AREA DESCRIPTION

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

DESCRIPTION OF TERRAIN:

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

DETRIMENTAL INFLUENCES:
Lack of uniform development.

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

E. Infiltration of: Remote

f. Relief families: None

g. Population is increasing: Slowly; decreasing;

BUILDINGS:
Single family, 1 story
a. Type or types: 4 to 6 rooms
b. Type of construction: Frame & stucco

c. Average age: 20 years

d. Repair: Fair to good

HISTORY:

SALE VALUES

<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING %</th>
<th>PREDOMINANT %</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929 level</td>
<td>$2500-5,000</td>
<td>100%</td>
<td>$25 to 50</td>
</tr>
<tr>
<td>1933 low</td>
<td>$1750-3500</td>
<td>70%</td>
<td>35</td>
</tr>
<tr>
<td>current</td>
<td>$2000-4500</td>
<td>85%</td>
<td>35</td>
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Peak sale values occurred in 1929 and were 100% of the 1929 level.

RENTAL VALUES

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

OCCUPANCY:
a. Land: 60%
b. Dwelling units: 29%
c. Home owners: 80%

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

RENTAL DEMAND:
a. Good
b. $4,000 singles
c. Activity is: Good

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

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

TREND OF DESIRABILITY NEXT 10-15 YEARS:

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.

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

Date: September 1, 1927