NAME OF CITY  San Jose, California  SECURITY GRADE  Red  AREA NO.  12-11

DESCRIPTION OF TERRAIN.  Level to slightly undulating.

FAVORABLE INFLUENCES.  Convenience to schools, shopping centers, and transportation.

DETREMENTAL INFLUENCES.  Heterogeneous population and improvements.  Mixture of residences, business and industry, with single-family residences greatly predominating.

INHABITANTS:  Skilled and unskilled laborers.
a. Type Mill, cannery & orchard workers.  Estimated annual family income $900 to 2700 truck drivers, etc.
c. Foreign-born Italians: 76%; d. Negro 1%; (Saxony whe)(Yes or No)
s. Infiltration of Slavs, Portuguese:

c. Infiltration of Mexican: f. Relief families./Manually-labor WPA Workers.
g. Population is increasing Yes; decreasing ________; static.

BUILDINGS:  Residential of every type.
a. Type or types Largely 5 to 7 rm.; b. Type of construction Frame-frame & stucco; 1 & 2 story single-family
c. Average age 35 yrs (new to 75 yrs), Repair-Spotted (fair to dilapidation)

HISTORY:

YEAR  SALE VALUES  RENTAL VALUES

1929 level  Range  Predominating %  Range  Predominating %

- low  Land values make grading impossible.  Good loans can be made in area, based upon rigid appraisal, but extreme caution is urged.  (See 14)
current  Peak sale values occurred in 1929 and were 100% of the 1929 level.

Peak rental values occurred in 1929 and were 100% of the 1929 level.

OCCUPANCY:  a. Land 80%; b. Dwelling units 95%; c. Home owners 35%.

SALES DEMAND:  a. Poor; b. $2600 single; c. Activity is Poor.

RENTAL DEMAND:  a. Good; b. $30 to $35 single; c. Activity is Good.

NEW CONSTRUCTION:  a. Types $3000 to 8000 single; b. Amount last year 29 singles.


TREND OF DESIRABILITY NEXT 10-15 YEARS  (Downward)

CLARIFYING REMARKS:  Zoned multi-family residential, industrial and business.  This is one of the oldest parts of the city and is extremely heterogeneous.  The section is known as "Italian Town" and contains the slum section of San Jose.  There are, however, many isolated blocks on secluded streets where the improvements and immediate surrounding areas would justify a "B" or "C" grading, but in every direction within a stone's throw of such spots will be found industrial or business development.  The area joins the central business district on the north and contains many apartment houses and hotels.  The extreme southern part of the area lies outside the city limits and contains a concentration of Mexicans.  In the central part along Delmas Ave. there is a serious subterranean situation, possibly a quick sand formation, which has caused much damage to streets and building foundations.  The seven blocks along Keys Street in the extreme eastern section are of the area is not affected by many of the conditions set forth, and as it is zoned two-family residential, it probably in time will be entitled to a higher grade.  The area as a whole contains many thrifty families and soundly improved properties, and applications for loans should not be rejected without investigation.

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