1. NAME OF CITY: San Jose, California
2. DESCRIPTION OF TERRAIN: Low-lying level.
3. FAVORABLE INFLUENCES: Good soil. Nearness to transportation, grade school and shopping center.
4. DETRIMENTAL INFLUENCES: Inharmonious racial elements. Unimproved streets. Distance from city center and high schools. Heterogeneous development subject to flood in wet years.
5. INHABITANTS: Chicken ranchers, laborers
   a. Type: farm hands, mechanics.
   b. Estimated annual family income: $900-2000
   c. Foreign-born: Portuguese: 75%;
   d. Negro: No
   e. Infiltration of Mexicans: rapid
   f. Relief families: Yes, many
   g. Population is increasing: Yes; decreasing: static.
6. BUILDINGS:
   a. Type: 1 sty. 3 to 5 room
   b. Type of construction: frame
   c. Average age: 10 to 15 years
   d. Repair: fair to poor
7. HISTORY:
   PEAK SALE VALUES
   YEAR /
   RAGE
   PREDOM-
   NAT
   INAT
   1929 level
   1500-4500
   60
   100%
   2500
   80
   60%
   2000
   60
   50%
   1000
   60
   25%
   800
   40
   20%
   1800
   40
   20%
   1600
   40
   10%
   Peak sale values occurred in 1929 and were 100% of the 1929 level.
8. OCCUPANCY:
   a. Land: 50%;
   b. Dwelling units: 47.5%;
   c. Home owners: 25%
9. SALES DEMAND:
   a. Poor;
   b. 4 rm. with garden tract: $4,000;
   c. Activity is poor
10. RENTAL DEMAND:
    a. Poor;
    b. 4 rm. $280;
    c. Activity is poor
11. NEW CONSTRUCTION:
    a. Types $3500 to 4500 singles.
    b. Amount last year 10 singles.
12. AVAILABILITY OF MORTGAGE FUNDS:
    a. Home purchase limited;
    b. Home building limited
14. REMARKS:
    Zoned two-family residential with provision for a trading center in the southern part of the area lies on the outside of the city limits and is without the protection afforded by zoning or deed restriction. This section contains the largest concentration of Mexicans in the community. The northern section within the city limits is largely populated by a lower stratum of Italians and Portuguese. From a racial standpoint, this area is extremely undesirable. Almost all the homes in the area have one or two acre garden tracts, and for that reason, have a certain appeal to foreign laborers as sustenance homesteads. In wet years the land is subject to overflow.
15. Information for this form was obtained from L.E. Atkinson, M. Arnerich, David T. Bunker.
   W.B. Rice, Ralph E. Prentice, City of San Jose Bldg. Department.
   Date: Sept 1, 1937
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