NAME OF CITY: San Jose, California

DESCRIPTION OF TERRAIN:

FAVORABLE INFLUENCES. Nearest to grade school, shopping center and transportation. Good soil. Utilities all in.

DETROITMENTAL INFLUENCES. Unimproved streets. Inharmonious racial elements. Distance from city center and high schools. Heterogeneous development.

INHABITANTS:

WHITE COLLAR WORKERS, MERCHANTS;

a. Type of work—Re—workers, cannery & orchard
b. Estimated annual family income $1200—2200

c. Foreign-born Italians & Portuguese 33% Negro No (Yes or No)

d. Infiltration of Mexicans, possible

e. Relief families yes, few, some W.P.A. workers

POPULATION:

Average age 15 years

BUILDINGS:

Type or types of buildings—One story, single & 2 family

Type of construction—Frame and stucco

Average age—15 years

Repair—Fair to poor

HISTORY:

SALE VALUES

| YEAR         | RANGE      | % PREDOMINATING 
|--------------|------------|----------------
| 1939 level   | $2500-5000 | 100%           |
| 1939 low     | 1500-2000  | 60             |
| current      | 2000-4000  | 80             |

Peak sale values occurred in 1939 and were 100% of the 1939 level.

RENTAL VALUES

| YEAR         | RANGE      | % PREDOMINATING 
|--------------|------------|----------------
| 1939 level   | $2250-3250 | 100%           |
| 1939 low     | 10 to 20   | 16             |
| current      | 20 to 35   | 28             |

Peak rental values occurred in 1939 and were 100% of the 1939 level.

OCCUPANCY:

a. Land 60% b. Dwelling units 98% c. Home owners 50% $1200—2200

SALES DEMAND:

a. Fair b. 5 room $3000 c. Activity is Fair

RENTAL DEMAND:

a. Good b. 5 room $25 c. Activity is Good

NEW CONSTRUCTION:

a. Type of construction—Frame and stucco

AVAILABILITY OF MORTGAGE FUNDS:

a. Home purchase ample b. Home building limited

TREND OF DESIRABILITY NEXT 10—15 YEARS:

Upward.

CLARIFYING REMARKS:

Mainly zoned two-family residential with light industry permitted in the south-eastern part along the railroad. Owing to the difference in size of lots and tendency toward large garden plots, which affects prices, both sale and rental, it has been difficult to arrive at values which can be used comparatively. The figures used have been set up on the basis of a typical size lot of 40 x 130 feet dimension. The tier of blocks west of 24th Street between San Fernando and San Antonio might almost be accorded a "yellow" grading. In fact, the whole area should probably be thought of as "high red."

Information for this form was obtained from W.L. Atkinson, M.A. Americh, David T. Bunker, W.B. Rice, Ralph E. Prentice, City of San Jose Bldg. Dept.

Date September 1, 1939