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. Service employees & cannery & orchard workers.
   d. Foreign-born Italians & Slav 50%.
   e. Infiltration of business & industry
   f. Relief families  Few-mostly W.P.A. Workers
   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 5 & 6 rooms and stucco.
   c. Average age 30 years.
   d. Repair fair.

7. HISTORY:
   a. Land 35%
   b. Dwelling units 98%
   c. Home owners 40%
   d. Activity is Poor.

8. SALES DEMAND:
   a. Fair
   b. $3,000 singles

9. RENTAL DEMAND:
   a. Fair
   b. $25 singles

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

11. AVAILABILITY OF MORTGAGE FUNDS:
    a. Home purchase None
    b. Home building None

12. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward

13. 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 cannery and orchard workers. The area is sparsely settled and seems to be in the path of the industrial development. That part south of Auzerais 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 of a "red light" district. It is locally designated as "Little Tijuana".

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

Date  September 1, 1937