AREA DESCRIPTION

1. NAME OF CITY: Santa Clara, California
   SECURITY GRADE: Low Blue
   AREA NO.: B-1

2. DESCRIPTION OF TERRAIN:
   Level with gentle slopes.

3. FAVORABLE INFLUENCES:
   Convenience to schools and colleges of all grades. Nearness to good shopping centers, and transportation.

4. DETRIMENTAL INFLUENCES:
   Improvements of heterogeneous character, both as to age and architecture.

5. INHabitANTS:
   Teachers, professional,
   a. Type: merchants, retired.
   b. Estimated annual family income: 1500-3,000
   c. Foreign-born: None
   d. Negro: None
   e. Infiltration of foreign: (Yes or No)
   f. Relief families: None
   g. Population is increasing: Slowly
   h. Type: decreasing: static

6. BUILDINGS:
   a. Type or types: 1 and 2 story
   b. Type of construction: Frame & Stucco
   c. Average age: 20 years
   d. Repair: Pride of ownership
   e. Type or types: 1 and 2 story
   f. Estimated annual family income: 1500-3,000
   g. Population is increasing: Slowly
   h. Repair: Pride of ownership

7. HISTORY:
   SALE VALUES
<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PERCENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929</td>
<td>$4,000-6,500</td>
<td>100%</td>
</tr>
<tr>
<td>1933</td>
<td>$3,000-4,500</td>
<td>70</td>
</tr>
<tr>
<td>1937</td>
<td>$3,500-4,500</td>
<td>90</td>
</tr>
</tbody>
</table>
   Peak sale values occurred in 1929 and were 100% of the 1929 level.

   RENTAL VALUES
<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PERCENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929</td>
<td>$35-50</td>
<td>100%</td>
</tr>
<tr>
<td>1933</td>
<td>$30-67</td>
<td>30</td>
</tr>
<tr>
<td>1937</td>
<td>$35-50</td>
<td>45</td>
</tr>
</tbody>
</table>
   Peak rental values occurred in 1929 and were 100% of the 1929 level.

   OCCUPANCY:
   a. Land: 80
   b. Dwelling units: 98
   c. Home owners: 90

   SALES DEMAND:
   a. Fair
   b. Fair
   c. Activity is: Good

   RENTAL DEMAND:
   a. Good
   b. $45 singles
   c. Activity is: Good

   NEW CONSTRUCTION:
   a. Types: $5,000 singles
   b. Amount last year: 3
   c. Activity is: Ample
   d. Activity is: Close to declining point

   AVAILABILITY OF MORTGAGE FUNDS:
   a. Home purchase: Ample
   b. Home building: Ample

   TREND OF DESIRABILITY NEXT 10-15 YEARS
   While many of the dwellings in this area are becoming obsolete, there are many new ones erected in recent years to offset this declining tendency. However, the area is a very "low blue", and if it were not for the beneficial influence of Santa Clara University and those connected with it who live in the area, it would probably be graded third.

   Information for this form was obtained from W. Atkinson, M. Arnerich, David T. Bunker, W. B. Rice, Ralph E. Prentice, City of Santa Clara Building Department.

   Date September 1, 1937