FORM 8
AREA DESCRIPTION

NAME OF CITY: Santa Clara, California
SECURITY GRADE: [Red]
AREA NO.: D-1

DESCRIPTION OF TERRAIN: Level

FAVORABLE INFLUENCES: Nearness to schools, shopping center and places of employment; good soil.

DETRIMENTAL INFLUENCES: Inharmonious racial concentration.

INHABITANTS:
- Farms and canner workers
  a. Type: laborers
  b. Estimated annual family income $1000-1800
  c. Foreign-born Portuguese 20%
  d. Negro 0%
  e. Infiltration of remote
  f. Relief families yes, few
  g. Population is increasing slowly; decreasing

BUILDINGS:
- Type or types 3 to 6 room
  a. Type of construction frame
  c. Average age 25 years
  d. Repair: fair to poor

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>1929 level</td>
<td>$1800 to 3000</td>
<td>$2500</td>
</tr>
<tr>
<td>1933 low</td>
<td>1100-1800</td>
<td>1500</td>
</tr>
<tr>
<td>current</td>
<td>1500-2500</td>
<td>2000</td>
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</tbody>
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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.

OCCUPANCY:
- Land 40%
- Dwelling units 97%
- Home owners 80%

SALES DEMAND:
- Fair

RENTAL DEMAND:
- Fair

NEW CONSTRUCTION:
- Types $9750 single
- Amount last year 4 singles

AVAILABILITY OF MORTGAGE FUNDS:
- Home purchase fair
- Home building fair

TREND OF DESIRABILITY NEXT 10-15 YEARS: Static

CLARIFYING REMARKS: Zoned "A" and "B" residential, commercial and industrial (see description). Inhabitants are typical "across the tracks" neighborhood of lower income occupants. Many of the homes have sizeable garden plots, and the Portuguese influence which dominates, tends to thrift. This trait, however, does not express itself in maintenance. This is not a slum district and is highly agricultural in its make-up, being bordered on three sides by farms and orchards.

Information for this form was obtained from H. Atkinson, H. Arnerich, David L. Bunker, T. H. Rice, Ralph E. Prestice, City of Santa Clara Bldg. Dept.

Date: September 1, 1937

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