1. NAME OF CITY  Santa Clara, California  SECURITY GRADE  Yellow  AREA NO. 0-1

2. DESCRIPTION OF TERRAIN.  Level.

3. FAVORABLE INFLUENCES.  Convenience to University and good schools of all grades. Nearness to transportation, churches and first class shopping centers. Homogeneous character of occupancy.

4. DETRIMENTAL INFLUENCES.  Heterogeneous nature of improvements.

5. INHABITANTS:  Business, professional and a. Type white collar workers; b. Estimated annual family income $1200-2400
   c. Foreign-born None ; d. Negro None ;
   (Factionality) (Yes or No)
   e. Infiltration of No ; f. Relief families Very few ;
   g. Population is increasing Slowly ; decreasing ; static.

6. BUILDINGS:  5 to 8 room  a. Type or types 1 to 2 story ; b. Type of construction Frame & Stucco ;
   c. Average age 25 years ; d. Repair Fair.

7. HISTORY:  SALE VALUES  RENTAL VALUES
   YEAR  RANGE  PREDOMINATING  %  RANGE  PREDOMINATING  %
   1929 level  $2500-5000  4000  100%  $25 to $50  40  100%
   1933 low  1600-3500  2800  70%  15 to 35  30  75%
   current  2000-3400  3400  80%  25 to 50  40  100%
   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 50 %; b. Dwelling units 97 %; c. Home owners 90 %

9. SALES DEMAND:  a. Fair to good b. $4000 single ; c. Activity is Fair

10. RENTAL DEMAND:  a. Good ; b. $35 singles ; c. Activity is Fair

11. NEW CONSTRUCTION:  a. Types  $7,000 singles ; b. Amount last year 5 singles


13. TREND OF DESIRABILITY NEXT 10-15 YEARS  Static to upward.

14. CLARIFYING REMARKS:  Zoned "A" and "B" residential. (See Introductory Remarks.) This area, while old to the point of dilapidation in some spots, showed a distinct tendency to come back. For example, in the block bounded by Washington, Lafayette, Harrison, and Fremont Streets, several old structures have been demolished in the past several years and a number of modern, single-family dwellings, one costing as much as $15,000, have replaced them. Some residences with one and two acre garden or orchard tracts occupy part of the area.

15. Information for this form was obtained from W. T. Atkinson, M. Arnerich, David T.

Bunker, W. B. Rice, Ralph E. Prentice: City of Santa Clara Building Department.

Date September 1, 1937 193