AREA DESCRIPTION

1. NAME OF CITY: San Jose, California  SECURITY GRADE: Red  AREA NO.: B-8

2. DESCRIPTION OF TERRAIN: Level with good drainage.

3. FAVORABLE INFLUENCES: Good soil. Convenience to transportation, schools, shopping centers and places of employment.


5. INHABITANTS:
   a. Type: Skilled & unskilled laborers
   b. Estimated annual family income: $900 to 2000
   c. Foreign-born Italians & Slavs 50%;
   d. Negro 10%
   e. Infiltration of business & industry
   f. Relief families
   g. Population is increasing very slowly; decreasing static.

6. BUILDINGS:
   a. Type or types: 1 sty. single-family
   b. Type of construction: Frame with some frame & stucco
   c. Average age: 30 years
   d. Repair: fair

7. HISTORY:
   a. Sale values:
      - Year 1929 level: $2500-5500
      - Year 1933 low: $1250-3750
      - Current: $3500
   b. Rental values:
      - Year 1929: $20 to 35
      - Year 1933: $25 to 30
      - Current: $20 to 40

   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.

8. OCCUPANCY:
   a. Land: 35%
   b. Dwelling units: 96%
   c. Home owners: 40%

9. SALES DEMAND:
   a. Fair
   b. $3,000 singles
   c. Activity is Poor

10. RENTAL DEMAND:
    a. Fair
    b. $250 singles
    c. Activity is Fair

11. NEW CONSTRUCTION:
    a. Types: None
    b. Amount last year: None

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 outside the city limits and is not protected by either zoning or deed restrictions. It is largely inhabited by foreign and American-born Italian and Slavonian families, many of whom are employed as canneries and orchard workers. The area is sparsely settled and seems to be in the path of the industrial development. That part south of Aueras Avenue is largely undeveloped, being occupied by orchards and garden tracts. This particular section of the area may in time develop into a high grade. The section lying between Park Avenue and Stevens Creek Road contains a number of boarding houses and other places of low resort and is more or less a "red light" district. It is locally designated as "Little Tijuana".

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

Date: September 1, 1937