AREA DESCRIPTION

1. NAME OF CITY Santa Clara, California SECURITY GRADE Yellow AREA NO. C-2

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. Convenience to University and schools of all grades. Nearness to transportation and good shopping center. In line with natural community growth.

4. DETRIMENTAL INFLUENCES. Lack of uniform development.

5. INHABITANTS: White collar workers, teachers
   a. Type mill workers and artisans
   b. Estimated annual family income $1500-2400
   c. Foreign-born No concentration %; d. Negro No %;
   (Nationality) (Yes or No)
   e. Infiltration of Remote; f. Relief families None
   g. Population is increasing Slowly; decreasing static.

6. BUILDINGS:
   a. Type or types 1 to 6 rooms; b. Type of construction Frame & stucco;
   c. Average age 20 years; d. Repair Fair to good

7. HISTORY:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RANGE</td>
<td>PREDOMINATING</td>
</tr>
<tr>
<td>-------</td>
<td>-------------</td>
<td>---------------</td>
</tr>
<tr>
<td>1929 level</td>
<td>$2500-5,000</td>
<td>100%</td>
</tr>
<tr>
<td>1933 low</td>
<td>1750-3500</td>
<td>70%</td>
</tr>
<tr>
<td>current</td>
<td>2000-4500</td>
<td>85%</td>
</tr>
</tbody>
</table>

   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 60%; b. Dwelling units 92%; c. Home owners 80%.

9. SALES DEMAND: a. Fair; b. $4,000 singles; c. Activity is Fair to good.

10. RENTAL DEMAND: a. Good; b. $400 singles; c. Activity is Good.

11. NEW CONSTRUCTION: a. Types $5,000 singles; b. Amount last year 13.


14. CLARIFYING REMARKS: Zoned "A" and "B" residential. While distinctly third grade at present, there is more activity in this section of Santa Clara than in any other part. There is some indication that the southern part of the city may in time become the most desirable residential quarter. In the north-central, or older part of the area, the improvements are inharmonious, some of the structures being quite old.

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

   Date September 1, 1927