AREA DESCRIPTION

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 %
   e. Infiltration of No
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g. Population is increasing Slowly; decreasing very few; static.

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

7. HISTORY:
   SALE VALUES
   YEAR RANGE PERCENTAGE $ RANGE PERCENTAGE $
   1929 level 4 to 7 rooms 8 to 17 rooms 5 rooms
   2500-5000 4000 100% $25 to $50 40 100%
   1923 low 1600-3500 2800 70% 15 to 35 30 75% 70% 75%
   current 2000-3400 3400 85% 25 to 50 40 100% 100%

   Peak sale values occurred in 1929 and were 100% of the 1929 level.
   Peak rental values occurred in 1923 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

12. AVAILABILITY OF MORTGAGE FUNDS:
    a. Home purchase ample
    b. Home building ample

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, W. A. Armerich, David T.
    Funker, W. B. Rice, Ralph E. Prentice City of Santa Clara Building Department.

Date September 1, 1937