproved streets will mean future assessments.

5. INHABITANTS:
   a. Type: Blue collar workers
   b. Estimated annual family income: $1,000 to $2,000
   c. Foreign-born concentration: %
   d. Negro: %
   e. Infiltration of Italians & Portuguese: %
   f. Relief families: %
   g. Population is increasing slowly: static.

6. BUILDINGS:
   a. Type or types: 1 story, 4-6 rooms
   b. Type of construction: Frame and stucco
   c. Average age: 2 years (5 rooms)
   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>RENTING $</td>
<td>RENTING $</td>
</tr>
<tr>
<td>1929 level</td>
<td>Undeveloped</td>
<td>100%</td>
</tr>
<tr>
<td>1957</td>
<td>$1,000-5,000</td>
<td>$250-350</td>
</tr>
<tr>
<td>current</td>
<td>$8,000-10,000</td>
<td>$20</td>
</tr>
</tbody>
</table>

   Peak sale values occurred in 1957 and were % of the 1929 level.

   Peak rental values occurred in 1957 and were % of the 1929 level.

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

9. SALES DEMAND:
   a. Fair
   b. 4000 single
   c. Activity: fair

10. RENTAL DEMAND:
    a. Good
    b. $250
    c. Activity: good

11. NEW CONSTRUCTION:
    a. Types: Includes 11 singles
    b. Amount last year: 11 singles

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS:
    Upward.

14. CLARIFYING REMARKS: While this area is zoned two-family residential, improvements so far have been mostly single dwellings, all of which are situated with small garden lots and orchard tracts. The area is known as "Framenek" and was subdivided and placed on the market during the past few years. Owing to the flood threat and instability of soil for building purposes, mortgage funds for the area are somewhat limited. Improvements that have taken place are homogeneous, and when proper drainage is installed, it is believed that the area will advance into a better security grade, as it is somewhat more favorably located than C-10. This will be particularly true when the proposed development of 35th Street as part of the State Highway System takes place.

15. Information for this form was obtained from W.E. Atkinson, W. Americh, David T. Bunker, W.S. Rice, Ralph S. Prentice, City of San Jose Building Department.

Date: Sept. 1, 1957